AGENDA ITEM REQUEST FORM

Department: Rent Program **Department Head:** Nicolas Traylor **Phone:** 620-6564

Meeting Date: January 15, 2020 **Final Decision Date Deadline:** January 15, 2020

STATEMENT OF THE ISSUE: At their meeting on August 21, 2019, members of the Rent Board received a presentation of community feedback regarding a proposed Owner Move-In ("OMI") eviction regulation as well as an analysis of all OMI eviction cases previously filed with the Rent Program (Attachment 1). Following discussion, the Rent Board directed staff to: (1) provide a summary of all evictions from 2017 to present by property type; (2) present policy options for the Rent Board's consideration regarding a possible OMI eviction regulation; and (3) report on the fiscal impact of administering a proposed OMI regulation and maintaining information about OMI evictions through the rental database. Staff has prepared the requested information and is seeking policy direction from the Rent Board.

INDICATE APPROPRIATE BODY

☐ **City Council**	☐ **Redevelopment Agency**	☐ **Housing Authority**	☐ **Surplus Property Authority**	☐ **Joint Powers Financing Authority**
☐ **Finance Standing Committee**	☐ **Public Safety Public Services Standing Committee**	☐ **Local Reuse Authority**		☒ **Other: Rent Board**

ITEM

☐ **Presentation/Proclamation/Commendation (3-Minute Time Limit)**

☐ **Public Hearing** ☐ **Regulation** ☐ **Other:**

☐ **Contract/Agreement** ☒ **Rent Board As Whole**

☐ **Grant Application/Acceptance** ☐ **Claims Filed Against City of Richmond**

☐ **Resolution** ☐ **Video/PowerPoint Presentation** (contact KCRT @ 620.6759)

RECOMMENDED ACTION: RECEIVE a presentation from Rent Program staff members including a summary of termination of tenancy notices filed with the Rent Program by property type, proposed policy options regarding a proposed Owner Move-In eviction regulation, and an analysis of the anticipated fiscal impact of administering an Owner Move-In eviction regulation, and PROVIDE policy direction to staff (this item includes a revised Policy Option Matrix, provided in Attachment 3) – Rent Program (Nicolas Traylor/Paige Roosa 620-6564).

AGENDA ITEM NO:

G-1.

AGENDA REPORT

DATE: January 15, 2020

TO: Chair Maddock and Members of the Rent Board

FROM: Nicolas Traylor, Executive Director
Paige Roosa, Deputy Director
Vickie Medina, Rent Program Services Analyst

SUBJECT: PROPOSED OWNER MOVE-IN EVICTION REGULATION

STATEMENT OF THE ISSUE:

At their meeting on August 21, 2019, members of the Rent Board received a presentation of community feedback regarding a proposed Owner Move-In ("OMI") eviction regulation as well as an analysis of all OMI eviction cases previously filed with the Rent Program (Attachment 1). Following discussion, the Rent Board directed staff to: (1) provide a summary of all evictions from 2017 to present by property type; (2) present policy options for the Rent Board's consideration regarding a possible OMI eviction regulation; and (3) report on the fiscal impact of administering a proposed OMI regulation and maintaining information about OMI evictions through the rental database. Staff has prepared the requested information and is seeking policy direction from the Rent Board.

RECOMMENDED ACTION:

RECEIVE a presentation from Rent Program staff members including a summary of termination of tenancy notices filed with the Rent Program by property type, proposed policy options regarding a proposed Owner Move-In eviction regulation, and an analysis of the anticipated fiscal impact of administering an Owner Move-In eviction regulation, and PROVIDE policy direction to staff (this item includes a revised Policy Option Matrix, provided in Attachment 3) – Rent Program (Nicolas Traylor/Paige Roosa 620-6564).

FISCAL IMPACT OF PROPOSED POLICY OPTIONS:

The fiscal impact of administering an Owner Move-In eviction regulation will depend on both the degree of administrative duties imposed by the adopted policy and the frequency with which OMI evictions occur. For example, depending on the policy adopted by the Rent Board, an OMI eviction regulation is likely to incur administrative costs associated with developing new forms, creating and disseminating outreach

materials, and monitoring compliance with adopted requirements. Similarly, the fiscal impact of an administratively robust OMI regulation will be greater if there is a high number of OMI evictions conducted in a given time period, and lower if there are few OMI evictions conducted.

Staff members will prepare a detailed fiscal impact analysis of the proposed regulation based on policy direction received by the Board. Depending on the degree of administrative complexity, it may be necessary to retain additional administrative staff.

DISCUSSION:

Background

Section 11.100.050(a)(6) of the Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance (Rent Ordinance) provides that a Landlord may seek to recover possession of a rental unit in good faith for the use and occupancy as a Primary Residence by the Landlord or the Landlord's spouse, children, parents, or grandparents.

Subsections 11.100.050(a)(6)(A)-(F) of the Rent Ordinance establish the following requirements, specific to the Owner Move-In provisions of the Ordinance :

(A) Landlord, as used in this Subsection (a)(6), shall only include a Landlord that is a natural person who has at least a fifty (50) percent recorded ownership interest in the Property.

(B) No eviction may take place for an "owner move-in" if the same Landlord or enumerated relative already occupies a unit on the property, or if a vacancy already exists on the property. At all times a Landlord may request a reasonable accommodation if the Landlord or enumerated relative is Disabled and another unit in Richmond is necessary to accommodate the person's disability.

(C) The notice terminating tenancy shall contain the name, address and relationship to the Landlord of the person intended to occupy the Rental Unit.

(D) The Landlord or enumerated relative must intend in good faith to move into the Rental Unit within ninety (90) days after the Tenant vacates and to occupy the Rental Unit as a primary residence for at least Thirty-Six (36) consecutive months. The Board may adopt regulations governing the determination of good faith.

(E) If the Landlord or relative specified on the notice terminating tenancy fails to occupy the unit within ninety (90) days after the Tenant vacates, the Landlord shall:

1. Offer the unit to the Tenant who vacated it; and
2. Pay to said Tenant all reasonable expenses incurred in moving to and from the unit.

(F) Eviction Protection for Elderly or Disabled Tenant. A Landlord may not evict a Tenant pursuant to this Subsection if the Tenant (1) has resided in the Rental Unit for at least five (5) years and is either at least 62 years old or Disabled; or (2) is certified as being terminally ill by the Tenant's treating physician. For the purposes of this Subsection, notwithstanding the above, a Landlord may evict a Tenant who qualifies for the exemption if the Landlord or enumerated relative who will occupy the unit also meets the criteria for this exemption and no other units are available.

Section 11.100.050(b) of the Rent Ordinance requires, in part, that a Landlord who seeks to recover possession of a rental unit pursuant to an Owner Move-In shall make relocation payments to each Tenant pursuant to the City's Relocation Ordinance, codified in Chapter 11.102 of the Richmond Municipal Code.

Furthermore, Section 11.100.050(c) of the Rent Ordinance provides that all Tenants displaced due to termination of tenancy on the grounds of Temporary Termination in order to Undertake Substantial Repairs, Owner Move-In, or Withdrawal from the Rental Market, shall have the first right of refusal to return to the unit if it should ever be returned to the market by the Landlord or successor Landlord. The Rent charged shall be that Rent lawfully paid by the Tenant at the time the Landlord served the notice of termination of tenancy.

<u>Impetus for a Proposed Owner Move-In Eviction Regulation or Regulations</u>

In their interactions with Rent Program staff members, community members have raised questions about the Owner Move-In provisions of the Rent Ordinance for which further clarification through regulations is required to interpret the Rent Ordinance's intent.

These inquiries include questions such as:

- If two individuals own a duplex, each holding 50% ownership, may each individual conduct an Owner Move-In eviction on a unit on the property?

- Is the Tenant's first right of refusal to re-rent the Rental Unit, should it ever be placed back on the rental market, indefinite?

- If a Tenant was to re-rent a unit from which they were previously evicted on the grounds of Owner Move-In, in which case, under the first right of refusal provisions of the Rent Ordinance, they would be entitled to pay the Rent they paid at the time they received the notice of termination of tenancy. Could the Landlord apply Annual General Adjustment rent increases to that Rent amount?

- For what length of time is a Landlord or Successor Landlord expected to track the whereabouts of a former Tenant evicted on the grounds of Owner Move-In to provide them with the first right of refusal if the unit is re-rented?

Unlike in other cities with rent control and just cause for eviction policies, Landlords in Richmond are not currently required to submit documentation to the Rent Program to ensure the provisions of the Rent Ordinance are satisfied. Additional regulations could require Landlords to file with the Rent Program proof of occupancy, ownership interest, and offer of the first right of refusal to a tenant displaced due to an Owner Move-In eviction. Regulations could also clarify the number of Owner Move-In evictions that could take place on a single property within a specific time period.

Case Study Research

To better ascertain the regulatory requirements of Owner Move-in Eviction policies in other California cities, staff members reviewed Owner Move-In policies in Berkeley, Oakland, Los Angeles, San Francisco, San Jose, Santa Monica, and West Hollywood (Attachment 2). The Rent Board received a presentation of this research at their meeting on May 15, 2019.

Community Engagement

Community engagement around the proposed Owner Move-In eviction regulation occurred in three formats: large-format community workshops, focus groups for Spanish-speaking community members, and the dissemination of a survey, available in hard copy and online in English and Spanish. Community engagement results and all feedback from participants was presented to the Board at its August 21, 2019 Regular Meeting and is contained in Attachment 1 of this report.

Policy Option Matrix

At their meeting on August 21, 2019, the Rent Board directed Rent Program staff to provide a summary of all evictions from 2017 to present by property type and present policy options for the Rent Board's consideration.

Based on this direction, Rent Program staff used the previously presented Case Study Research Matrix, contained in Attachment 2, and conducted additional research to further narrow down integral factors that determine whether new policies are required based on the policy options presented in the OMI Policy Options Matrix (Attachment 3). Staff members identified five components that may be considered for incorporation into an OMI eviction regulation. These components are as follows:

1. ***Whether or not future Landlords are bound to units where previous OMI evictions have been conducted.*** For example, a policy could be adopted whereby future Landlords would not be able to conduct an OMI eviction on any unit on the property; instead, if a previous owner has conducted an OMI eviction on the property, then that unit would be the designated "OMI unit," unless a reasonable accommodation is required.

2. ***Whether or not two individuals who each hold 50% ownership in a property may each conduct an OMI eviction on a unit on the property.*** For example, a policy could be adopted whereby individuals and/or beneficiaries who each hold 50% ownership may each conduct an OMI eviction on separate units.

3. ***The extent to which Tenant contact information is maintained by the Rent Program and/or Landlord.*** For example, a policy could be adopted whereby Landlords and/or the Rent Program would maintain tenant information for the purposes of first right of refusal for a period of five years.

4. ***The extent to which Landlords are required to submit document alleging compliance with the OMI eviction provisions of the Rent Ordinance.*** For example, a policy could be adopted whereby Landlords would be required to submit a statement of occupancy for the first five years following possession of the unit.

5. ***Whether or not the AGA may be applied following the re-rental of a unit previously vacated on the grounds of an OMI eviction.*** For example, a policy could be adopted whereby Landlords would be allowed to apply Annual General Adjustment rent increases to the rent last paid following 30 days of the Tenant moving back to the property.

Requested Policy Direction

Staff members are seeking policy direction from the Board on the following nine policy questions:

1. Should a policy exist that allows two individuals who share ownership of a property (each individual has a 50% recorded interest) each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if two individuals own a duplex together, should each individual be able to conduct an Owner Move-In on a unit on the property?)

2. Should an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property be able to conduct an Owner Move-In eviction?

3. Should a policy be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

4. When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, should a policy exist that would require any future Owner Move-In evictions on the property to occur in that same unit?

5. When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, should a policy exist specifying the amount of time the Tenant has to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

6. If the formerly displaced Tenant moves back into the Rental Unit after several years, should a policy exist that allows the Landlord to include the Annual General Adjustment rent increases in the amount of the rent charged?

7. Should a policy exist that would require the Landlord and/or Rent Program to maintain contact information for a specified period of a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

8. Should a policy exist that designates who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

9. What types of additional forms or documentation should be required for compliance, if any? Should a policy exist that the Rent Program is responsible for monitoring compliance with the Owner Move-In requirements of the Rent Ordinance?

For the Rent Board's consideration, staff members have compiled three policy options based on the aforementioned integral components. These policy options are based on a yes or no nominal scale as to whether a policy should be considered for adoption by the Rent Board. The third option represents the most rigorous form of OMI compliance. Please note, these policy options are not static; the Rent Board may mix-and-match different components to create its own policy that is tailored to the needs of Richmond residents.

Analysis of All Termination of Tenancy Notices Filed with the Rent Program by Unit Type

Attachment 4 contains a table indicating the number of termination of tenancy notices filed with the Rent Program between January 31, 2017 (the first day a termination of tenancy notice was filed), through November 12, 2019. The information displayed in the table contains a summary of the frequency of "just causes" cited in notices filed with the Rent Program. and the corresponding property type. Property types include:

- Apartments (5-60+ units)
- Commercial Retail Small
- Condos/Coop
- Duplex
- Fourplex

- Multi-Family Combos (any combination of a multi-unit dwelling and single-family dwelling on a single parcel)
- Residential Single Family (may include properties with a common area or cottage)
- Triplex

As reflected in Attachment 4, Failure to Pay Rent is the most commonly cited Just Cause for Eviction, representing 95.8% of all termination notices filed with the Rent Program. Comparatively, OMI eviction notices represent 0.7% of all notices filed. More than half (64.5%) of all termination notices have been filed for tenancies occurring in apartment buildings with 60 or more unit. Generally speaking, OMI evictions have not typically occurred in apartment buildings; however, there has been one instance where an OMI termination notice was filed for a tenancy occurring in an apartment with five-12 units. It is important to note that the number of termination notices filed with the Rent Program does not reflect the number of Unlawful Detainer or eviction lawsuits filed in court. In some cases, the Tenant may cure the issue for the notice (e.g. the Tenant pays the rent that is due) and the eviction process is not initiated.

Analysis of Owner Move-In Eviction Cases (Notices)

Between February 26, 2017 (the first date an Owner Move-In eviction notice was filed with the Rent Board) and November 12, 2019, 47 notices of termination of tenancy on the grounds of Owner Move-In were filed with the Rent Program. More than half of all Owner Move-In termination of tenancy notices have been served to Tenants residing in Single Family Homes and have been conducted for the purposes of an owner moving into the unit themselves (as opposed to moving in a relative). Tables 1 on the following page illustrate the types of properties on which Owner Move-In termination notices have been served.

Table 1. OMI Termination Notices Filed by Property Type
(February 26, 2017 – November 12, 2019)

Property Type	Occurrences	Percent of Total
Single Family Home	26	55%
Duplex	5	11%
Triplex	2	4%
Fourplex	7	15%
Condos, Co-ops	2	4%
Apartment Building	1	2%
Multifamily Combo	1	2%
Other[1]	3	7%
Total	**47**	**100%**

[1] (d) "Other" land uses include "Commercial Retail Small," "Government," "Hotels and Motels," "Office," "Private Roads," "Residential Misc Improvements," and "Vacant Land."

The data in Table 1 is specific to Owner Move-In termination notices. Table 2 ranks the each Just Cause for Eviction based on the frequency with which it is cited as the applicable Just Cause for Eviction.

Table 2. Number of Notices Filed by Cited Just Cause for Eviction

Just Cause for Eviction Ranking Across all Property Types	Termination Notices Filed	Termination Notices Filed in Proportion to Other Just Causes for Eviction
1. Failure to Pay Rent	6,357	95.8%
2. Breach of Lease	162	2.4%
3. Nuisance	51	0.8%
4. Owner Move-In	47	0.7%
5. Withdrawal from the Rental Market	7	0.1%
6. Failure to Give Access	5	0.1%
7. Temporarily Vacate in Order to Undertake Substantial Repairs	5	0.1%
8. Temporary Tenancy	1	0.0%
TOTAL	**6,635**	**100%**

Proposed Next Steps

Staff members anticipate the preparation of a proposed Owner Move-In Eviction Regulation during the month of December, following the Rent Board's policy directives. As such, it is proposed that a final Regulation will be presented to the Board at its meeting in January for potential adoption.

DOCUMENTS ATTACHED:

Attachment 1 – August 21, 2019 Agenda Item Regarding a Proposed Owner Move-In Regulation and Community Engagement Summary

Attachment 2 – Owner Move-In Case Study Research

Attachment 3 – Owner Move-In Policy Options Matrix

Attachment 3A – Sample Form: Statement of Occupancy Following Service of Owner of Relative Move-In Eviction Notice

Attachment 3B – Sample Form: Owner Occupancy Notice to Landlord of Interest in Renewing Tenancy

Attachment 4 – Termination of Tenancy Notices Filed with the Rent Program by Property Type

ITEM G-1

January 15, 2020
RENT BOARD MEETING

ATTACHMENT 1

AGENDA ITEM REQUEST FORM

Department: Rent Program **Department Head:** Nicolas Traylor **Phone:** 620-6564

Meeting Date: August 21, 2019 **Final Decision Date Deadline:** August 21, 2019

STATEMENT OF THE ISSUE: At their meeting on May 15, 2019, members of the Rent Board received a presentation concerning a proposed Owner Move-In eviction regulation and subsequently directed staff to (1) hold at least two workshops to solicit feedback and gather information from community members about a proposed Owner Move-In eviction regulation; (2) analyze all Owner Move-In eviction cases previously filed with the Rent Program; and (3) report back to the Board on feedback received from community members and staff recommendations for further discussion and consideration by the Rent Board. This item is meant to provide an update to the Board on the considerable amount of community feedback received during the month of July, as well as present an analysis of Owner Move-In eviction cases filed with the Board through July 1, 2019.

INDICATE APPROPRIATE BODY

☐ **City Council** ☐ **Redevelopment Agency** ☐ **Housing Authority** ☐ **Surplus Property Authority** ☐ **Joint Powers Financing Authority**

☐ **Finance Standing Committee** ☐ **Public Safety Public Services Standing Committee** ☐ **Local Reuse Authority** ☒ **Other: Rent Board**

ITEM

☐ **Presentation/Proclamation/Commendation (3-Minute Time Limit)**

☐ **Public Hearing** ☐ **Regulation** ☒ **Other: Study Session**

☐ **Contract/Agreement** ☐ **Rent Board As Whole**

☐ **Grant Application/Acceptance** ☐ **Claims Filed Against City of Richmond**

☐ **Resolution** ☐ **Video/PowerPoint Presentation** (contact KCRT @ 620.6759)

RECOMMENDED ACTION: RECEIVE a presentation from staff members concerning community feedback regarding a proposed Owner Move-In eviction regulation and an analysis of Owner Move-In eviction cases filed with the Rent Program through July 1, 2019, and PROVIDE direction to staff – Rent Program (Nicolas Traylor/Paige Roosa 620-6564).

AGENDA ITEM NO:

I-1.

AGENDA REPORT

DATE: August 21, 2019

TO: Chair Maddock and Members of the Rent Board

FROM: Nicolas Traylor, Executive Director
Paige Roosa, Deputy Director
Vickie Medina, Rent Program Services Analyst

SUBJECT: PROPOSED OWNER MOVE-IN EVICTION REGULATION

STATEMENT OF THE ISSUE:

At their meeting on May 15, 2019, members of the Rent Board received a presentation concerning a proposed Owner Move-In eviction regulation and subsequently directed staff to (1) hold at least two workshops to solicit feedback and gather information from community members about a proposed Owner Move-In eviction regulation; (2) analyze all Owner Move-In eviction cases previously filed with the Rent Program; and (3) report back to the Board on feedback received from community members and staff recommendations for further discussion and consideration by the Rent Board. This item is meant to provide an update to the Board on the considerable amount of community feedback received during the month of July, as well as present an analysis of Owner Move-In eviction cases filed with the Board through July 1, 2019.

RECOMMENDED ACTION:

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FISCAL IMPACT:

There is no fiscal impact related to this item at this time.

DISCUSSION:

Background

Section 11.100.050 of the Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance and Relocation Ordinance (RMC 11.102) provides that a Landlord may take action to recover possession of a Rental Unit under the Owner Move-in “no-fault” eviction.

Subsections 11.100.050(a)(6)(A)-(F) of the Rent Ordinance establish the following requirements, specific to the Owner Move-In provisions of the Ordinance :

(A) Landlord, as used in this Subsection (a)(6), shall only include a Landlord that is a natural person who has at least a fifty (50) percent recorded ownership interest in the Property.

(B) No eviction may take place for an "owner move-in" if the same Landlord or enumerated relative already occupies a unit on the property, or if a vacancy already exists on the property. At all times a Landlord may request a reasonable accommodation if the Landlord or enumerated relative is Disabled and another unit in Richmond is necessary to accommodate the person's disability.

(C) The notice terminating tenancy shall contain the name, address and relationship to the Landlord of the person intended to occupy the Rental Unit.

(D) The Landlord or enumerated relative must intend in good faith to move into the Rental Unit within ninety (90) days after the Tenant vacates and to occupy the Rental Unit as a primary residence for at least Thirty-Six (36) consecutive months. The Board may adopt regulations governing the determination of good faith.

(E) If the Landlord or relative specified on the notice terminating tenancy fails to occupy the unit within ninety (90) days after the Tenant vacates, the Landlord shall:

1. Offer the unit to the Tenant who vacated it; and
2. Pay to said Tenant all reasonable expenses incurred in moving to and from the unit.

(F) Eviction Protection for Elderly or Disabled Tenant. A Landlord may not evict a Tenant pursuant to this Subsection if the Tenant (1) has resided in the Rental Unit for at least five (5) years and is either at least 62 years old or Disabled; or (2) is certified as being terminally ill by the Tenant's treating physician. For the purposes of this Subsection, notwithstanding the above, a Landlord may evict a Tenant who qualifies for the exemption if the Landlord or enumerated relative who will occupy the unit also meets the criteria for this exemption and no other units are available.

In addition, Section 11.100.050(c) of the Rent Ordinance provides that all Tenants displaced due to termination of tenancy on the grounds of Temporary Termination in order to Undertake Substantial Repairs, Owner Move-In, or Withdrawal from the Rental Market, shall have the first right of refusal to return to the unit if it should ever be returned to the market by the Landlord or successor Landlord. The Rent charged shall be that Rent lawfully paid by the Tenant at the time the Landlord served the notice of termination of tenancy.

Impetus for a Proposed Owner Move-In Eviction Regulation or Regulations

In their interactions with Rent Program staff members, community members have raised questions about the Owner Move-In provisions of the Rent Ordinance for which further clarification through regulations is required to further interpret the Rent Ordinance's intent.

These inquiries include questions such as:

- If two individuals own a duplex, each holding 50% ownership, may each individual conduct an Owner Move-In eviction on a unit on the property?

- Is the Tenant's first right of refusal to re-rent the Rental Unit, should it ever be placed back on the rental market, indefinite?

- If a Tenant was to re-rent a unit from which they were previously evicted on the grounds of Owner Move-In, in which case, under the first right of refusal provisions of the Rent Ordinance, they would be entitled to pay the Rent they paid at the time they received the notice of termination of tenancy, could the Landlord apply Annual General Adjustment rent increases to that Rent amount?

- For what length of time is a Landlord or Successor Landlord expected to track the whereabouts of a former Tenant evicted on the grounds of Owner Move-In, to provide them with the first right of refusal if the unit is re-rented?

Unlike in other cities with rent control and just cause for eviction policies, Landlords in Richmond are not required to submit documentation to the Rent Program to ensure the provisions of the Rent Ordinance are satisfied. Additional regulations could require Landlords to file with the Rent Program proof of occupancy, ownership interest, and offer the first right of refusal to a tenant displaced due to an Owner Move-In eviction. Regulations could also clarify the number of Owner Move-In evictions that could take place on a single property within a specific time period.

Case Study Research

To better ascertain the regulatory requirements of Owner Move-in Eviction policies in other California cities, staff members reviewed Owner Move-In policies in Berkeley, Oakland, Los Angeles, San Francisco, San Jose, Santa Monica, and West Hollywood

(Attachment 1). The Rent Board received a presentation of this research at their meeting on May 15, 2019.

Community Engagement

Community engagement around the proposed Owner Move-In eviction regulation occurred in three formats: large-format community workshops, focus groups for Spanish-speaking community members, and the dissemination of a survey, available in hard copy and online in English and Spanish. Each of these methods is described in further detail below. In all forms of community engagement, Landlords had greater representation compared to Tenants. All methods of community engagement solicited feedback on the following policy questions:

(1) Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

(2) Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

(3) Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

(4) When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

(5) When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

(6) If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

(7) How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

(8) Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

(9) What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance?

(1) Landlord and Tenant Workshops

On Saturday, June 22, 2019, Rent Program staff members conducted two community workshops regarding a proposed Owner Move-In eviction regulation. The morning session, geared towards Richmond tenants, was attended by eight community members. The afternoon session, tailored to Richmond landlords, was attended by 19 community members. Feedback gleaned from these workshops is contained in Attachment 2 and Attachment 3.

(2) Focus Groups for Community Members Whose Preferred Language is Spanish

Many Tenants and Landlords in the City of Richmond are monolingual Spanish speakers or prefer to communicate in Spanish. To ensure that all Richmond community members had an opportunity to share their feedback in their preferred language with staff members, staff hosted a focus group in Spanish for Tenants on the evening of Tuesday, July 9, 2019, attended by six community members, and a focus group in Spanish for Landlords on the evening of Wednesday, July 10, 2019, attended by 12 community members. Feedback gleaned from these focus groups is contained in Attachment 4 and Attachment 5.

(3) Survey

For those unable to attend a community workshop or focus group, staff members disseminated a survey containing the policy questions posed to attendees of the workshops and focus groups. The survey was available in hard copy and online in both English and Spanish. 281 responses to the survey were received.

Table 1, below, illustrates the identities of individuals who responded to the survey. The largest fractions of respondents include Richmond Landlords who do not live in Richmond (31%) and Richmond Homeowners (31%).[1]

Responses analyzed by type of respondent (Landlord, Tenant, etc.) are contained in Attachment 6. Individual responses to the survey are contained in Attachment 7.

[1] Percent totals sum to more than 100 percent because individuals were able to select all applicable responses for this question.

Table 1. Identities of Survey Respondents

Identity	Number of Responses	Percent of Total
I am a Richmond Tenant	56	20%
I am a Richmond Landlord, and I live in Richmond	50	18%
I am a Richmond Landlord, but I don't live in Richmond	85	31%
I am a Richmond Homeowner	86	31%
I am a Realtor who conducts business in the City of Richmond	18	6%
I am an Attorney who conducts business in the City of Richmond	4	1%
I am a Community Advocate	24	9%
I am a prospective purchaser of residential property in the City of Richmond	28	10%
Other[2]	15	5%
Total Responses *(3 skipped this question)*	**278**	

Analysis of Owner Move-In Eviction Cases (Notices)

Between February 26, 2017 (the first date an Owner Move-In eviction notice was filed with the Rent Board) and July 1, 2019, 41 notices of termination of tenancy on the grounds of Owner Move-In were filed with the Rent Program. A detailed summary of each case (notice) filed with the Rent Program during this time period is contained in Attachment 8.

More than half of all Owner Move-In termination of tenancy notices have been served to Tenants residing in Single Family Homes and have been conducted for the purposes of an owner moving into the unit themselves (as opposed to moving in a relative). Tables 2 and 3 on the following page illustrate the types of properties on which Owner Move-In termination notices have been served to at least one Rental Unit and the types of individuals (owner, relative, etc.) for which the Owner Move-In notice was served.

[2] "Other" identities include the following: "Community Member," "Property Manager," "Property Manager Consultant," "Journalist," "Richmond Resident," "Landlord Living in Triplex I Own," "Prospective Business Owner," "Non-Profit Housing Provider (Richmond Neighborhood Housing Services," "Oakland Resident," and "Former Richmond Resident."

Table 2. Types of Properties on Which Owner Move-In Termination Notices Have Been Served

Property Type	Occurrences	Percent of Total
Single Family Home	23	57%
Duplex	5	12%
Triplex	2	5%
Fourplex	6	15%
Apartment Building	1	2%
Multifamily Combo	1	2%
Commercial Retail Conversions	3	7%
Total	**41**	**100%**

Table 3. Type of Individual Specified to Move into the Rental Unit on the Notice of Termination of Tenancy

Individual	Occurrences	Percent of Total
Owner	25	60%
Relative (Child)	6	15%
Relative (Parent)	6	15%
Relative (Spouse)	2	5%
Relative (Grandparent)	0	0%
Unspecified	2	5%
Total	**41**	**100%**

Proposed Next Steps

Given the volume of community feedback gathered in the month of June, staff members anticipate that members of the Board may benefit from additional time to review this feedback prior to providing policy direction to staff.

As such, staff members anticipate returning to the Board at its September meeting to seek direction from the Board concerning the language of the proposed Owner Move-In eviction regulation.

DOCUMENTS ATTACHED:

Attachment 1 – Owner Move-In Case Study Matrix

Attachment 2 – Tenant Feedback from June 22, 2019, Community Workshop

Attachment 3 – Landlord Feedback from June 22, 2019, Community Workshop

Attachment 4 – Tenant Feedback from July 9, 2019, Focus Group

Attachment 5 – Landlord Feedback from July 10, 2019, Focus Group

Attachment 6 – Survey Response Analysis

Attachment 7 – Individual Survey Responses

Attachment 8 – Analysis of Owner Move-In Eviction Cases (Notices) Filed Through July 1, 2019

Attachment 9 – Individual Constituent Comments

Jurisdiction	Code Section	Ownership Interest Requirement	Restriction on Number of Owner Move-In Evictions on a Property	Applicability of AGA Rent Increases if Unit is Placed Back on Rental Market (applies to rent-controlled units ONLY)	Administrative Requirements (E.g. forms required)	Additional Unique Provisions
BERKELEY	Rent Ordinance Sections 13.76.050.H, 13.76.130.A9, 13.76.130.9.J Regulation Chapter 13 Section 1382	➢ Landlords must have 50% interest in the property. ➢ A married couple who together hold at least a recorded 50% ownership interest in a property, as community property or otherwise, satisfies the ownership requirement of Sections 13.76.050.H and 13. 76.130.A9 of the Rent Ordinance. ➢ An unmarried couple in a registered domestic partnership, who together hold at least a 50% recorded interest in a property, satisfies the ownership requirement of Sections 13.76.050.H and 13.76.130.A9 of the Rent Ordinance. ➢ Property may not be combined to satisfy the 50% ownership requirement of Sections 13.76.050.H and 13.76.130.A9 of the Rent Ordinance. ➢ Landlords must notify the tenant, at the time of giving notice terminating the tenancy, of the landlord's ownership interest in any residential properties in Berkeley where such interest is 10% or greater.	➢ One specific unit per property may be used for such occupancy under subsection 13.76.130A.9.a and that once a unit is used for such occupancy, all future occupancies under subsection 13.76.130A.9.a must be of that same unit. ➢ If an owner has recovered possession for owner move-in by terminating a tenancy, then no other current or future landlords may recover possession for owner move-in by terminating a tenancy in any other rental unit on the property.	➢ AGA's may be applied when the tenant returns. ➢ A landlord is not allowed to reset the rent to market for the first intervening tenancy.	The landlord and tenants are required to submit the following forms: ➢ Notice of Interest in Renewing Tenancy (tenant form). ➢ Deposit of Owner Move-In Relocation Benefits and Challenge of Eligibility to Receive Benefits (landlord form). ➢ Deposit of Owner Move-In Relocation Benefits and Challenge of Eligibility to Receive Benefits	➢ The Ordinance bans evictions for owner or relative move-in if the tenant family includes minor children during the academic year. ➢ The landlord may be required to pay an additional $5,195 in relocation assistance to tenant households that qualify as low-income or include disabled or elderly tenants, minor children or tenancies that began prior to January 1, 1999. ➢ If a landlord has at least a 10% ownership interest in 5 or more residential units in Berkeley, s/he may not evict a tenant who has lived on the property for 5 or more years and wishes to remain in the unit. ➢ If a landlord has at least a 10% ownership interest in 4 or more residential units in Berkeley, s/he may not evict a tenant who is at least 60 years old or disabled, has lived on the property for 5 or more years, and wishes to remain in the unit.

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Jurisdiction	Code Section	Ownership Interest Requirement	Restriction on Number of Owner Move-In Evictions on a Property	Applicability of AGA Rent Increases if Unit is Placed Back on Rental Market (applies to rent-controlled units ONLY)	Administrative Requirements (E.g. forms required)	Additional Unique Provisions
LOS ANGELES	LAMC Sections 151.09.A.B. 151.09.A8 151.30 151.30.A	➢ A landlord may recover possession of a rental unit to occupy the unit as their primary place of residence for no less than two consecutive years, if the landlord possesses legal title to at least 25% of the property containing the rental unit. ➢ A landlord may recover possession of a rental unit for an eligible family member (spouse, child, parent, grandparent, or grandchild) to make the unit their primary place of residence for no less than two consecutive years, if the landlord possesses legal title to at least 50% of the property containing the rental unit. ➢ A landlord may recover possession of a rental unit for a resident manager only if the landlord is a natural person who possesses legal title to at least 50 percent of the property or is a beneficiary with an interest of at least 50 percent in a trust that owns the property.	A landlord can recover possession of a unit for occupancy by the landlord or eligible family member only once for that person in each rental complex the landlord owns.	➢ The rent level on a rental unit, after the family member or resident manager terminates occupancy, shall be restored to the rent level prior to the eviction, plus any automatic increases that are due. ➢ The unit is not decontrolled when the family member or resident manager vacates, and the rent may not be raised to the market level.	Landlords are required to submit the following forms: ➢ Declaration of Intent to Evict for Landlord Occupancy. ➢ Declaration of Occupancy. ➢ Owner Occupancy Notice to Landlord of Interest in Renewing Tenancy. ➢ Notice of Landlord of Interest in Renewing Tenancy. ➢ If a landlord desires to re-rent a rental unit that was the subject of a Landlord Occupancy Declaration within two years of the vacation of the rental unit, the landlord must file with the HCIDLA a Notice of Intention to Re-Rent Rental Unit. The form must be filed before renting or leasing the rental unit. (LAMC 151.30.G and 151.30.H).	➢ A landlord who recovers possession of a rental unit pursuant to the provisions of Subdivision 8 of Subsection A of Section 151.09 must, within thirty days preceding the first and second year anniversary of the tenant's vacation of the rental unit, file with the Department a statement under penalty of perjury regarding the continued occupancy of the rental unit by the landlord, eligible relative, or a resident manager. The statement must confirm the continued occupancy by the landlord, eligible relative, or a resident manager, or if the occupancy did not continue, the statement must explain why the rental unit is not occupied by such person. ➢ Within three months of a tenant's vacation of a rental unit, a landlord who recovered possession of a rental unit pursuant to the provisions of Subdivision 8 of Subsection A. of Section 151.09 shall file with the Department a statement under penalty of perjury that the rental unit is occupied by the landlord, eligible relative, or resident manager for whom the landlord terminated the tenancy, or an explanation why the rental unit is not occupied by the landlord, eligible relative, or resident manager for whom the landlord terminated the tenancy.

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Jurisdiction	Code Section	Ownership Interest Requirement	Restriction on Number of Owner Move-In Evictions on a Property	Applicability of AGA Rent Increases if Unit is Placed Back on Rental Market (applies to rent-controlled units ONLY)	Administrative Requirements (E.g. forms required)	Additional Unique Provisions
OAKLAND	Relocation for Owner/Relative Occupancy (Oakland Municipal Code ("OMC") Section 8.22.030.D, 8.22.350.F, 8.22.360) Owner/Relative Move-In (822.360.A8 or A.9)	➢ The owner of record seeks in good faith, without ulterior reasons and with honest intent, to recover possession of the rental unit for his or her occupancy as a principal residence where he or she has previously occupied the rental unit as his or her principal residence and has the right to recover possession for his or her occupancy as a principal residence under a written rental agreement with the current tenants.	➢ The owner of record may not recover possession more than once in any thirty-six (36) month period. ➢ Once a landlord has successfully recovered possession of a rental unit pursuant to Subsection 6(A)(9) [8.22.360 A.9], no other current landlords may recover possession of any other rental unit in the building under Subsection 6(A)(9) [8.22.360 A.9]. ➢ Only one specific unit per building may undergo a Subsection 6(A)(9) [8.22.360 A.9] Owner/Relative Move-in eviction.	The Just Cause for Eviction Ordinance (O.M.C. 8.22.300 (Chapter 8.22, Article II)) provides for certain restrictions on setting initial rents to new tenants and upon re-rental to former tenants.	Landlords are required to submit the following forms: ➢ Certificate of No-Fault Eviction ➢ Certificate for Owner Occupancy of Property with Two or Three Units. ➢ Certificate Upon Occupancy Following Owner or Relative Move-In Eviction. ➢ Continued Certificate Upon Occupancy Following Owner or Relative Move-In Eviction. ➢ Certificate Upon Re-Rental Following No-Fault Eviction. ➢ Prepare and file a Continued Certificate (Form NFE-03) every 12 months after initial occupancy for 3 years (i.e., file a certificate within 12 months, 24 months, and 36 months after initial occupancy. ➢ If owner offers the unit for re-rental, file a Certificate Upon Re-Rental (Form NFE-04) with the Rent Program. ➢ An eviction notice for owner or relative move-in must include a statement informing tenants of their right to relocation payments under the new ordinance and the amount of those relocation payments. (Reg. 8.22.360.A.9.). ➢ Within 30 days after tenant leave the unit following (1) a notice terminating tenancy for owner or relative move-in or (2) other communication stating the owner's intent to seek recovery of the unit for owner or relative move-in, prepare and file with the Rent Program an Initial Certificate (Form NFE-01).	➢ Within 30 days of initial occupancy by the owner or qualifying relative, prepare and file with the Rent Program a Certificate Upon Occupancy (Form NFE-01) ➢ Any future evictions taking place in the same building under Subsection 6(A)(9) [8.22.360 A.9] must be of that same unit, provided that a landlord may file a petition with the Rent Board or, at the landlord's option, commence eviction proceedings, claiming that disability or other similar hardship prevents him or her from occupying a unit which was previously the subject of a Subsection 6(A)(9) [8.22.360 A.9] eviction. The Rent Board shall adopt rules and regulations to implement the application procedure. ➢ An owner who fails to timely serve a certificate after notice of filing requirements or submits false information may be assessed administrative citation pursuant to O.M.C. Chap. 1.12. ➢ An owner who fails to timely file or serve a certificate on more than one occasion after notice of the filing requirement or submits false information on more than one occasion may be assessed a civil penalty pursuant to O.M.C. Chap. 1.08.

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Jurisdiction	Code Section	Ownership Interest Requirement	Restriction on Number of Owner Move-In Evictions on a Property	Applicability of AGA Rent Increases if Unit is Placed Back on Rental Market (applies to rent-controlled units ONLY)	Administrative Requirements (E.g. forms required)	Additional Unique Provisions
SAN FRANCISCO	Rent Ordinance Sections 37.9(a)(8) and 37.9B 37.9B(a) 37.9B-1 Rules and Regulation Sections 12.14, 12.17	➢ An owner who wishes to evict a tenant for owner or relative occupancy must have at least a 25% interest in the building, if the ownership interest was recorded after February 21, 1991. ➢ If ownership was recorded on or before February 21, 1991, then the owner is only required to have a 10% minimum interest. ➢ Domestic partners can combine their interests to achieve the required 10% or 25% interest in order to occupy a unit.	➢ No restrictions. ➢ For purposes of an eviction under Section 37.9(a)(8) of the Ordinance, a landlord or landlord's relative can have only one "principal place of residence," which is defined as the permanent or primary home of the party claiming that a unit has that status attached to it. ➢ Owner must live in the building as primary resident. ➢ Relatives may move in separate units; however, one unit becomes the designated owner move in unit. Any owner who wants to move in must move into that designated unit. The exception is that if an owner is disabled and wants the first floor, they can argue the exception. An owner can move into one unit, and there can be any number of relative move-ins. The owner is not restricted to number of owner move-in evictions.	➢ AGA's applied when tenant returns – Allow annual and banked increases. ➢ The rental unit must be offered back to the tenant vacating the and served with a proper rent increase notice. ➢ There is no maximum allowable rent level as it is based on 60% of CPI. ➢ Vacancy control is enforced regardless of whether the tenant moves back to the property.	Landlords are required to submit the following forms: ➢ Statement of Occupancy Following Service of Owner or Relative Move-In Eviction (Form 546A, 546B, and 546C) ➢ Request for Rescission of Owner Move-In Eviction Notice ➢ Notice of Tenant's Change of Address Following Owner or Relative Move-In Eviction	➢ Landlords will be required to file with the Rent Board a Statement of Occupancy with at least 2 forms of supporting documentation for the five-year period following recovery of possession of the unit, unless the Statement of Occupancy discloses that the landlord is no longer endeavoring to recover possession of the unit and the Rent Board has granted the landlord's written request for rescission of the notice to vacate, in which case no further Statement of Occupancy need be filed. ➢ Administrative penalties for failure to file the required Statement of Occupancy and/or supporting documentation are mandatory in the amount of $250 for the first violation, $500 for the second violation, and $1,000 for every subsequent violation ➢ The Ordinance generally permits the eviction of tenants from only one unit per building for the owner's use and occupancy. ➢ Where a tenant is evicted for owner occupancy after December 18, 1998, that unit is designated as the owner's unit for purposes of subsequent owner-occupancy evictions, unless the owner's disability or other similar hardship prevents occupancy of that unit. ➢ An owner move-in rescission request must be submitted to the Rent Board.

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Jurisdiction	Code Section	Ownership Interest Requirement	Restriction on Number of Owner Move-In Evictions on a Property	Applicability of AGA Rent Increases if Unit is Placed Back on Rental Market (applies to rent-controlled units ONLY)	Administrative Requirements (E.g. forms required)	Additional Unique Provisions
SAN JOSÉ	SJMC 17.23.1250(10) - Just Cause Termination	➢ Ownership interest is not a requirement.	➢ An owner can move in multiple qualified family members to separate units, so long as the Rental Unit for the Owner's authorized family member is located in the same building as the Owner's principal residence and no other unit in the building is vacant.	➢ AGAs may be applied when the tenant returns to the property. ➢ The tenant returns at the rent paid prior to vacating the property ➢ AGAs can be applied 12 months from tenant's last increase. ➢ AGAs would not be immediate. The owner must review the rental history information to determine if AGAs can be applied.	Landlords are required to submit the following forms: ➢ On-line Notice of Termination of Tenancy for Owner Move-in evictions	➢ A written notice to vacate must state the just cause and must be filed by the landlord with the Rent Stabilization Program within 3 days of service to the tenant. ➢ Relocation benefits must be provided at the time of service to the tenant, if applicable. ➢ An owner must occupy the unit as owner's principal residence for a period of at least 36 consecutive months commencing within three months of vacancy. ➢ The unit must be the principal residence of the owner's spouse, domestic partner, parent(s), child or children, brother(s), or sister(s) (each an "authorized family member") for a period of at least 36 consecutive months and commencing within three months of vacancy, so long as the rental unit for the owner's authorized family member is located in the same building as the owner's principal residence and no other unit in the building is vacant.

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Jurisdiction	Code Section	Ownership Interest Requirement	Restriction on Number of Owner Move-In Evictions on a Property	Applicability of AGA Rent Increases if Unit is Placed Back on Rental Market (applies to rent-controlled units ONLY)	Administrative Requirements (E.g. forms required)	Additional Unique Provisions
SANTA MONICA	Rent Control Charter Amendment –Article XVIII, Section 1806(a)(8)(i-vii), 1806(9-10); 1806 (a)-(d), Effective 11/29/14 Rent Board Regulation 9000-9002 9002. Evictions Under §1806(a)(8) through 1806(d) [9002(j) Amended 6/1/89; Effective 6/10/89] [9002(b) Adopted 4/29/93; Effective 6/17/93] [9002(h), (j) Amended 4/12/01; Effective 4/21/01] [9002(b), (d), (e), (h), (j) Amended 5/6/04; Effective 6/3/04] [9002(b)(3) Repealed and Renumbered 8/3/06; Effective 8/12/06]	➢ A "landlord" shall be defined as a natural person who has at least a fifty (50) percent ownership interest in the property. A corporation cannot initiate an owner move-in eviction.	➢ Owners are limited to one owner move-in eviction. If there is already a close relative living on the property, Landlord cannot evict.	➢ AGA's may be applied when the tenant returns. ➢ After one year, the owner is not required to offer the rental property back to the tenant. ➢ The intervening tenant can only be charged the rent the displaced tenant paid plus any AGAs.	Landlords are required to submit the following forms: ➢ Application for Exemption Owner-Occupancy of a Property of Three or Fewer Units includes: o Verification of Occupancy o Property Ownership o Tenant Information o Submission Checklist	➢ A grant deed showing the applicant's ownership interest in the property must accompany the application. Property owners must demonstrate a minimum 50% interest as a natural person(s) as of the date the application for exemption is submitted. ➢ A landlord shall not recover possession of a unit pursuant to Section 1806(a)(8) where there is a comparable unit occupied by a tenant who moved onto the property more recently than the tenant from whom the landlord seeks to recover possession, notwithstanding the existence of a rental agreement for a specific term between the landlord and the more-recent tenant. ➢ A "comparable unit" shall mean a unit of the same number of bedrooms, with square footage that varies no more than fifteen (15%) from the unit for which the landlord is attempting to recover possession. ➢ Unit location and unit amenities shall not be considered in a determination of comparability unless the landlord demonstrates that the location of the longer-term, tenant-occupied unit or an amenity found only in the longer-term, tenant-occupied unit is required due to a documented medical need of the landlord or relative intending to move into the unit.

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Jurisdiction	Code Section	Ownership Interest Requirement	Restriction on Number of Owner Move-In Evictions on a Property	Applicability of AGA Rent Increases if Unit is Placed Back on Rental Market (applies to rent-controlled units ONLY)	Administrative Requirements (E.g. forms required)	Additional Unique Provisions
WEST HOLLYWOOD	West Hollywood Rent Stabilization Ordinance Section 17.52.010	➢ A landlord must be a real person and hold legal title of at least 50% of the property or be a beneficiary with an interest of at least 50% in a trust that owns the property. ➢ LLC's and corporations are not qualified as a real person. ➢ If two persons purchase a duplex and each own 50% of the building each may evict a tenant.	➢ No more than one owner or qualified family member with 50% ownership can move to the property even if the other family member lives on the property. This must be the owner or qualified family members' primary residence. ➢ An owner may not evict tenants from more than one unit in a parcel for owner or relative occupancy in any six-year period, regardless of changes in ownership of the building. ➢ The only exception is a duplex – two adjoining units that are the only units on the entire parcel. If two persons purchased the duplex together and each buyer owns 50% share in the property, then each one may evict a tenant if they want to occupy the unit as their principal – not for relative occupancy.	➢ The rent for the next tenancy is based on the Maximum Allowable Rent for the tenancy terminated by relocation plus the intervening annual general adjustments from the time the owner or their qualifying relative moved in until the unit is re-rented. ➢ If the unit is re-offered the property for rent, the landlord shall: (1) provide not less than thirty days' prior written notice of such action to the City prior to re-renting the unit; (2) offer the unit at the same rent paid by the tenant who was evicted for owner-relative occupancy plus any intervening annual general adjustments.	Landlords are required to submit the following forms: ➢ Relocation Counseling Assistance Form ➢ 60-Day Notice to Terminate Tenancy for Owner/Relative Occupancy ➢ Exemption Application	➢ The 60-day noticing period will not start until the appropriate fees have been paid to the tenant and all required documents are submitted. ➢ A landlord must reside in the unit for at least one full year after termination of the tenancy. The landlord or relative must move into the unit as their primary place of residence within 90 days of the tenant's move out. ➢ A landlord may choose the number of bedrooms that they need and then must relocate the most recent tenant in a unit of the same size. ➢ A landlord must relocate the newest tenant if the landlord or their qualifying relative can prove a medical need. Documentation is required from the person's licensed physician stating the medical basis. ➢ A landlord must instruct the tenant within 30 days of receiving the notice of termination of tenancy they must request the right-of-first-refusal to move back into the unit and file a copy of their notice of interest to re-rent. ➢ A landlord must instruct the tenant on how to report to the landlord any future address changes.

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JUNE 22, 2019 OMI COMMUNITY WORKSHOP

COMMENTS & QUESTIONS – TENANT SESSION (10:00 AM – 12:00 PM)

Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?) (Policy Question 1)

- Married couples should not be privileged over other types of pairs/co-owners to get to 50%.
- Landlords should have to disclose their intent to do OMI when the tenant moves in.

Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction? (Policy Question 2)

- 50% interest in a trust seems reasonable.
- A trust should not be permitted for OMI- Oakland does this
    - Only natural persons
- Seems like a loophole as rents go up in Richmond
    - Co-owners could move 2 long-term tenants out of duplex
- Distinguish between different types of trusts depending on their purpose.
- Focus should be on protection tenancy- purpose of Ordinance.
- Couples who have 50/50 ownership should have to live in in same unit.

How Many Owner Move-In Evictions Should be able to Take Place on a Property? (Policy Question 3)

- 1 per property (no matter ownership structure)
- No restrictions for family
- Limit number of OMI evictions to protect the tenants.
- Not fair for investors to evict for family
- Tenants should be informed about a potential OMI ahead of time or at time of move in in the future.

When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure? (Policy Question 4)

- Concerns about restrictions- what if owner wants 2 bedrooms and the OMI unit is a 1 bedroom?
- Limit to 1 OMI per property
- Policy would require future OMIs to happen in that unit for that owner and all future owners.

When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit? (Policy Question 5)

- Less than a month

- Couple of months
- Responding vs Move back in
    - 1 month to respond vs 2 or 3 more months for tenant to accrue the money to move back

If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged? (Policy Question 6)

- Tenant should move back and pay the amount they were paying without AGAs
- Consider landlords compliance- had they enrolled?
    - If they weren't enrolled/registered, they wouldn't be eligible for the AGAs

How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market? (Policy Question 7)

- 3 years
- Forever- since the tenant has first right of refusal forever

Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market? (Policy Question 8)

- Rent Program as it will keep everybody honest

What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? (Policy Question 9)

Examples:

• A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

• A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

• A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

- "D" all of the above – all examples provided on the slide should be recorded with the Rent Program
- Just because a form is submitted doesn't mean it happened
- Oakland requires proof of residency annually
- Rent program should require proof of landlord's disability/age
- Trust/partnership agreements should be submitted
- What kind of proof of residency
- Proof of relative's relationship should be required to submit to the Rent Program.

JUNE 22, 2019 OMI COMMUNITY WORKSHOP

COMMENTS & QUESTIONS – LANDLORD SESSION (2:00 PM – 4:00 PM)

Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?) (Policy Question 1)

- Should be able to add up percentages to 50%
    - Larger families might have it divided up
- Couple who each own 50% should be able to each do an OMI

Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction? (Policy Question 2)

- A trust should qualify for an OMI – otherwise people inheriting property get stuck with rental property.

How Many Owner Move-In Evictions Should be able to Take Place on a Property? (Policy Question 3)

- No restrictions – it's our property and we should be able to do what we want.

When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure? (Policy Question 4)

- Yes
- Would there be a process in place to make sure that we disclose that the OMI unit is Unit A to future purchasers of the property?
- What if the OMI unit is upstairs and the new owner wants to move downstairs?
- Rights should be reserved to owners
- Shouldn't there be a perk to owning property in Richmond?
    - Seems like if it's your property, you should be able to do what you want with it.
- No- different owners have different needs. Don't make it unnecessarily difficult for a new owner.

When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit? (Policy Question 5)

- 10 days
    - Similar to what DMV requires
- 1 week
- Takes time to locate tenant and then notify them
    - Could create long vacancy
- Mail letter to last known address, then 7 days

If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged? (Policy Question 6)

- Not allowing AGAs wouldn't be fair to landlords after many years.
- Should be able to bring up to market to make repairs.

How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market? (Policy Question 7)

- Tenant should file an address with the Rent Program
  - Maintained for 5 years
- Responsibility for tenant to update address with the old owner if they move
  - Once tenant moves out, not landlords responsibility (30 day limit for landlord)

Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market? (Policy Question 8)

- Rent Program should have the burden of maintaining records (near unanimous)

What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? (Policy Question 9)

Examples:

• A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

• A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

• A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

- Rent Program already asks for a lot of paperwork (ownership, etc.) – City has this already
- Tenant should provide interest form (1st right of refusal) to Rent Program.
- Forms of proof: utility bill, drivers license, garbage bill
- Good to ask for proof of residence but minimal
  - Shouldn't be too burdensome
- Already put this info on Relocation / OMI form
- Annual re-certification after OMI:
  - Makes sense
  - When would it be mailed?
  - Hard to keep track if not synchronized

- If tenant says they do not want to re-rent the unit after the owner moves out, would that mean that there is not 1st right of refusal?
    - How would a tenant reject an offer to re-rent?
- What happens if tenant moves out of state?
    - Seems unnecessary to contact them

JULY 9, 2019 OMI FOCUS GROUP FOR SPANISH SPEAKERS

COMMENTS & QUESTIONS – TENANT SESSION

Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?) (Policy Question 1)

- If it's a married couple, then they should have the right to an owner move-in.
- If the owners give the tenants time to move out and find a place to move into, the owner move-in is fair.
- Many of the owners demand a lot of requirements in order to rent a property unit.
- If two brothers have 50% ownership in a property and look to do an owner move-in for two units, then that is not fair for the tenants.
- The fact that owners have title in a property should not justify their owner move-in on a property.
- Many owners have high incomes and various properties under their name, and it is not fair that they can request a unit in order to perform an owner move-in.

Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction? (Policy Question 2)

- A person with 50% ownership in a trust should not have the right to an owner move-in for a unit.

Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C? (Policy Question 3)

- This should be prohibited because it's possible that the owners evict all the tenants in their units.
- Performing an owner move-in for one unit is fair, however doing it for multiple units is unfair.
- Some owners perform an owner move-in in order to rent the property at a higher price.
- Some owners perform these evictions with bad intentions.
- Everybody has rights and should be heard.
- People adjust to what they have.
- Many people make minimum wage and it's unfair to evict tenants from their units because of owner move-in.

When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure? (Policy Question 4)

- This affects the families that live in the units.
- If there is no just reason, an owner should not perform an owner move-in with multiple units.

- If an owner has multiple units, he/she has them for the purpose of making money

When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit? (Policy Question 5)

- 90 days is fair for the tenants.
- 60 days notification same as the notification for eviction.
- There should no less than 30 days.
- They should also note the benefit to the tenant
- Two months is fair in order to know what the cost of rent will be
- One problem is that if the owner does not respond, then the owner loses out on months of rent for that unit
- If a couple was on the agreement and then got divorced, could one of them move into the unit once again?

If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged? (Policy Question 6)

- If it's the annual adjustment they are looking to implement, then they should have the right to increase the rent.
- The banking regulation would be fair because the increase wouldn't be all at once.

How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market? (Policy Question 7)

- 90 days
- 5 years for the Rent Program and the owner
- What would happen if the tenant's information changes?
- A minimum of 3 years is fair

Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market? (Policy Question 8)

- On one hand, the Rent Program should manage this information.
- There are many properties being rented that the Rent Program does not know about.
- The owner and the Rent Program should manage this information.

What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? (Policy Question 9)

Examples:

• A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

• A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

• A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

- The owner and the tenant should turn in documents to the Rent Program.
- There should be a form with the same questions (for the owner and the tenant) that is turned into the Rent Program.
- Documentation that the owner still lives in the unit should be required:
    - Documentation such as a bill from PG&E
    - DMV
    - Bank statements
    - Telephone statements
- If a couple has a son/daughter after leaving the unit, can the whole family return to the unit?
- They should put a stop to owners who evict in order to make more money on their units.

JULY 10, 2019 OMI FOCUS GROUP FOR SPANISH SPEAKERS

COMMENTS & QUESTIONS – LANDLORD SESSION

Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?) (Policy Question 1)

- Yes, because the owners have different needs.
- At the end of the day, whether they are on the title or not, the husband/wife should have the right to an owner move-in.
- There are many problems with renting properties.
- The tenants have more rights than the owners.
- Selling a property with tenants has been a problem for various owners.

Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction? (Policy Question 2)

- Yes, in accordance with the needs of the owner.
- Owners should have the right to return to their property which they are paying for.
- No, all the owners in the trust should agree before completing an owner move-in.
- No, because the owners are paying the money and the trust is making the decisions without the feedback from the owners who have invested money.
- Yes, because the owners who invested money in the trust did so with the idea of making money.

Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C? (Policy Question 3)

- A regulation that limits the amount of owner move-in should not be adopted.
- Many times, the owners want to help their families and it's not fair to limit owner move-in to only one unit.
- The Rent Program doesn't realize that most people who buy property do so with the idea of retiring in the future.
- In the retirement part of life, most property owners don't make enough money to continue paying the costs of their properties.

When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure? (Policy Question 4)

- The annual increases aren't enough to make the updates to the property units.
- The rental properties cannot be sold because the buyers don't want to inherit problems.

When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit? (Policy Question 5)

- 1 day is enough to respond.
- If a tenant passes away after having vacated, what happens to the unit if it returns to the rental market?
- The tenant should not have time to respond.

If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged? (Policy Question 6)

- The owner should have the right to increase the rent proportional to the market price.
    - It should be in accordance to the current cost of living.
- The tenant should return the amount he/she was paid to vacate if they are able to return to the unit.

How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market? (Policy Question 7)

- If the tenants move to a different address, the owners would have difficulties finding the tenants.
- 36 months is enough time with a certified letter.
- One year of information saved is enough.
- What happens if a tenant passes away or is deported?
- If there are 3 people on the contract, do all 3 people have to be notified?

Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market? (Policy Question 8)

- The owner and the Rent Program should be responsible for the information about the tenant.

What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? (Policy Question 9)

Examples:

• A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

• A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

• A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

- The first example given in the question is the most reasonable.
- There shouldn't be any form.

ADDITIONAL COMMENTS:

- How could the Rent Program and the City of Richmond educate the tenants with respect to the violations related to trash and other services offered.
- Many owners do not complete the MNOI petition because there are too many complicated
    - There are various situations where the owner does not have the documentation from previous years.

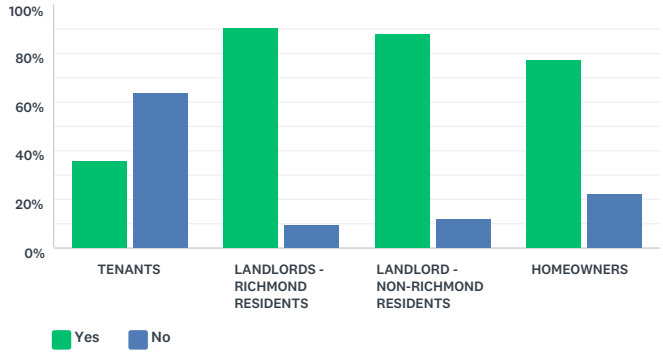
ITEM I-1

ATTACHMENT 6

OMI SURVEY RESULTS SUMMARY

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Answered: 203 Skipped: 33

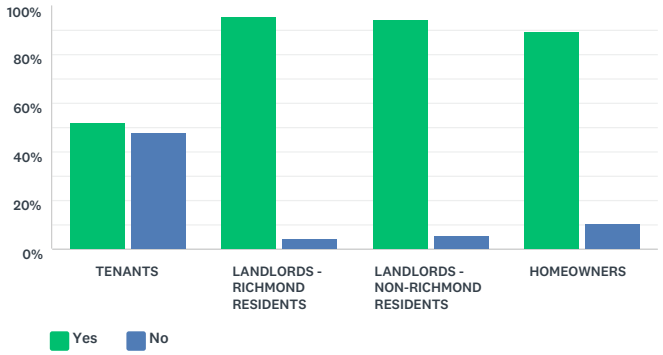


	YES	NO	TOTAL
TENANTS	36.17% 17	63.83% 30	23.15% 47
LANDLORDS - RICHMOND RESIDENTS	90.70% 39	9.30% 4	21.18% 43
LANDLORD - NON-RICHMOND RESIDENTS	88.16% 67	11.84% 9	37.44% 76
HOMEOWNERS	77.33% 58	22.67% 17	36.95% 75
Total Respondents	149	54	203

TOTAL

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Answered: 202 Skipped: 34

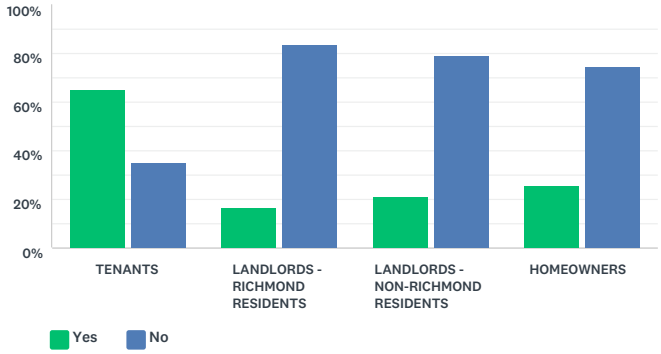


	YES	NO	TOTAL
TENANTS	52.17% 24	47.83% 22	22.77% 46
LANDLORDS - RICHMOND RESIDENTS	95.35% 41	4.65% 2	21.29% 43
LANDLORDS - NON-RICHMOND RESIDENTS	94.74% 72	5.26% 4	37.62% 76
HOMEOWNERS	89.33% 67	10.67% 8	37.13% 75
Total Respondents	169	33	202

	TOTAL

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Answered: 201 Skipped: 35

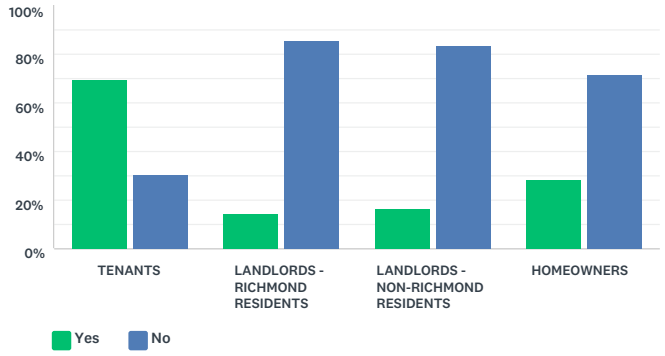


	YES	NO	TOTAL
TENANTS	65.22% 30	34.78% 16	22.89% 46
LANDLORDS - RICHMOND RESIDENTS	16.67% 7	83.33% 35	20.90% 42
LANDLORDS - NON-RICHMOND RESIDENTS	21.05% 16	78.95% 60	37.81% 76
HOMEOWNERS	25.33% 19	74.67% 56	37.31% 75
Total Respondents	63	138	201

	TOTAL

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Answered: 195 Skipped: 41

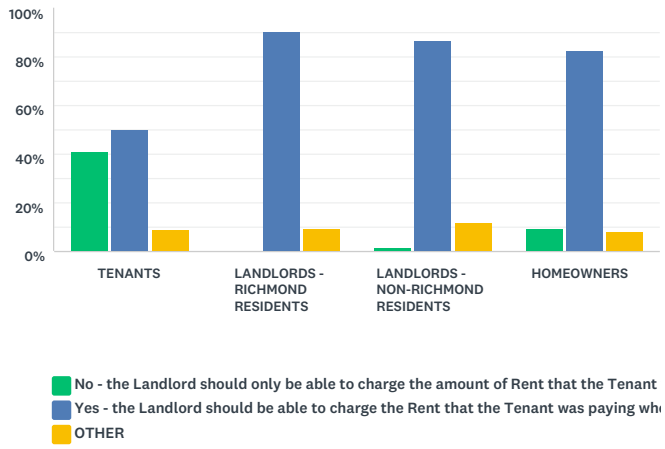


	YES	NO	TOTAL
TENANTS	69.57% 32	30.43% 14	23.59% 46
LANDLORDS - RICHMOND RESIDENTS	14.29% 6	85.71% 36	21.54% 42
LANDLORDS - NON-RICHMOND RESIDENTS	16.44% 12	83.56% 61	37.44% 73
HOMEOWNERS	28.57% 20	71.43% 50	35.90% 70
Total Respondents	63	132	195

	TOTAL

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

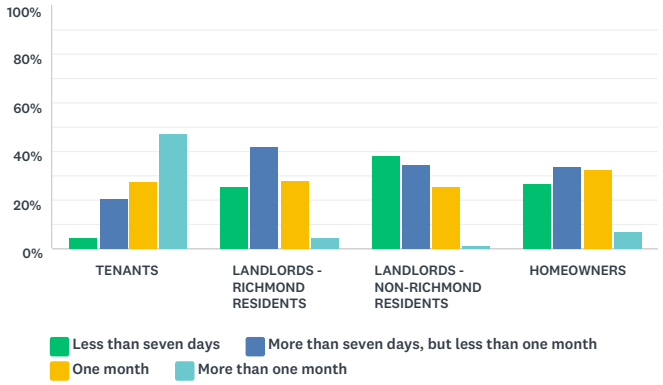
Answered: 197 Skipped: 39



	NO - THE LANDLORD SHOULD ONLY BE ABLE TO CHARGE THE AMOUNT OF RENT THAT THE TENANT WAS PAYING WHEN THEY MOVED OUT.	YES - THE LANDLORD SHOULD BE ABLE TO CHARGE THE RENT THAT THE TENANT WAS PAYING WHEN THEY MOVED OUT, PLUS ANY ANNUAL GENERAL ADJUSTMENT (AGA) RENT INCREASES THAT HAVEN'T BEEN APPLIED.	OTHER	TOTAL
TENANTS	40.91% 18	50.00% 22	9.09% 4	22.34% 44
LANDLORDS - RICHMOND RESIDENTS	0.00% 0	90.70% 39	9.30% 4	21.83% 43
LANDLORDS - NON-RICHMOND RESIDENTS	1.33% 1	86.67% 65	12.00% 9	38.07% 75
HOMEOWNERS	9.46% 7	82.43% 61	8.11% 6	37.56% 74
Total Respondents	26	151	20	197

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Answered: 197 Skipped: 39



	LESS THAN SEVEN DAYS	MORE THAN SEVEN DAYS, BUT LESS THAN ONE MONTH	ONE MONTH	MORE THAN ONE MONTH	TOTAL
TENANTS	4.55% 2	20.45% 9	27.27% 12	47.73% 21	22.34% 44
LANDLORDS - RICHMOND RESIDENTS	25.58% 11	41.86% 18	27.91% 12	4.65% 2	21.83% 43
LANDLORDS - NON-RICHMOND RESIDENTS	38.67% 29	34.67% 26	25.33% 19	1.33% 1	38.07% 75
HOMEOWNERS	27.03% 20	33.78% 25	32.43% 24	6.76% 5	37.56% 74
Total Respondents	53	63	54	27	197

	TOTAL

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

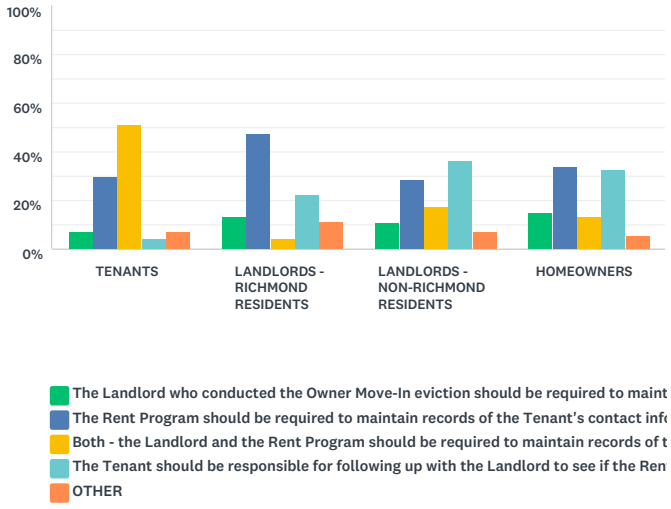
Answered: 193 Skipped: 43

	LESS THAN ONE YEAR	ONE TO FIVE YEARS	SIX TO TEN YEARS	MORE THAN TEN YEARS	TOTAL
TENANTS	14.29% 6	69.05% 29	11.90% 5	4.76% 2	21.76% 42
LANDLORDS - RICHMOND RESIDENTS	55.81% 24	41.86% 18	2.33% 1	0.00% 0	22.28% 43
LANDLORDS - NON-RICHMOND RESDIENTS	62.16% 46	36.49% 27	1.35% 1	0.00% 0	38.34% 74
HOMEOWNERS	50.68% 37	38.36% 28	9.59% 7	1.37% 1	37.82% 73
Total Respondents	94	83	13	3	193

	TOTAL

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Answered: 197 Skipped: 39



	THE LANDLORD WHO CONDUCTED THE OWNER MOVE-IN EVICTION SHOULD BE REQUIRED TO MAINTAIN RECORDS OF THE TENANT'S CONTACT INFORMATION.	THE RENT PROGRAM SHOULD BE REQUIRED TO MAINTAIN RECORDS OF THE TENANT'S CONTACT INFORMATION, WHICH THE LANDLORD COULD ACCESS IN THE EVENT THE RENTAL UNIT IS PLACED BACK ON THE RENTAL MARKET.	BOTH - THE LANDLORD AND THE RENT PROGRAM SHOULD BE REQUIRED TO MAINTAIN RECORDS OF THE TENANT'S CONTACT INFORMATION.	THE TENANT SHOULD BE RESPONSIBLE FOR FOLLOWING UP WITH THE LANDLORD TO SEE IF THE RENTAL UNIT HAS BEEN PLACED BACK ON THE RENTAL MARKET.	OTHER	TOTAL
TENANTS	6.98% 3	30.23% 13	51.16% 22	4.65% 2	6.98% 3	21.83% 43
LANDLORDS - RICHMOND RESIDENTS	13.64% 6	47.73% 21	4.55% 2	22.73% 10	11.36% 5	22.34% 44
LANDLORDS - NON-RICHMOND RESIDENTS	10.81% 8	28.38% 21	17.57% 13	36.49% 27	6.76% 5	37.56% 74
HOMEOWNERS	14.86% 11	33.78% 25	13.51% 10	32.43% 24	5.41% 4	37.56% 74
Total Respondents	24	62	43	53	15	197

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Answered: 182 Skipped: 54

	A FORM COMPLETED BY THE LANDLORD ASSERTING THAT THE LANDLORD OR ENUMERATED RELATIVE HAS MOVED INTO THE RENTAL UNIT	A FORM COMPLETED BY THE LANDLORD PROVING THEIR 50% OR MORE OWNERSHIP INTEREST IN THE RENTAL PROPERTY	A FORM COMPLETED BY THE LANDLORD PROVING THAT THE DISPLACED TENANT WAS OFFERED THE FIRST RIGHT OF REFUSAL TO RETURN TO THE RENTAL UNIT, IN THE EVENT THAT THE RENTAL UNIT IS PLACED BACK ON THE RENTAL MARKET	A FORM COMPLETED BY THE TENANT INDICATING THEIR INTEREST IN RE-RENTING THE UNIT IF IT IS EVER PLACED BACK ON THE RENTAL MARKET	A FORM COMPLETED BY THE LANDLORD CERTIFYING THAT THE LANDLORD HAS OCCUPIED THE RENTAL UNIT IN WHICH THEY CONDUCTED THE OWNER MOVE-IN EVICTION (THIS FORM WOULD BE SENT TO AND COMPLETED BY THE LANDLORD EVERY 12 MONTHS FOR 36 CONSECUTIVE MONTHS)	A FORM COMPLETED BY THE LANDLORD INDICATING THAT THE LANDLORD HAVE MOVED OUT OF THE RENTAL UNIT IN WHICH THEY CONDUCTED THE OWNER MOVE-IN EVICTION, AND THEIR REASON(S) FOR DOING SO	OTHER	TOTAL
TENANTS	73.81% 31	54.76% 23	73.81% 31	73.81% 31	66.67% 28	61.90% 26	14.29% 6	96.70% 176
LANDLORDS - RICHMOND RESIDENTS	52.50% 21	25.00% 10	20.00% 8	52.50% 21	17.50% 7	22.50% 9	20.00% 8	46.15% 84
LANDLORDS - NON-RICHMOND RESIDENTS	57.35% 39	20.59% 14	23.53% 16	39.71% 27	19.12% 13	19.12% 13	22.06% 15	75.27% 137
HOMEOWNERS	55.07% 38	31.88% 22	28.99% 20	43.48% 30	30.43% 21	31.88% 22	20.29% 14	91.76% 167
Total Respondents	107	60	69	96	62	61	35	182

ITEM I-1

ATTACHMENT 7

OMI SURVEY RESULTS INDIVIDUAL REPONSES

#1

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, June 24, 2019 5:53:39 PM
Last Modified:	Monday, June 24, 2019 6:29:10 PM
Time Spent:	00:35:30
IP Address:	73.189.118.197

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner ,

I am a community advocate ,

Other (please specify):

former Richmond Landlord, living in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,

Please explain.:

I do not think that a married couple who share ownership of a property should each be able to conduct an OMI eviction on a unit on a property. A married couple is a single entity for tax purposes. Allowing each spouse in a married couple to do OMI evictions dilutes the intent of this provision of the City's rent ordinance. People who acquire property to rent out for housing others should focus on that central aspect of their enterprise, and OMI evictions should be a rare and exceptional occurrence, not a common business practice.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No,

Please explain.:

Only real people who actually own the property and function as landlords (with or without a third-party property manager) should be able to conduct OMI evictions. Trust beneficiaries are not landlords, and allowing them to carry out OMI evictions would dilute the intent of this provision of the City's rent ordinance.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,

Please explain.:

Our policy should limit the number of OMI evictions that may be conducted by an owner on a single property, and follow Berkeley's policy of allowing only one owner move-in (by owner with at least a 50% ownership) on a single property during an owner's tenure. OMI evictions (even with relocation funds provided) can be devastating and life-disrupting for tenants, especially those with school age children or those who would be unable to find another housing option within commute of their job. Hence, we need to bolster the intent of the ordinance to make sure they occur rarely and on an exceptional basis only.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes,

Please explain.:

Yes. When an owner performs an OMI eviction on a unit that is part of a larger multi-unit building, we should require any future OMI on the property to occur in that same unit, for the duration of the owner's tenure, as is the case in Berkeley. The goal is to prevent owners from gradually clearing out an entire building through successive OMI's.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month ,

Please explain.:

There needs to be a reasonable timeline for tenants displaced by OMI to have the option of exercising their first right of refusal to move back into the unit after it is vacated by the owner (or owner's family member) and comes back on the rental market. Landlords should be encouraged to notify former tenants in advance of the owner (or their family member) vacating the unit, and tenants should be given 10 business days to respond to that notification and at least another 30 days following the date of their response to the landlord--or the date of the unit becoming available, whichever is later--to actually move in.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

More than ten years ,

Please explain.:

The Rent Program should be required to maintain contact information for a formerly displaced tenant due to OMI for at least 10 years in the event that the unit is placed back on the rental market. At the time of the eviction, tenants need to be informed of their potential first right of refusal in the future, and that it's important for them to play their part in responding to periodical Rent Program contact information verification and update requests. The Rent program should have an automated system for doing annual contact information verification.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

,

A form completed by the Landlord proving their 50% or more ownership interest in the rental property

,

A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

,

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

,

A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

,

A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

,

Other (please specify)::

Since experience from other cities tells us that the requirements of OMI evictions are difficult to enforce, we should set up systems (automated as much as possible in a database) to track full compliance each step of the way. If OMI evictions are kept to small numbers on an exceptional basis, it shouldn't be too overwhelming to monitor compliance. We need to require landlords to confirm in writing, under penalty of perjury, that the various requirements of OMI evictions have been met.

#2

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 24, 2019 8:52:07 PM
Last Modified: Monday, June 24, 2019 9:08:36 PM
Time Spent: 00:16:28
IP Address: 104.186.254.250

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
They are one economic unit

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
Consistent with owner move-in

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
There should be a different policy for landlords who won fewer than 8 units and larger landlords. Small landlords should be given greater flexibility

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes,
Please explain.:
Question not clear. The same landlord should only be able to do an owner move-in one time. Not move from unit to unit.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month ,
Please explain.:
A move requires information about schools, jobs. obligations or subletters on current living space, etc. The former tenant needs more time

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Six to ten years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#3

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, June 25, 2019 10:09:28 AM
Last Modified:	Tuesday, June 25, 2019 10:15:47 AM
Time Spent:	00:06:19
IP Address:	107.216.148.225

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Tenant**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 25, 2019 10:42:54 AM
Last Modified: Tuesday, June 25, 2019 10:56:27 AM
Time Spent: 00:13:32
IP Address: 107.216.148.225

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
If they have a large family, would each of the adult children lay claim to a unit giving potentially unlimited powers to evict an entire complex???

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes,
Please explain.:
...otherwise people would evict, move in, rent out at a hire rate, move into another unit, rent out at a hire rent and so on.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month ,
Please explain.:
moving is complicated

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Six to ten years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#5

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 3:11:03 PM
Last Modified:	Wednesday, June 26, 2019 3:12:58 PM
Time Spent:	00:01:55
IP Address:	38.99.34.33

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a community advocate**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**No**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 3:09:46 PM
Last Modified: Wednesday, June 26, 2019 3:16:16 PM
Time Spent: 00:06:29
IP Address: 71.198.119.90

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
This should allowed if legally separated.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
What's the difference with owning outright?

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
Assuming again that they can prove the households are separate or have another need (eg. disability).

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
Owner may have different needs during lifetime (eg. size when moving as a family, or a ground unit if disabled)

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month ,
Please explain.:
Highly likely tenant has to give notice themselves, so 2 months is more reasonable.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years ,
Please explain.:
Consider our privacy as well.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#7

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 3:11:34 PM
Last Modified:	Wednesday, June 26, 2019 3:17:08 PM
Time Spent:	00:05:33
IP Address:	130.212.93.129

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**Respondent skipped this question**

#8

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 3:09:01 PM
Last Modified:	Wednesday, June 26, 2019 3:18:32 PM
Time Spent:	00:09:30
IP Address:	70.36.207.254

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, and I live in Richmond ,** **I am a Richmond Homeowner**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes,** Please explain.: Assuming that each actually moves in, and lives separately in different units
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**No,** Please explain.: Personally I do not believe inheritance is ethical
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No,** Please explain.: Assuming that enumerated relatives are already eligible for "owner" move-in status, I see no reason it should be limited based on whether the units are on a single property.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes,** Please explain.: IF (and only if) that unit was no longer inhabited by the owner or relative that originally moved in. In other words, it should not be a means to systematically empty all of the units. That risk could be made moot by having a significant amount of time any unit which had been affected my an owner move-in could be placed on the rental market (5-10 years)

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Six to ten years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#9

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 3:13:43 PM
Last Modified: Wednesday, June 26, 2019 3:19:12 PM
Time Spent: 00:05:29
IP Address: 172.58.35.66

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

#10

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 3:10:40 PM
Last Modified: Wednesday, June 26, 2019 3:19:58 PM
Time Spent: 00:09:17
IP Address: 76.217.50.207

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

Other (please specify):

Richmond resident who neither owns or rents

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#11

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 3:11:26 PM
Last Modified: Wednesday, June 26, 2019 3:26:09 PM
Time Spent: 00:14:43
IP Address: 24.7.75.38

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
things
change

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
limit to 1

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes,
Please explain.:
loopholes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month ,
Please explain.:
I've move 6 times since my OMI in 2001 and would love to move back to my home of 20years.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Six to ten years ,
Please explain.:
the many move outs I've experience would make it difficult to find me.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord proving their 50% or more ownership interest in the rental property
,
A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market
,
A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

#12

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 3:21:18 PM
Last Modified: Wednesday, June 26, 2019 3:28:34 PM
Time Spent: 00:07:15
IP Address: 67.170.230.157

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Other (please specify):: should be market rate

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

#13

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 3:28:39 PM
Last Modified: Wednesday, June 26, 2019 3:33:00 PM
Time Spent: 00:04:21
IP Address: 99.203.107.156

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner ,

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

#14

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 3:28:30 PM
Last Modified: Wednesday, June 26, 2019 3:33:22 PM
Time Spent: 00:04:51
IP Address: 73.252.138.104

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond ,

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

#15

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 3:27:44 PM
Last Modified: Wednesday, June 26, 2019 3:37:16 PM
Time Spent: 00:09:31
IP Address: 12.245.148.18

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#16

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 3:11:41 PM
Last Modified: Wednesday, June 26, 2019 3:37:16 PM
Time Spent: 00:25:35
IP Address: 73.223.49.194

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#17

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 3:16:38 PM
Last Modified: Wednesday, June 26, 2019 3:49:02 PM
Time Spent: 00:32:23
IP Address: 204.28.125.98

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
They should not have to share a unit.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
There should be some kind of requirement for proof.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)**

#18

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 3:42:47 PM
Last Modified:	Wednesday, June 26, 2019 3:52:29 PM
Time Spent:	00:09:41
IP Address:	206.174.5.223

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**No,** Please explain.: Only one should be allowed as joint owners of property
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** **,** **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** **,** **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market**

#19

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 3:49:06 PM
Last Modified:	Wednesday, June 26, 2019 3:58:51 PM
Time Spent:	00:09:44
IP Address:	72.132.177.47

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Respondent skipped this question**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	Other (please specify):: This whole record thing is getting out of hand. If the rent board wants documentation they should keep records. Landlords have more important things to do. As usual when the city gets involved in control and documentation it's just more red tape. This whole rent control is getting to complex.

#20

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 3:59:13 PM
Last Modified:	Wednesday, June 26, 2019 4:05:20 PM
Time Spent:	00:06:07
IP Address:	108.201.220.199

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market**

#21

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 3:20:44 PM
Last Modified:	Wednesday, June 26, 2019 4:07:47 PM
Time Spent:	00:47:03
IP Address:	24.130.27.90

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, and I live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

#22

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 4:00:43 PM
Last Modified: Wednesday, June 26, 2019 4:10:29 PM
Time Spent: 00:09:46
IP Address: 161.69.112.12

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner ,

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
I could die and my child could want to move in

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
If it is a duplex perhaps they would need to take back control of the property and turn it into a single home. What if an economic downturn occurs and they need to move in. I think more than three is ridiculous though

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
I don't understand this question well. If I am hit with job losses again as I was during the economic downturn I need to be able to move assets, sell what I can and move to my condo if that is where I can get a job

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year** , Please explain.: People move so much. It places a burden on everyone. I think this whole thing is horrid. If I lose my job I will need to move back to my condo. If I find a better job and need to move I should not have to track down an old tenant so I can move and take the new job
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so** , Other (please specify):: If I need to move for work I should not be penalized. Changing jobs every two months is not uncommon anymore.

#23

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 3:50:32 PM
Last Modified: Wednesday, June 26, 2019 4:14:02 PM
Time Spent: 00:23:29
IP Address: 98.234.242.75

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Other (please specify)::
None

#24

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 3:22:15 PM
Last Modified: Wednesday, June 26, 2019 4:15:54 PM
Time Spent: 00:53:39
IP Address: 192.31.105.175

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant,

I am a community advocate,

I am a prospective purchaser of residential property in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
This does not sounds fair to current tenants. If the members of this couple will EACH move into one of the units I can see that being okay, but also unlikely that each one will move into one of the two units if they are a married couple.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No,
Please explain.:
The trust owns the property, that is not a natural person.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years,
Please explain.:
I would suggest this be at least 3-5 years. Because 1-2 yrs might not be enough time to keep the information on record, but over 5 years might be too long.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market
,
A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)
,
A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

#25

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 4:17:04 PM
Last Modified: Wednesday, June 26, 2019 4:24:15 PM
Time Spent: 00:07:11
IP Address: 66.7.240.218

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

,

I am a Realtor who conducts business in the City of Richmond

,

I am a prospective purchaser of residential property in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
They own the property and should have the right each to occupy each individual unit.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
They have invested in the property and should have the same bundle of rights as any property owner to enjoy the occupancy of their property.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
Absolutely not, they have purchased the property and their rights to the property should not be limited.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
There should not be a policy limiting a property owners rights to their property

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Other (please specify)::
The Landlord should be able to charge fair market rent of the property

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

#26

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 3:42:16 PM
Last Modified: Wednesday, June 26, 2019 4:33:25 PM
Time Spent: 00:51:09
IP Address: 23.120.248.114

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant ,

I am a Richmond Landlord, and I live in Richmond ,

I am a Richmond Homeowner ,

I am a Realtor who conducts business in the City of Richmond

,

I am a community advocate

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
If they married , they should be considered as one. If they are in a registered domestic partnership, they should be considered as one.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
I don't think i need to explain this one.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
This should only be used once in maybe 5 years

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Please explain.:
i'm not sure i understand.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Other (please specify)::
this question is not clear. Why did the tenant move out? Was it because the landlord had taken the unit or to renovate the unit? Sometimes unit's can not be renovated with the tenant there. If this is the case tenant should be able to move back at the same cost, but not after years. To answer this more intelligently i will need more informationd

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#27

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 4:33:11 PM
Last Modified:	Wednesday, June 26, 2019 4:37:37 PM
Time Spent:	00:04:25
IP Address:	12.202.171.254

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	Other (please specify):: No need

#28

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 4:17:38 PM
Last Modified:	Wednesday, June 26, 2019 4:42:37 PM
Time Spent:	00:24:58
IP Address:	98.207.18.64

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes,** Please explain.: It's not our business how the partnership chooses to live - partnerships take on many different living arrangements. They each own 50% of each unit, and there is no restriction currently listed for this scenario that I've read in the municipal code, so each owner move-in should be treated as a separate event.
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**No,** Please explain.: A trust is not a natural person. The ordinance states the the Landlord must be a natural person.
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No,** Please explain.: There are already restrictions put in place in the ordinance to prohibit flippant or excessive owner move-ins, such as the requirement of owners to move in within 90 days and stay for 3 years. If a family would like to live close together, there are many practical and social reasons for this arrangement and it's not the City's business to interfere with these arrangements as long as owners are following the ordinance and staying the 3 years.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
Some Bay Area cities do have similar restrictions to what is described above. I feel that to limit owner move-ins to one unit though is unfair to the owner. Some people require more shaded units because they don't tolerate AC well. Some people prefer units where windows or doors face a certain direction (East, West, etc) for personal or religious reasons. Some people prefer or need to be on the ground level. Units are not just about square footage or room count, so to tell one owner or owner relative that he or she cannot choose the unit that best suits their current health or religious needs simply because their relative preferred a different unit or because their health used to be one way, is not appropriate.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month,
Please explain.:
Moving is a big decision. The owner would know a month out if they're returning the unit to the market, and that's a reasonable amount of time to wait for the tenant's decision.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years ,
Please explain.:
If Tenant's contact info changes though, owner shouldn't be required to track them down. Tenant should update owner if info changes.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Other (please specify)::
An affidavit from the owner confirming that he will in good faith move in within 90 days, stay for 36 months, and offer the first right of refusal to the tenant. No other forms should be required - the Rent Program has enough to keep track of already without babysitting all the owner move-ins.

#29

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 4:11:10 PM
Last Modified: Wednesday, June 26, 2019 4:53:34 PM
Time Spent: 00:42:24
IP Address: 73.241.60.89

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Realtor who conducts business in the City of Richmond
,
I am a prospective purchaser of residential property in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
because it is there property that s there
right

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
again people the "city" trying to take property owners
right

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
trying to make people do what the city wants where is the
freedom in that

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#30

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 4:54:18 PM
Last Modified: Wednesday, June 26, 2019 5:00:17 PM
Time Spent: 00:05:59
IP Address: 157.131.252.162

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years ,
Please explain.:
5 years seems fair

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

,

A form completed by the Landlord proving their 50% or more ownership interest in the rental property

,

A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

,

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

,

A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

#31

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 4:57:57 PM
Last Modified: Wednesday, June 26, 2019 5:06:50 PM
Time Spent: 00:08:52
IP Address: 71.198.171.205

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a community advocate

,

I am a prospective purchaser of residential property in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
If you own jointly, the decision should be made only if both parties move in. The alternative is the potential for two separate owner move-in evictions.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No,
Please explain.:
Only if the co-owners give up their right to do the same thing on another property.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
You pretty much enumerated it above. Multiple evictions, but same family/ownership.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes,
Please explain.:
Anything else could be construed as an attempt to avoid taxation on income by claiming family members aren't paying rent.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Other (please specify)::
Some middle ground - perhaps a percentage. AGAs in an of themselves have gotten out of hand and rarely reflect actual cost, just opportunistic greed.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month ,
Please explain.:
Landlord has the right to make money; leaving the property vacant for an extended period means he/she loses income for the duration.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years ,
Please explain.:
Less than a year encourages the landlord to kick a tenant out, leave it essentially empty (landlord isn't necessarily living there) then rent it out at an inflated rent

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market
,
A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

#32

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 3:27:14 PM
Last Modified: Wednesday, June 26, 2019 5:08:45 PM
Time Spent: 01:41:30
IP Address: 76.21.36.129

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Realtor who conducts business in the City of Richmond
,
I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Other (please specify)::
None

#33

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 4:59:11 PM
Last Modified: Wednesday, June 26, 2019 5:13:31 PM
Time Spent: 00:14:19
IP Address: 107.77.212.190

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
A lot of smaller owners own their investment in a trust.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
We have had some catastrophic loss of homes nearby. Some families lost everything. They should be able to use property they own.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
What if it is 50 years? 20? Don't make too many restrictions.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

#34

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 3:19:45 PM
Last Modified: Wednesday, June 26, 2019 5:13:33 PM
Time Spent: 01:53:48
IP Address: 12.230.5.42

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No,
Please explain.:
A beneficiary is not an owner, and then unjustly reduces the opportunity for fair-housing in Richmond.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
This is a difficult decision because the legitimacy of this desire by an owner is justified if used for move-in with multiple extended family members. This privilege also allows for the possibility of being used in a nefarious, false manner to raise multiple units to market rate.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#35

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 5:13:57 PM
Last Modified: Wednesday, June 26, 2019 5:22:36 PM
Time Spent: 00:08:39
IP Address: 216.183.68.37

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner ,

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
It is their property and they have the right to live in it.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
They own quite a bit of the property.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
Not if their relatives are really going to live there for a substantial amount of time.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes,
Please explain.:
Probably. The rules must prevent the abuse of this policy

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month ,
Please explain.:
Try to balance the interest of both parties.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#36

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 5:14:39 PM
Last Modified:	Wednesday, June 26, 2019 5:33:01 PM
Time Spent:	00:18:22
IP Address:	50.250.242.254

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond** , Other (please specify): property manager for the richmond propety owner lives out of state

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Respondent skipped this question**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#37

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 5:31:44 PM
Last Modified:	Wednesday, June 26, 2019 5:40:55 PM
Time Spent:	00:09:11
IP Address:	69.107.96.81

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
If the requirement is 50% ownership, I see no reason why each partner should not be able to use their 50% in this way.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
Again, if 50% is the rule....

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month,
Please explain.:
They should be given time to provide proper notice to the current landlord.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#38

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 5:41:43 PM
Last Modified: Wednesday, June 26, 2019 5:42:13 PM
Time Spent: 00:00:30
IP Address: 172.58.39.132

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant ,
I am a community advocate

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#39

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 5:33:30 PM
Last Modified: Wednesday, June 26, 2019 5:48:44 PM
Time Spent: 00:15:13
IP Address: 76.217.51.20

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
They own the building. They pay the taxes and insurance. They should be able to live there in anyway they wish. They should be able to let their relatives live there.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
This should be decided by the owners, not the board

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
It is there building. Perhaps they bought it recently to get the family under one roof. Perhaps they bought it 30 years ago and there were no such rules and they planned in the future to put they adult children there .

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
NO NO NO It is their property. Their choice. This is America. Ownership used to mean something.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days ,
Please explain.:
I am OK with 10 days...no more

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year ,
Please explain.:
That should be the tenant's responsibility. Tenant should update their contact info on a data base maintained by Rent Board

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Other (please specify)::
Tenant should keep info current on a data base which would be at rent board

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market
,
Other (please specify)::
Rent board could send out an annual form with a yes/no and a signature verifying the landlord/relative is still there.

#40

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 6:08:58 PM
Last Modified:	Wednesday, June 26, 2019 6:09:53 PM
Time Spent:	00:00:54
IP Address:	73.252.168.226

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Realtor who conducts business in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#41

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 6:12:06 PM
Last Modified:	Wednesday, June 26, 2019 6:18:43 PM
Time Spent:	00:06:36
IP Address:	172.58.39.245

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Respondent skipped this question**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	Other (please specify):: They should move they don't own it

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#42

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 5:29:49 PM
Last Modified:	Wednesday, June 26, 2019 6:23:42 PM
Time Spent:	00:53:52
IP Address:	157.131.111.163

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Realtor who conducts business in the City of Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes,** Please explain.: I think two in a triplex is plenty, but it depends on the number of units. Perhaps a 66% or 3 unit cap.
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes,** Please explain.: But as above, if the owner needs to move in parents or a child they should be allowed with some limits.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Other (please specify)::
If more than 10 years have passed and it is a successor owner then I think it should return to market rate. Otherwise it is too much of a burden on the successor owner of the property.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Six to ten years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#43

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 6:17:00 PM
Last Modified: Wednesday, June 26, 2019 6:25:03 PM
Time Spent: 00:08:02
IP Address: 104.6.70.119

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Realtor who conducts business in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**Respondent skipped this question**

#44

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 6:23:41 PM
Last Modified:	Wednesday, June 26, 2019 6:40:32 PM
Time Spent:	00:16:50
IP Address:	67.180.153.195

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	Other (please specify):: Landlord should be able to charge what ever they want to, if the price is to high it will not rent, a landlord has SAVED there hard earned $ to invest , and they should be able to charge what they want to with NO controls what so ever. Many landlords have not taken vacations, worked 2-3 other jobs, and make there hard earned $ work for them, what tenants can say they do the same? !!!
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days** , Please explain.: tenant should not be notified at ALL !! This unit was bought by the landlord, and landlord should do what ever they want to with the property, and tenant should NO SAY SO WHAT EVER, HOW much $$$ has the tenant put in to BUY that property ?
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	Please explain.: Should not be required at all to notified the tenant !
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	Other (please specify):: NO contact at all by anyone should be needed

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	Other (please specify):: NO forms at ALL !!

#45

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 6:37:14 PM
Last Modified:	Wednesday, June 26, 2019 6:52:28 PM
Time Spent:	00:15:13
IP Address:	108.236.116.47

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes,** Please explain.: They own the property. Given proper legal notice to a tenant, they should be able to use their property as they wish
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes,** Please explain.: Same reason as question 2
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No,** Please explain.: Again, they own the property. As long as the allowed notice is given to tenant.
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No,** Please explain.: Really??

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month ,
Please explain.:
There are still bills to be paid! A written committment should be acceptable so the returning tenant may give a 30 day notice to existing landlord

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years ,
Please explain.:
Two
years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

#46

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 6:51:09 PM
Last Modified: Wednesday, June 26, 2019 6:57:28 PM
Time Spent: 00:06:19
IP Address: 73.151.57.136

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner ,

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
Recorded property as 1

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
Lifeline from being homeless

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
1 per unit

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#47

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 6:47:59 PM
Last Modified:	Wednesday, June 26, 2019 6:57:41 PM
Time Spent:	00:09:41
IP Address:	99.145.196.82

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, and I live in Richmond** , **I am a Richmond Homeowner**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	Other (please specify):: none - minimize expense unless evidence clearly proves increased bureaucracy is necessary and how it would benefit the City of Richmond

#48

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 5:03:02 PM
Last Modified:	Wednesday, June 26, 2019 7:29:25 PM
Time Spent:	02:26:22
IP Address:	126.164.10.194

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Tenant ,** **I am a prospective purchaser of residential property in the City of Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes,** Please explain.: Someone shouldn't have to rely on their spouse to be able to move into property that they own 50% of. I'm thinking of separation and divorce situations where one party (+ children) may need to NOT cohabit with their partner for any reason. It is important to me that someone seeking to live apart from their partner not have to rely on that partner to legally occupy property that they own.
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes,** Please explain.: We think of trusts as tax shelters for rich people, but they are also often used to help disabled people, elderly people, and other highly vulnerable individuals live independently. Disallowing them from occupying property that was put in a trust specifically to help them is absurdly cruel and demeaning. It might even be construed as a human rights issue. You should be ashamed for even thinking it.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
I can see how the lack of such a policy might be abused, but I can also think of cases in which such a policy would prevent families from staying together. It can be particularly important to have one's aging parents nearby for handling care issues, and many units simply aren't big enough to house yet another relative. Tread very carefully here.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
I can't tell what abuse this policy would seek to prevent that either isn't already prevented by other policies and regulations, or at least could be, and in my mind that makes it capricious. On the other hand, if a couple who owns a property moves into a one bedroom unit on that property then has two kids, they should be able to move into a larger unit on that same property (by moving out of the one-bedroom).

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month ,
Please explain.:
More than one month but less than two months. The previous tenant should have enough time to properly think about their decision to move, and should they decide to do so, handle all that a move entails without having too much pressure from either their current or former (future) landlord's timeline. At the same time, time should be given to make sure that the previous tenants actually get notified with enough time to do that. At the time the landlord attempts to contact the previous tenant, the previous tenant may be away from home on vacation, have moved multiple times, etc. While it is unfair to expect the owner to track down a previous tenant to the ends of the earth, there needs to be enough time between a landlord's good faith attempt to contact and the deadline for a decision for notification to actually reach the previous tenant. Another matter that requires some attention is the timing of notifying the previous tenant that the unit is back on the market with respect to the owners occupancy. Notification should not have to wait until the unit is already vacant (ie the owner has already moved out) to proceed. That way, the owner isn't left holding the bag on a vacant unit while waiting for a decision from the previous tenant. That said, the owner shouldn't be able to notify a previous tenant too far ahead of their move out for the previous tenant to know what their own situation will be by the time of occupancy. For example, the landlord shouldn't be able to tell the tenant that the unit will be back on the market in a year and expect a decision in 1-2 months. Not everyone's situation permits planning that far ahead. The way I see it, the ideal situation would be as follows: 1. The landlord sets a move-out date/date the unit will be back on the market 2-3 months in the future. 2. The landlord then makes a good faith effort to notify the previous tenant that the unit will become available for rental occupancy on the date chosen by the landlord. 3. From the date of that good faith effort (the postmark, as this notification should be in writing), the previous tenant has 1-2 months to notify the landlord that they intend to rent the unit beginning from the day of vacancy specified by the landlord. 4. Failure by the previous tenant to contact the landlord (in writing) by the deadline may be construed by the landlord as refusal to rent the unit, and the landlord may search for other prospective tenants. This way the previous tenant has plenty of time to receive the notification, make a decision, and make any necessary preparations to move, and the landlord knows far enough ahead of time to begin marketing the unit to other prospective renters should the previous tenant either directly refuse the unit or not reply to the landlord's notification.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

More than ten years

Please explain.:

In response to question 9, which has no "Please explain" box: The Rent Program should definitely be required to maintain contact information for a former tenant displaced by owner move-in, as without that information it is very difficult to ascertain whether or not the owner has fulfilled their legal obligation in notification. At the same time, it will be easy to know when the previous tenant is genuinely unreachable, removing uncertainty for the landlord. An enforcement mechanism that also makes compliance easy is win-win. There's no reason to think that a landlord will be better positioned in terms of resources or more incentivized to maintain these records than the Rent Program, so there is no reason to require the landlords themselves to maintain these records when best case scenario they are redundant with the Rent Program's own records. Maintaining these records could be comparatively easily accomplished by the Rent Program, which already contacts large numbers of people in disparate places annually for the purpose of assessing fees and maintaining records. Landlords could pay a one-time fee at the time of Owner Move-in to fund the collection and maintenance of previous tenants' contact information. In terms of how long they should have to maintain those records, they should be kept as long as the landlords are required to offer first right of refusal. To do otherwise is to either defang the law (adding to the incentive to ignore it) or to admit that it was poorly conceived and unenforceable in the first place.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

,

A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

,

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

,

Other (please specify)::

The forms I left unselected can be obviated by good practices in other forms and procedures. For example, the form certifying that the landlord has occupied the rental unit in which they conducted the owner move-in eviction isn't required if the landlord has already had to attest that they moved in, and if they are already required to notify the city of their rental activities with respect to the unit (which they are/would be through the form proving that the previous tenant was given first right of refusal), and the same goes for the form indicating that the owner has moved out of the unit. As for the form requiring proof of 50% ownership interest, this can be obviated by requiring proof of ownership and enumeration and documentation of who holds ownership interests at the time of registration with the Rent Program, and the yearly fee assessments can come with the ability to record (and prove) changes to the ownership interests, should they change. That way, when Owner Move-in evictions are initiated, the Rent Program can easily confirm that only qualified people are performing them, and in the case of conflict between people with legitimate ownership interests which might prevent them from accessing appropriate documentation (I'm thinking of an acrimonious divorce or similar situation).

#49

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 7:31:23 PM
Last Modified: Wednesday, June 26, 2019 7:46:37 PM
Time Spent: 00:15:13
IP Address: 24.130.185.176

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond
,
I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
If they live separately in the 2 units

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
They own the 3 properties. They should be able to live there if they choose.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
People's circumstances change over time. Having such a policy would freeze the situation when it might not be appropriate.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month
,
Please explain.:
I think 2 weeks should be adequate.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#50

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 7:34:18 PM
Last Modified: Wednesday, June 26, 2019 7:55:05 PM
Time Spent: 00:20:46
IP Address: 74.95.205.182

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond ,

I am a Richmond Homeowner ,

I am a community advocate

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
Also, many properties are technically owned by a trust with the owner(s) as executors. this is a mechanism by which the property might not be reassessed for tax purposes when passed to the next generation. Reassessment of property taxes, especially in a rent controlled climate often forces the sale of the property displacing all residents - owners and renters alike.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
it is their property - their right and their responsibility. I beleive the question should be, why shouldn't they be able to possess their own property?

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
There is no limit to the number of family members of a renter that can move in to a rented unit under current rent program regulations. By the same token, owners and their family members of the same relationships enumerated in the above-referenced regulations should be able to move in to the family property when they need to.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Please explain.:
I don't understand the question, if you are talking about the same unit and an owner already moved in, they are not displacing a renter. if you are saying an owner moved in and then left and re-rented, should that owner be able to move back in? yes they should be able to move back in, they have a right to possess their own property.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month,
Please explain.:
ideally the vacancy will be planned for at least that long so giving a months notice can start before the actual vacancy. let the former renter know that the unit will be available on a given date unless the former renter declines the unit or 30 days from the date of the NOTICE (not necessarily the vacancy date), whichever comes first.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years ,
Please explain.:
5
years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , Other (please specify):: A form indicating the owner has moved out would be fine, but why do you need to know why? isn't it enough to know the unit is available again?

#51

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 7:49:59 PM
Last Modified:	Wednesday, June 26, 2019 8:00:51 PM
Time Spent:	00:10:52
IP Address:	97.84.76.91

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes,** Please explain.: fundamental right
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes,** Please explain.: fundamental
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No,** Please explain.: basic right
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#52

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 7:58:18 PM
Last Modified: Wednesday, June 26, 2019 8:17:19 PM
Time Spent: 00:19:00
IP Address: 71.143.195.67

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond , Homeowner

I am a prospective purchaser of residential property in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
They should both be allowed to inhabit their property if they need to do so. Why own if you can't live in it if you need to?

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
Many of us establish living trusts to "own" our property so that it passes more easily to our children. It is equal to 50 % Direct ownership

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
If they have a need for family to use their property that should always take priority. It is always our "back-up plan" should something happen to our family members. Why put them on the street if you own properties?

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
What if a section is damaged and they must switch units for safety, size of family needs, or whatever? Why constrict someone to one unit forever?

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month ,
Please explain.:
There should be a reasonable length of time to find tenants and allow them to give notice

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market
,
A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

#53

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 8:19:44 PM
Last Modified:	Wednesday, June 26, 2019 8:20:39 PM
Time Spent:	00:00:55
IP Address:	24.6.237.98

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#54

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 8:21:37 PM
Last Modified:	Wednesday, June 26, 2019 8:21:57 PM
Time Spent:	00:00:20
IP Address:	24.130.188.10

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner ,

I am a community advocate

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#55

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 8:41:11 PM
Last Modified:	Wednesday, June 26, 2019 8:48:55 PM
Time Spent:	00:07:43
IP Address:	71.202.252.68

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
If you own a property, you should be able to live in it.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year
,
Please explain.:
How is the owner supposed to keep track of the tenant?
That's crazy.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Landlord proving their 50% or more ownership interest in the rental property
,
A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#56

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 8:47:50 PM
Last Modified: Wednesday, June 26, 2019 8:54:49 PM
Time Spent: 00:06:58
IP Address: 99.145.196.12

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
All owners have a right to move into property they own

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
Ownership is ownership regardless of vesting title

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
An owner should have the ability to house their family in property they own

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
This confinement is unnecessary

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days** , Please explain.: Should be a quick decision
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#57

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, June 26, 2019 8:47:42 PM
Last Modified:	Wednesday, June 26, 2019 9:00:20 PM
Time Spent:	00:12:38
IP Address:	73.93.141.65

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Tenant**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**No,** Please explain.: A couple should be avle yo move into 1 unit, not both.
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**No**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#58

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 9:08:43 PM
Last Modified: Wednesday, June 26, 2019 9:17:02 PM
Time Spent: 00:08:18
IP Address: 24.7.87.127

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

,

A form completed by the Landlord proving their 50% or more ownership interest in the rental property

,

A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

,

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#59

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 9:09:00 PM
Last Modified: Wednesday, June 26, 2019 9:17:27 PM
Time Spent: 00:08:27
IP Address: 107.242.121.2

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
Wouldn't the couple live together in one of the units?

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Landlord proving their 50% or more ownership interest in the rental property
,
A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#60

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 9:13:50 PM
Last Modified: Wednesday, June 26, 2019 9:19:21 PM
Time Spent: 00:05:30
IP Address: 73.71.38.73

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#61

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 9:25:30 PM
Last Modified: Wednesday, June 26, 2019 9:31:40 PM
Time Spent: 00:06:09
IP Address: 73.222.155.134

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a community advocate

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
Owner move ins should not be restricted

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market
,
A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

#62

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 9:26:57 PM
Last Modified: Wednesday, June 26, 2019 9:39:40 PM
Time Spent: 00:12:42
IP Address: 107.222.189.75

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond
,
I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market
,
Other (please specify)::
SS

#63

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 10:09:44 PM
Last Modified: Wednesday, June 26, 2019 10:10:26 PM
Time Spent: 00:00:41
IP Address: 73.241.247.77

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#64

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 10:16:09 PM
Last Modified: Wednesday, June 26, 2019 10:16:27 PM
Time Spent: 00:00:17
IP Address: 73.223.96.177

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#65

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 11:43:14 PM
Last Modified: Wednesday, June 26, 2019 11:58:51 PM
Time Spent: 00:15:37
IP Address: 73.189.84.3

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
Landlord couples will use that provision to evict tenants in both units of their duplex, and then they won't actually live separately once they have evicted their tenants. They will live together in one unit, raise the rent on the other unit, and then get a new tenant.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No,
Please explain.:
Landlords abuse these to evict their tenants, raise the rent, and then get new tenants. I do think that if the owners truly want to actually live there, they should be able to do so, as the property belongs to them. However, there needs to be MUCH GREATER regulation and MUCH STRONGER penalties for abuse to make sure that Owner Move-In evictions are not abused. Without the necessary regulation and penalties, I am against Owner Move-In evictions.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
Like with the couples' provision discussed above, landlords will just use this to kick out all their tenants, raise the rent, and then get new tenants.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes,
Please explain.:
This will mean that fewer people will have their lives turned upside down by Owner Move-In eviction.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month,
Please explain.:
People need a little time to figure out if it's feasible to move back.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Six to ten years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#66

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, June 27, 2019 12:19:54 AM
Last Modified:	Thursday, June 27, 2019 12:21:04 AM
Time Spent:	00:01:09
IP Address:	73.93.140.98

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Respondent skipped this question**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Respondent skipped this question**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Respondent skipped this question**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Respondent skipped this question**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#67

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 4:37:06 PM
Last Modified: Thursday, June 27, 2019 1:41:45 AM
Time Spent: 09:04:38
IP Address: 72.253.216.145

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
For a duplex, if one is used for a child or permitted family member, and another for the couple, I would think that should be allowed.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
A revocable trust is commonly used the same as personal ownership between couples, simply a legal device created to expedite inheritance. It should follow the same rules as natural persons for 2 person owners.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
If that is the true purpose of the move in, and not just a convenience for evicting tenants, then yes I think a property owner has the right to use a property for themselves and family members as provided by the law

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
Consider that an owner could have an increase in family size and need a larger unit. It would be unfair to limit them to the same unit of a property they own. It should be offered to switch units with tenant who would be displaced. Perhaps a limit on how frequently one could do that so it's not mis-used.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month,
Please explain.:
Moving is a big decision. They should have time to consider.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years ,
Please explain.:
What are the rules for how the landlord would obtain this information? Seems to me it should be up to the tenant to keep the landlord notified of change of addresses if they would possibly be interested in moving back in.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Other (please specify)::
I think the landlord should keep the immediate contact information when the tenant moves, but if the tenant moves again they should be responsible for letting the landlord know for the duration this rule holds.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market
,
A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

#68

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, June 27, 2019 1:45:32 AM
Last Modified: Thursday, June 27, 2019 2:16:07 AM
Time Spent: 00:30:34
IP Address: 114.43.2.132

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
Because they are the legal owner in this free market country

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
Because this individual has this right under the country law

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
Because these properties are belong to them so they can make any arrangement for their family

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
Because the owner family members might be growing which causes a needs for more living spaces

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Other (please specify)::
The rent should be back to the market price because the owner will pay the market rent or cost when he/she moves out at the same time

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days ,
Please explain.:
Because the owner needs pay every bills if there is no tenant live in, including property tax, property insurance, and etc

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year ,
Please explain.:
Currently, world changes so fast. The owners invest their money into Richmond house, but they should not be punished and limited if their life situation change. For example, they need to move out when they have a new job or have to take care of their parents out of state.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Other (please specify)::
If the tenants want to keep their rights, they have responsibilities to follow up. This is the same as any human right under government regulations.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#69

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, June 27, 2019 6:21:21 AM
Last Modified: Thursday, June 27, 2019 6:36:08 AM
Time Spent: 00:14:47
IP Address: 70.71.242.222

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
Maybe they are taking care of a parent, or grandparent, and need to be close to them.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
Lots of people have their properties in trusts...they could have inherited the property and simply need to move in

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
I think two units is pretty reasonable, after that the owners are probably just trying to get rid of the low rent tenants

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
If siblings owned a duplex, they could be in totally different places in their lives. They could want to move in after college, but be graduating at very different times.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days
,
Please explain.:
Keeping a unit empty for a month makes no sense, and is very expensive. A week should be enough time for someone to make up their mind if they want to move

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years
,
Please explain.:
I think one to two years for the rent program to keep track should be sufficient. I don't know how a landlord would keep track, unless the tenants wanted to keep him informed.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

#70

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, June 27, 2019 6:36:13 AM
Last Modified:	Thursday, June 27, 2019 6:37:14 AM
Time Spent:	00:01:00
IP Address:	107.203.110.225

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#71

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, June 27, 2019 7:15:52 AM
Last Modified:	Thursday, June 27, 2019 7:23:25 AM
Time Spent:	00:07:33
IP Address:	64.166.144.107

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond ,

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit**

#72

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, June 27, 2019 7:49:25 AM
Last Modified:	Thursday, June 27, 2019 7:54:44 AM
Time Spent:	00:05:19
IP Address:	73.189.0.23

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**Respondent skipped this question**

#73

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, June 27, 2019 7:52:10 AM
Last Modified:	Thursday, June 27, 2019 7:57:23 AM
Time Spent:	00:05:12
IP Address:	108.246.15.72

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market**

#74

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, June 27, 2019 7:52:33 AM
Last Modified:	Thursday, June 27, 2019 8:03:50 AM
Time Spent:	00:11:17
IP Address:	12.216.212.99

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Homeowner**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes,** Please explain.: Each owner may want to move in to a separate unit. Since they each own the property they should be allowed to move in to each unit and live there. The housing crisis effects owners as well as tenants.
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes,** Please explain.: The beneficiary may have inherited the property and may want to live in the property.
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No,** Please explain.: There is a housing crisis that effects homeowners. If someone wants to house themselves and their family that person should be allowed to do so without penalties and restrictions from the city.
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No,** Please explain.: I do not think homeowners' rights should be restricted.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days** , Please explain.: I a tight rental market the former tenant should not be allowed to prevent an owner from entering into a lease with a new tenant at market rates.
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#75

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, June 27, 2019 7:58:37 AM
Last Modified:	Thursday, June 27, 2019 8:09:00 AM
Time Spent:	00:10:22
IP Address:	99.167.193.157

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes,** Please explain.: Its My property!
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes,** Please explain.: Again, its my property
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes,** Please explain.: You are taking away property rights.
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	Other (please specify):: no forms should be required.

#76

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, June 27, 2019 8:29:50 AM
Last Modified:	Thursday, June 27, 2019 8:36:45 AM
Time Spent:	00:06:55
IP Address:	173.244.106.208

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**Respondent skipped this question**

#77

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, June 27, 2019 9:08:07 AM
Last Modified:	Thursday, June 27, 2019 9:09:00 AM
Time Spent:	00:00:52
IP Address:	50.242.75.22

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, and I live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Respondent skipped this question**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Respondent skipped this question**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Respondent skipped this question**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Respondent skipped this question**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#78

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, June 27, 2019 8:55:27 AM
Last Modified:	Thursday, June 27, 2019 9:10:13 AM
Time Spent:	00:14:45
IP Address:	76.103.97.253

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a prospective purchaser of residential property in the City of Richmond

,

I am a Richmond Landlord, but I don't live in Richmond ,

Other (please specify):

I live nearby in Oakland

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,

Please explain.:

Perhaps they want to turn the duplex into a single family home for their growing family? Or they are divorcing and want to live separately but easily share custody of children? They are the owners of the house and as such should have the option to use it as they wish.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,

Please explain.:

The owner of a home should have ultimate decision as to how that home is used. If they choose to rent it out, that is wonderful but if for whatever reason the home needs to be returned so the owner can live in it, that should not be impeded. Otherwise, why own property at all?

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
Again -the owner of a home should have ultimate decision as to how that home is used. If they choose to rent it out because that works for their current situation that is great, but if for whatever reason the home needs to be returned so the owner can live in it, that should not be impeded. Otherwise, why own property at all?

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
Property ownership is a business. The City of Richmond should not be impeding business in their city, they should be encouraging owners to make housing available and encouraging people to create rentals for whatever period of time that rental stays on them market. Putting these extreme restrictions does exactly the opposite. Homeowners are afraid to rent for fear of losing the rights to their home. Renting is not ownership. It should come with some protections but not rights that supercede the owner's best interests.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days ,
Please explain.:
This rule is ridiculous in general. If a house was a rental, then an owner moves in, then sells it 2 years later and the new owners put it on the market for rent - they should be required to offer it to the tenants from 2 years ago at the rent they were paying? Completely backwards. A home that becomes a rental should not be marked as a "rental" forever. Different owners have different needs/wishes and their rights supercede a former renter's.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Other (please specify)::
None

#79

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, June 27, 2019 9:13:04 AM
Last Modified: Thursday, June 27, 2019 9:19:45 AM
Time Spent: 00:06:40
IP Address: 69.181.155.197

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
As the owners of the property they should have the right to live in it.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
Stated property owners should have the right to live in property that they own.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
Property owners should have the right to live in their own property that they purchased.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month,
Please explain.:
A month is sufficient time to give notice at current living situation

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#80

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, June 27, 2019 9:23:22 AM
Last Modified: Thursday, June 27, 2019 9:33:21 AM
Time Spent: 00:09:59
IP Address: 70.36.207.9

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
In the case of a split. The party leaving the live-in home may need to move and should be allowed to move into the home they half-own vs. having to find housing/rent from another individual. A home owner should not be made to be homeless.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
If you "own" it, you should have the right to move-in if necessary.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
The owner should be held accountable that the family are actually moving in and there should be a stipulation that they should live there for at least a years time to avoid the owners evicting for benefit of a gain by increasing the rent for a new tenant.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#81

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, June 27, 2019 9:25:00 AM
Last Modified:	Thursday, June 27, 2019 9:34:07 AM
Time Spent:	00:09:07
IP Address:	173.8.140.218

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a community advocate** , **I am a Richmond Landlord, but I don't live in Richmond** , Other (please specify): Non-profit Agency- Richmond Neighborhood Housing Services Inc.

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**No**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes**

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#82

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, June 27, 2019 9:22:22 AM
Last Modified: Thursday, June 27, 2019 9:38:00 AM
Time Spent: 00:15:38
IP Address: 23.115.138.147

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond
,
I am a Richmond Homeowner
,
I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market
,
A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

#83

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, June 27, 2019 9:49:56 AM
Last Modified: Thursday, June 27, 2019 10:11:20 AM
Time Spent: 00:21:23
IP Address: 73.70.212.195

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner ,

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#84

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, June 27, 2019 9:53:10 AM
Last Modified: Thursday, June 27, 2019 10:14:02 AM
Time Spent: 00:20:51
IP Address: 24.10.28.230

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a prospective purchaser of residential property in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
The owners of any property should be allowed to use their property as they see fit. You, me, everyone. If a husband and wife each want their own unit, they should be allowed to do that. Who has the right to tell other people how they should live their lives?

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
Again, why shouldn't someone who owns something be able to enjoy it? I see no reason not to, other than to strangle the motion of residents and to make more jobs for bureaucratic offices. The people voted for rent control, not for continuous regulations by a non-elected body of individuals.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
People know what they and their families need. The Rent Board does not. The rent board should have absolutely no say in how owners of property handle their property. What about a large immigrant family who needs many units for their family?? That would be winning the American dream, but the Rent Board thinks they know better? What about a family with an ill family member who needs family care from other family members??? There are plenty of reasons owners would want to take over a building for their family.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
Are you serious??? What if the next owner has different housing needs than the last owner?? These questions are getting ridiculous.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Other (please specify)::
After "several years" (unspecified number??) the rent should be market rent. The idea that a renter would forever have rights to a unit for a non-specified amount of time is absurd.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days ,
Please explain.:
This is much too vague. How long has the tenant been out of the unit? Are they living across the country? Are all the members of the original tenancy still alive or could some of them have died? If so, what does that do to the rights of the remaining living former tenants? There are a million more questions that need clarification.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years ,
Please explain.:
One or two years is reasonable. I don't want landlords to steal units from low paying tenants only to put them back on the market later at higher rent. But we need to have a reasonable period after which the former tenant loses rights to the unit. One or two years is what other cities allow, and that seems fair.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Other (please specify)::
Then landlord should be responsible to maintain the records of the Tenant's contact info, but it should be the Tenant's responsibility to follow up with the landlord if their contact info changes. Obviously if someone changes contact info and doesn't tell the landlord, how can the landlord know?

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	Other (please specify):: Nothing. The Rent Board is already getting too big and busy and bureaucratic. The last thing anyone needs is more forms to file.

#85

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, June 27, 2019 10:36:07 AM
Last Modified:	Thursday, June 27, 2019 10:37:49 AM
Time Spent:	00:01:41
IP Address:	198.128.192.187

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Homeowner**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**Respondent skipped this question**

#86

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, June 27, 2019 11:42:57 AM
Last Modified:	Thursday, June 27, 2019 11:50:04 AM
Time Spent:	00:07:06
IP Address:	172.58.37.182

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Tenant ,** **I am a Richmond Landlord, and I live in Richmond ,** **I am a Richmond Homeowner ,** **I am a prospective purchaser of residential property in the City of Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market**

#87

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, June 27, 2019 11:39:29 AM
Last Modified:	Thursday, June 27, 2019 11:51:10 AM
Time Spent:	00:11:41
IP Address:	108.196.222.113

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Homeowner**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property**

#88

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, June 27, 2019 11:52:07 AM
Last Modified:	Thursday, June 27, 2019 12:02:24 PM
Time Spent:	00:10:17
IP Address:	199.87.14.19

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, and I live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)**

#89

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, June 27, 2019 12:17:19 PM
Last Modified:	Thursday, June 27, 2019 12:27:09 PM
Time Spent:	00:09:50
IP Address:	67.169.57.76

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Homeowner**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes,** Please explain.: If each owner abides by the other requirements.
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes,** Please explain.: lots of people use trusts for estate planning and they should not be penalized.
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No,** Please explain.: So longa s the family abides by the other owner move in rules.
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes,** Please explain.: But only for that owner and only if there are exceptions for that owner if their circumstances reasonably change.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month ,
Please explain.:
The tenant needs time to consider their options, but the landlord shouldn't have to wait too long before listing the property for re-rental.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year ,
Please explain.:
If the owner has to offer the unit back whenever it becomes available again, the tenant should be responsible for supplying the rent board and owner the tenant's current contact information to retain their rights.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market
,
A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

#90

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, June 27, 2019 12:20:21 PM
Last Modified:	Thursday, June 27, 2019 12:28:10 PM
Time Spent:	00:07:48
IP Address:	12.244.8.142

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

Other (please specify):
Property Manager

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
Yes, if the couple will occupy both units.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
No, provided the owner moves into another unit and rents the first unit to someone else.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	Please explain.: One year only
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market**

#91

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, June 27, 2019 11:41:21 AM
Last Modified:	Thursday, June 27, 2019 12:48:03 PM
Time Spent:	01:06:42
IP Address:	108.249.133.166

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Tenant**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**No,** Please explain.: Owner Move-In should only be allowed when hardship exits for the owner that requires a move in and only one family member per complex.
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**No,** Please explain.: An OMI eviction should only be allowed by the actual landowner. Allowing the dilution of the intent of OMI occurs with move in of anyone other than the landlord.
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes,** Please explain.: OMI should occur rarely. Disrupting lives of tenets should not happen because of the hardship it inflicts. It's difficult for a tenet to relocate let alone being evicted for an OMI move-in that is not the tenants choosing.
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes,** Please explain.: Owners could systematically clear out a building if future OMI on not required to occur in the same unit. An owner of a multi unit complex should be focused on being a landlord rather than bending the intent of rent control to maximize profit.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Other (please specify)::
If a unit becomes available the former tenant should be noticed. The former tenant should then have a 60 day period in which to have the right of refusal. No increase in rent should be allowed. This gives the former tenant a better opportunity to move back in if the choose.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Other (please specify)::
A neutral party needs to keep track of this information. A building owner can always say they just couldn't reach the former tenant but never bothered to actually do any contacting.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Landlord proving their 50% or more ownership interest in the rental property
,
A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market
,
A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)
,
A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

#92

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, June 27, 2019 1:13:36 PM
Last Modified: Thursday, June 27, 2019 1:23:34 PM
Time Spent: 00:09:57
IP Address: 73.170.30.203

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

Other (please specify):
Property Manager

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
They own the property. No rent regulation should ever remove the owners ability to live in their own property or for their family to live there.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
What if the owner moves in and six months later his relative needs a home? He owns the property, why would you restrict his rights?

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month,
Please explain.:
If they want it they should give their current landlord notice and prepare to move. Otherwise loose their right to first refusal.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year ,
Please explain.:
Obviously the tenant has made other living arrangements. Why should they get to move back in after a year?

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Other (please specify)::
If the tenant is interested let the tenant stay in touch. Otherwise you can assume they've moved on and aren't interested anymore.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

#93

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, June 27, 2019 1:17:07 PM
Last Modified: Thursday, June 27, 2019 1:24:56 PM
Time Spent: 00:07:49
IP Address: 162.203.164.115

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

#94

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, June 27, 2019 1:23:01 PM
Last Modified: Thursday, June 27, 2019 1:29:25 PM
Time Spent: 00:06:23
IP Address: 73.223.132.167

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant ,

I am a Richmond Landlord, and I live in Richmond ,

I am a Richmond Homeowner ,

I am a prospective purchaser of residential property in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
Yes if they each own 50%

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
Yes it should be their right as an owner

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
I think as long as the people move in qualify as family and they stay the 36 months it should be allowed

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
No I think it should be allowed, and that things should 'reset' upon new ownership

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month,
Please explain.:
Seems fair

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years ,
Please explain.:
For 36 months - the same as how long the owners are required to live there

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

#95

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, June 27, 2019 2:52:09 PM
Last Modified: Thursday, June 27, 2019 3:31:11 PM
Time Spent: 00:39:01
IP Address: 73.231.48.171

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a prospective purchaser of residential property in the City of Richmond
,
I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
In my case, I consider it unlikely that I would ever conduct an owner move-in eviction. That said, I've talked with property buyers who were interested in buying something like a duplex so that they could purchase something for themselves and for their parents or children.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
A trust is a way of holding property. (Others include LLC, etc.) Eventually, it is possible that I may put my rental property "in" a trust as part of estate planning. From my perspective distinguishing between a trust and personal ownership is splitting hairs.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
People buy property for all sorts of reasons.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
I recognize that such a policy would be intended to discourage owners from possibly abusing owner move-in evictions. As I said before, people buy property for all sorts of reasons.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month ,
Please explain.:
Former tenants are sometimes difficult to track down. I don't know if the regs start the clock from the time a landlord tries to track down a former tenant or from the time the tenant is actually contacted. What happens when a tenant leaves the country or moves out of the area and cannot be tracked down? (Over the years, I've had some tenants who just abandoned a unit, for example, one because he was called up for military service in South Korea.)

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

,

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#96

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, June 27, 2019 6:06:20 PM
Last Modified:	Thursday, June 27, 2019 9:11:31 PM
Time Spent:	03:05:10
IP Address:	107.203.109.15

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

Other (please specify):

I am a Richmond Landlord who lives in Richmond in the triplex I own.

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,

Please explain.:

This didn't make complete sense to me. I think the couple should be able to move into one of their units. If they want to live in both units, that sounds reasonable to me in this day and age. For example, they might maintain a better relationship living in separate apts; or maybe they need more office space for a home based business.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,

Please explain.:

It is possible that when the final owner of a building dies and leaves a property to its heirs that one or more of them may wish to live there. If so, they should be able to given that the any other heirs gets an equivalent amount as delineated in the will in the trust.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,

Please explain.:

Any family, any culture might need to move "everyone" into a building as described above. No one has the right to prevent them from doing that if someone/everyone has purchased the home.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes,
Please explain.:
If the Owner Move-In eviction unit is lived in for a few years and then those family members move out, then it makes sense for other family members to move in the same unit. However, some units are one bedroom--or two--or more. The family members moving in might need more or fewer bedrooms, for example. This is a hard one.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month ,
Please explain.:
Who can decide so quickly to change residences?

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years ,
Please explain.:
If there is a specific time period that an Owner Move-In has to live in their building, then that is the time period that the Rent Program has to be required to maintain contact info...

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#97

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, June 27, 2019 9:44:03 PM
Last Modified:	Thursday, June 27, 2019 9:58:18 PM
Time Spent:	00:14:14
IP Address:	98.210.12.132

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
If you own a unit and decide to move in for financial or career related reasons, that should always be considered acceptable.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
If you inherit a rental property and decide to move into it, you shouldn't have restrictions on that decision. Each person deservers their own choices in life.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
There is absolutely no way of knowing what each individual person's circumstances are. Due to that, I don't believe it is the right of the city, or any other entity, to determine what is acceptable or not. An owner should always, under any circumstances, have the right to live in their owned property.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month ,
Please explain.:
The tenant should be able to explore options, which typically takes more than one week. That said, a month is more than enough time to gather information and determine next steps for any party involved.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year ,
Please explain.:
If an owner moves in, that should be their right regardless of timing, they own the place after all. If the owner needs to live there for 2 weeks or 2 years or 2 decades, that shouldn't matter, they need to live there. Leave it up to the owner to decide what makes the most sense!

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

#98

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, June 27, 2019 9:42:33 PM
Last Modified: Thursday, June 27, 2019 10:10:27 PM
Time Spent: 00:27:53
IP Address: 107.77.205.184

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
If they own the property they should be able to live in it.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
If a person owns something they should be able to use it.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
Of course. If one owns something they may use it as they see fit.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes,
Please explain.:
If I have an extended family and we wish to live together we should be able to buy property to use for this function.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	Other (please specify):: The United States is a free market economy not a command economy as in Russian so the rent should be at market value. This gives the economic incentive to the owner to improve the property and not let it become a slum.
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#99

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, June 28, 2019 4:37:04 AM
Last Modified:	Friday, June 28, 2019 4:41:24 AM
Time Spent:	00:04:20
IP Address:	99.241.173.199

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit**

#100

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, June 28, 2019 9:34:22 AM
Last Modified:	Friday, June 28, 2019 9:40:09 AM
Time Spent:	00:05:47
IP Address:	50.226.110.18

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Homeowner**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**No**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord proving their 50% or more ownership interest in the rental property

#101

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, June 28, 2019 9:35:15 AM
Last Modified:	Friday, June 28, 2019 9:54:48 AM
Time Spent:	00:19:32
IP Address:	24.130.188.10

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner ,

I am a community advocate ,

Other (please specify):

Prospective business owner in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,

Please explain.:

First, they must come to an agreement as to who will be the majority owner. Then, that person could easily and legally be able to conduct an Owner Move-In eviction, while keeping our strong protections intact. Everybody wins.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No,

Please explain.:

This law is about protecting people, so no loopholes should be opened whereby trusts can count as people. If there is a trust beneficiary who would like to conduct an owner move-in eviction, then the trust can sign the home over to the individual officially and legally. This does create annoyance and even extra cost, but it's worth it. It's more important to protect tenants. I say this as a homeowner and landlord!

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
There is absolutely no reason why the units can't be individually signed over to the intended occupants. If you're going to displace a family to move in another family, then it's only fair that the family moving in should own the unit. In my view, the laws are meant to protect the most vulnerable among us, and changing the law to allow multiple owner-move-in evictions per person degrades those protections, potentially leading to many more displacements. Keeping the law as is does not prevent property owners from signing their properties over to family members who wish to move in. A little extra annoyance is worth the prevention of displacement. From a moral perspective, this is a no-brainer. I say this as a landlord!

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes,
Please explain.:
This is a great idea. It limits displacement, and it prevents a loophole I didn't even think about: A landlord with malicious intent could serially "move in" from unit to unit, a new unit each month, effectively evicting all tenants in the entire building. We must not allow such loopholes to exist because they WILL be used. I speak as a landlord, as well as a former tenant of a multi-unit building who had a hostile landlord.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years ,
Please explain.:
One
year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord proving their 50% or more ownership interest in the rental property
,
A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market
,
A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)
,
A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

#102

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, June 28, 2019 10:19:24 AM
Last Modified: Friday, June 28, 2019 10:33:55 AM
Time Spent: 00:14:31
IP Address: 174.215.15.59

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
It would allow live-work use and the accommodation of other family members.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
It's one of the few paths to available homeownership in the Bay Area.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
The pool of multigenerational/extended family housing stock is scarce. Let's not forget the difficulties of senior care and how difficult it is to build here. It's a lot cheaper to buy than build.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
People's needs change over time.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month ,
Please explain.:
I think that's self evident.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years ,
Please explain.:
Too much paperwork placed on the City's shoulders.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Other (please specify)::
Tenant should provide info at move-out and update Landlord as needed, because she/he knows when their contact info has changed. It's wasted effort for the landlord or City to do that.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Other (please specify)::
None of these

#103

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, June 28, 2019 1:39:43 PM
Last Modified: Friday, June 28, 2019 1:46:38 PM
Time Spent: 00:06:54
IP Address: 108.196.222.113

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#104

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, June 28, 2019 9:06:08 AM
Last Modified: Friday, June 28, 2019 2:11:43 PM
Time Spent: 05:05:34
IP Address: 97.126.114.100

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#105

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, June 28, 2019 4:08:28 PM
Last Modified: Friday, June 28, 2019 4:31:41 PM
Time Spent: 00:23:13
IP Address: 73.158.209.31

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond ,

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
Ownership of multiple properties does not grant them multiple Owner-Move-In options. They should make this important single decision the minute they become aware of this regulation.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
My husband was dying and debt-ridden. The anticipated loss of his income meant I could lose my home. I took care of my mother in my home and rented out her home. When she died, based on current regulations, I could not move into my mother's debt-free home unless I paid $7K to the tenant who had only been there less than 2 years. I had no choice but keep the home that I cannot afford.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
My children will inherit my property. They should be able to claim their inheritance without a financial penalty.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
Units have different appeals, 2 vs 1 bedroom, front, back, up, down, etc.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month ,
Please explain.:
This is so much crap! I've got tenants who will never move out. It's a forced adoption ad we don't even speak the same language! I do't punish them with high rent, but I'm punished because I'm fair!! All of these questions don't address the landlord's problems with rent control!

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year ,
Please explain.:
Shouldn't have to contact former tenant.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#106

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, June 28, 2019 5:06:17 PM
Last Modified: Friday, June 28, 2019 5:08:47 PM
Time Spent: 00:02:29
IP Address: 174.215.10.176

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

,

A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

,

A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

#107

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, June 28, 2019 8:28:39 PM
Last Modified: Friday, June 28, 2019 8:35:49 PM
Time Spent: 00:07:09
IP Address: 97.126.114.100

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond
,
I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Other (please specify)::
Landlord is responsible for initially getting and keeping contact info, but tenant is responsible for updating future moves (this is also a way for the tenant to show thier continued interest).

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Landlord proving their 50% or more ownership interest in the rental property

#108

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, June 28, 2019 8:32:52 PM
Last Modified: Friday, June 28, 2019 8:41:48 PM
Time Spent: 00:08:55
IP Address: 71.198.185.44

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
legal bond relationship of married couple

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
legal
right

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
owner's property, owner's every right to move in their family member, if not what is the owner's right?

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month ,
Please explain.:
60 days more flexible

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year ,
Please explain.:
mean nothing for that long

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

#109

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, June 29, 2019 7:05:00 AM
Last Modified: Saturday, June 29, 2019 7:15:20 AM
Time Spent: 00:10:19
IP Address: 50.1.102.213

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner ,

I am a Richmond Landlord, but I don't live in Richmond ,

Other (please specify):
We own a Condo in Marina Bay

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
If one owns a property it should be his or her right to decide to move in - any time they choose. That is what property ownership is about. We have lived in our Condo. Our daughter has lived in our condo. We have rented it for lengths of time as well. But not iOS our property and we bear all the expense of ownership. Our name is on the deed - not the tenant. Therefore we should be able to decide to live in our unit any time we wish.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
The property is not owned by the Rent Board --- hello!

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Other (please specify)::
Of course. The cost from the City of Richmond are not at all stable.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days ,
Please explain.:
Again the tenant does not own the property.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Other (please specify)::
No requirements would be best. You should not try to control property you do not own.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Other (please specify)::
None

#110

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, June 29, 2019 1:17:19 PM
Last Modified: Saturday, June 29, 2019 1:24:17 PM
Time Spent: 00:06:57
IP Address: 166.216.158.54

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

More than ten years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Landlord proving their 50% or more ownership interest in the rental property
,
A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#111

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, June 29, 2019 6:24:06 PM
Last Modified: Saturday, June 29, 2019 6:34:41 PM
Time Spent: 00:10:34
IP Address: 24.130.186.142

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
The assumption should be that couples occupy the same dwelling.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
Otherwise too easily exploited.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Please explain.:
I don't understand this question.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month,
Please explain.:
It takes time to decide the best living situation.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Six to ten years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Landlord proving their 50% or more ownership interest in the rental property
,
A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market
,
A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

#112

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, June 30, 2019 8:23:08 AM
Last Modified: Sunday, June 30, 2019 8:30:07 AM
Time Spent: 00:06:59
IP Address: 73.202.110.88

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond ,

I am a Richmond Homeowner ,

I am a Realtor who conducts business in the City of Richmond ,

I am a prospective purchaser of residential property in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
Yes, because the status of their relationship may dictate that they are no longer going to be together (separated or divorced), but they want to be close together (shared custody of children).

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
This is what the rent ordinance states.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
First and foremost, it's the landlords property and they should be able to use it to make a home for their family as they see fit.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
Why would this be necessary? There are no restrictions on where tenants can move so how can there be restrictions on where an owner can move IN THEIR OWN PROPERTY.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#113

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, June 30, 2019 10:45:06 AM
Last Modified: Sunday, June 30, 2019 11:05:28 AM
Time Spent: 00:20:22
IP Address: 99.47.69.81

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
Unless they want to convert the duplex into one house and live there together for the required time allotted in the law.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No,
Please explain.:
No. The trust still owns the house, not the beneficiary.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
There could be a case by case appeal, in case the family really wanted to live together for mutual support.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes,
Please explain.:
Multiple OMI's would disrupt multiple tenants.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month,
Please explain.:
They should have at least a month to think about it and decide. There needs to be a confirmation that they received the message before the month begins. Or, if they are no longer available for communication, proof of attempts to reach them.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Six to ten years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Other (please specify)::
The landlord cannot be trusted with this. The cost of maintaining records should be included in the OMI charge to the landlord.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#114

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 01, 2019 4:24:54 AM
Last Modified:	Monday, July 01, 2019 4:31:32 AM
Time Spent:	00:06:38
IP Address:	73.223.133.225

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Tenant**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**No**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**No**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#115

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, July 01, 2019 8:17:36 AM
Last Modified: Monday, July 01, 2019 8:39:29 AM
Time Spent: 00:21:52
IP Address: 108.249.133.42

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond ,

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#116

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, July 01, 2019 10:36:14 AM
Last Modified: Monday, July 01, 2019 3:15:24 PM
Time Spent: 04:39:10
IP Address: 68.65.83.6

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

Other (please specify):
I am a journalist checking out this survey for informational purposes.

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Please explain.:
Abstain.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Please explain.:
Abstain.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Please explain.:
Abstain

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Please explain.:
Abstain.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Other (please specify)::
abstain

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Please explain.:
Abstain.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Please explain.:
Abstain

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Other (please specify)::
abstain.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Other (please specify)::
Abstain

#117

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, July 01, 2019 2:41:12 PM
Last Modified: Monday, July 01, 2019 3:16:11 PM
Time Spent: 00:34:58
IP Address: 108.249.133.166

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant ,

I am a community advocate

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
A married couple (or a registered domestic partnership) operate as a single entity for tax purposes. Each individual should not be able to conduct an OMI. That is double dipping.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No,
Please explain.:
Only an owner who currently functions as the landlord should be allowed to conduct an OMI. Having a beneficiary be allowed to do this is not what the ordinance intends. Allowing this to occur would be a complete disregard of the ordinance.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
Yes, OMI should only be used rarely. Berkeley's ordinance only allows one OMI on a single property. We should emulate that and not be allowing room for scamming the system.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes,
Please explain.:
Again, Berkeley has a good requirement by not allowing any future OMI on the property to occur in that same unit, for the duration of the owner's tenure. Otherwise, you have landlords scamming the system and a whole multi-unit building can be eventually replaced (through OMIs) with new higher-paying tenants. And those who were evicted suffer the consequences. This should not be allowed to happen.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month ,
Please explain.:
The landlord should reach out to the tenant (who had been living there) and give him/her adequate time to respond (10 business days) and move back in (at least 30 days).

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Six to ten years ,
Please explain.:
It seems to me that 10 years is sufficient.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#118

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 01, 2019 10:45:27 PM
Last Modified:	Monday, July 01, 2019 10:52:27 PM
Time Spent:	00:07:00
IP Address:	98.248.8.249

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Tenant**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#119

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 02, 2019 5:42:35 AM
Last Modified: Tuesday, July 02, 2019 5:48:58 AM
Time Spent: 00:06:22
IP Address: 73.15.253.185

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
Owner should be able to use property for their family

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#120

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, July 01, 2019 3:52:25 PM
Last Modified: Tuesday, July 02, 2019 7:45:19 AM
Time Spent: 15:52:53
IP Address: 209.232.103.106

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a community advocate ,

I am a prospective purchaser of residential property in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
Each will likely have an eligible relative who will move in.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No,
Please explain.:
Is the property fully vested in a trust. What does the trust document say> Usually the trustee has powers to conduct business of the trust asset, not the beneficiary.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
With the shortage of housing units, property owners may want to help family members who are in need of housing or may want to have family members closer to be able to help each other, multi-generational housing. .

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
The household/family size and needs might be different.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Other (please specify)::
charge whatever they were paying, AGA and amortized cost of improvements & its financing

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days ,
Please explain.:
Since they were provided a notice previously of their right, they should be able to respond with their first right of refusal within seven days.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year ,
Please explain.:
It's up to the tenant to provide contact information to the Rent Program and for the Program to maintain the information for whatever period the Program requires. The landlord would contact the Program for the contact information to send notices to the Tenant.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so** , Other (please specify):: Form completed yearly by Tenant of their current contact information

#121

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, July 02, 2019 2:04:00 PM
Last Modified:	Tuesday, July 02, 2019 2:09:57 PM
Time Spent:	00:05:56
IP Address:	24.130.23.74

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Homeowner**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#122

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, July 02, 2019 2:48:58 PM
Last Modified:	Tuesday, July 02, 2019 3:01:45 PM
Time Spent:	00:12:47
IP Address:	73.162.91.19

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a community advocate**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**No,** Please explain.: The couple is a single household. They only need one housing unit. It's unlikely that they would actually be occupying both units as their primary residence.
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**No,** Please explain.: Only if the Trust has actually distributed the trust property to the beneficiaries to hold as individuals outside the trust. At that point they would be natural persons in ownership.
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes,** Please explain.: One OMI per property, similar to what most other cities allow. This doesn't prevent other relatives from moving in, it just requires that they wait for a tenant to leave voluntarily.
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes,** Please explain.: Otherwise it becomes a pretext for serial evictions, where an owner moves into one unit, stays for a few years, then evicts another long term tenant, etc. Would defeat the purpose of the ordinance

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	Other (please specify):: Only after a certain number of years have passed, and only with a cumulative cap.
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than one month** , Please explain.: 60 days to reoccupy. Enough time for tenant to determine if they want to move plus time to give notice on current unit, etc. 15-30 days to respond to landlord offer as part of the 60-day total.
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**More than ten years** , Please explain.: As long as the tenant continues to update the information.
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , Other (please specify):: Tenants shouldn't have to indicate future interest. Owners should simply offer the unit for re-occupancy and give the tenant a specified period of time to respond.

#123

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 02, 2019 3:25:59 PM
Last Modified: Tuesday, July 02, 2019 3:42:07 PM
Time Spent: 00:16:07
IP Address: 50.1.94.104

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
It would allow them to share the duplex with a disabled or elderly relative so as to take care of them, or they may wish to house their children.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
If you inherit a property you should be able to live in it rather than be forced to rent it. Plus many people own homes in trust purely for inheritance reasons-they should not be penalized

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
Being able to do this is why some ethnic groups buy multi-unit properties specifically in order to do this over time. They should not be forced to violate cultural norms

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
No reason for such a restriction.y different in size or other char

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord proving their 50% or more ownership interest in the rental property

#124

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 02, 2019 8:46:48 PM
Last Modified: Tuesday, July 02, 2019 8:47:31 PM
Time Spent: 00:00:43
IP Address: 97.120.169.87

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner ,

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#125

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, July 03, 2019 9:32:04 AM
Last Modified: Wednesday, July 03, 2019 9:58:52 AM
Time Spent: 00:26:47
IP Address: 73.223.91.190

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
Ownership is ownership. Outside agencies should not get to dictate how a married couple chooses to run their marriage. A marital contract does not override my individual right to MY property.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
Ownership is ownership. A trust is simply a legal proxy for a person and trust provisions do not override my rights as a person to reside in MY property.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
Ownership is ownership. If I want to move my entire family into my family compound, that right should be maintained. Each family member has a right to occupancy and should NOT be restricted by a policy.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
It is unreasonable to restrict owner access to their property. To do so fails to consider the long-term plans that the owner may have had when purchasing the property. As families grow and change, it would likely not be possible to forever utilize the same unit. There should be no policy limiting owner move-in evictions to a single unit.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days
Please explain.:
One week is reasonable time for anyone to evaluate whether they want to move or not. This is not a major contractual offer that must be thoroughly vetted. In any real estate contract, 3 days is typical. Certainly any displaced tenant can make that decision is less than 7 days. To extend it further is to cause financial harm to the landlord (who is running a business) and cannot lose income waiting and waiting and waiting for a response. Imagine waiting 30 days for a response, receiving a "no" and then having to list the unit for rent only to rent it another 30+ days later. The landlord would have lost 2+ months of income by that point. NOT equitable or reasonable to expect a business to operate that way.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year
Please explain.:
I don't think there should be any "requirement" on the landlord or the rent program. The requirement should be on the Tenant.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Other (please specify)::

Anything that helps both sides is fine BUT there should absolutely, positively NOT be a REQUIREMENT that any of these things be filed. If tenants cannot be found or refuse to cooperate, a landlord cannot be held up in their process. The rent board should make NO POLICY that allows a tenant or a landlord to use as a legal defense anything that was "not filed."

#126

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, July 03, 2019 1:45:03 PM
Last Modified: Wednesday, July 03, 2019 2:12:17 PM
Time Spent: 00:27:13
IP Address: 76.218.123.14

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
Each individuals has individual rights. Shouldn't have to be 50% ownership.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
Beneficiaries be able to access their property to meet their housing needs.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
If the housing is required for their eligible family members, there should be no limit. A person may have one child, another may have 10.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
Not if there's already a family member living there. Perhaps I don't understand the question. Also, a particular unit might not be the most suited for the incoming tenant(s).

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month** , Please explain.: Two weeks. And move in has to be no later than 30 days.
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**Respondent skipped this question**

#127

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, July 04, 2019 7:32:26 AM
Last Modified:	Thursday, July 04, 2019 7:40:11 AM
Time Spent:	00:07:45
IP Address:	24.7.84.136

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Homeowner** , **I am a Realtor who conducts business in the City of Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No,** Please explain.: Family fabric should not be limited by regulation
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No,** Please explain.: Owner's decision or ability to move in their property should not be regulated

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	Other (please specify):: Market rent should be charged
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market**

#128

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, July 04, 2019 3:32:12 PM
Last Modified:	Thursday, July 04, 2019 3:36:35 PM
Time Spent:	00:04:22
IP Address:	99.46.176.128

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Homeowner**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** **,** **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market**

#129

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, July 04, 2019 5:50:43 PM
Last Modified:	Thursday, July 04, 2019 5:57:00 PM
Time Spent:	00:06:17
IP Address:	67.180.154.57

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Tenant**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#130

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, July 04, 2019 5:57:43 PM
Last Modified: Thursday, July 04, 2019 6:04:17 PM
Time Spent: 00:06:33
IP Address: 71.202.142.16

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant
,
I am a community advocate

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

,

A form completed by the Landlord proving their 50% or more ownership interest in the rental property

,

A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

,

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

,

A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

#131

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, July 04, 2019 8:57:13 PM
Last Modified:	Thursday, July 04, 2019 8:57:51 PM
Time Spent:	00:00:37
IP Address:	73.71.87.36

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a prospective purchaser of residential property in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#132

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, July 05, 2019 4:28:12 AM
Last Modified:	Friday, July 05, 2019 4:42:04 AM
Time Spent:	00:13:51
IP Address:	99.18.108.201

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	Other (please specify):: Market rate
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	Please explain.: Less than 60 days
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	Other (please specify):: None

#133

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, July 05, 2019 10:00:50 AM
Last Modified:	Friday, July 05, 2019 10:01:26 AM
Time Spent:	00:00:35
IP Address:	69.181.153.146

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Homeowner**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Respondent skipped this question**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Respondent skipped this question**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Respondent skipped this question**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Respondent skipped this question**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#134

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, July 05, 2019 5:29:56 PM
Last Modified:	Friday, July 05, 2019 5:31:10 PM
Time Spent:	00:01:14
IP Address:	98.234.129.169

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner ,

I am a Realtor who conducts business in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#135

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Saturday, July 06, 2019 4:13:10 PM
Last Modified:	Saturday, July 06, 2019 4:14:31 PM
Time Spent:	00:01:21
IP Address:	73.70.206.47

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond ,

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#136

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Saturday, July 06, 2019 8:51:26 PM
Last Modified:	Saturday, July 06, 2019 8:54:43 PM
Time Spent:	00:03:17
IP Address:	24.7.72.186

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
One per couple.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#137

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Sunday, July 07, 2019 9:46:42 AM
Last Modified:	Sunday, July 07, 2019 9:55:18 AM
Time Spent:	00:08:35
IP Address:	98.210.231.86

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes,** Please explain.: We own the property and should have as many rights as a tenant. Sometimes we want to have separate living spaces but live in the same property.
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes,** Please explain.: We own the property and should have that right.
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**Respondent skipped this question**

#138

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 08, 2019 1:44:09 PM
Last Modified:	Monday, July 08, 2019 2:15:09 PM
Time Spent:	00:31:00
IP Address:	96.86.180.25

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Tenant**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No,** Please explain.: Its their owned property, they should be able to take care of their family with it. What if they are just trying to take care of a sick or dying parent or a special needs grown child and want them close by? That should be their right to do so
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No,** Please explain.: what if the owners family grows in size and they need more space in a bigger unit? Again I think they have a right to take care of their families

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Other (please specify)::
either yes, the should be able to include the AGA, or they should be able to bring it up to some reasonable level that allows them to pay all the bills on the property (some controlled market rate?). They have mortgage, annual fees to pay, etc. it should be fair to them too. This rent control is already very strict on landlords and protective tenants

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years
,
Please explain.:
I think it should match the 3 years limit that is required for a minimum time the owner must live in the unit in order to do owner move in in the first place

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#139

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, July 10, 2019 11:20:11 AM
Last Modified: Monday, July 15, 2019 9:33:55 AM
Time Spent: Over a day
IP Address: 174.215.13.233

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#140

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, July 15, 2019 3:50:22 PM
Last Modified: Monday, July 15, 2019 4:06:20 PM
Time Spent: 00:15:58
IP Address: 74.67.97.112

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#141

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 16, 2019 4:08:17 PM
Last Modified: Tuesday, July 16, 2019 11:09:13 PM
Time Spent: 07:00:55
IP Address: 184.66.27.42

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
not unless they are divorcing

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
Only with follow up

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Six to ten years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#142

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, July 18, 2019 7:58:41 AM
Last Modified: Thursday, July 18, 2019 8:15:51 AM
Time Spent: 00:17:09
IP Address: 69.181.185.230

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a prospective purchaser of residential property in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Other (please specify)::
No the landlord should be able to charge market rate

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year ,
Please explain.:
Landlord should not be required to hold this info. If tenant does not provide new address or changes number then this is a burden for landlord to have or maintain

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Other (please specify)::
None

#143

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, July 20, 2019 11:19:29 AM
Last Modified: Saturday, July 20, 2019 11:36:10 AM
Time Spent: 00:16:40
IP Address: 63.198.104.2

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
Since the property is under both their names, each one should be able to conduct the eviction.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
Only if the owners are no longer around and the beneficiary would end being the responsible party for the property, then yes the beneficially should be able to conduct the eviction. The primary responsibility should belong to the owners.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
I don't think the Rent Board should prohibit that; it is after all the owner's property, as long as these are legitimate relatives they are vacating the home for, they should not be limited.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes,
Please explain.:
I don't think the owners should be limited to only one unit; this is their property and they should have the freedom to decide which unit they want to live in.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month,
Please explain.:
One month should give all parties ample time to move.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year ,
Please explain.:
I think it should be six months. I don't think the owner should be responsible to keep track of the former tenants any longer; the tenants may end up relocating someplace else or finding their own homes. After all, the home owner is not responsible for the tenant and their activities.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

#144

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, July 20, 2019 12:16:19 PM
Last Modified: Saturday, July 20, 2019 12:18:08 PM
Time Spent: 00:01:49
IP Address: 70.36.206.99

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#145

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, July 20, 2019 12:14:04 PM
Last Modified: Saturday, July 20, 2019 12:19:37 PM
Time Spent: 00:05:32
IP Address: 166.216.158.131

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
If you own the property you and your family should be able to live in it

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
It's your property, you should be able to live in whatever unit you want as long as you give current tenant enough notice

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Landlord proving their 50% or more ownership interest in the rental property
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#146

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, July 20, 2019 12:17:27 PM
Last Modified: Saturday, July 20, 2019 12:21:59 PM
Time Spent: 00:04:31
IP Address: 71.202.249.155

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#147

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Saturday, July 20, 2019 12:22:47 PM
Last Modified:	Saturday, July 20, 2019 12:26:59 PM
Time Spent:	00:04:12
IP Address:	73.158.227.245

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Homeowner**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market**

#148

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Saturday, July 20, 2019 1:15:04 PM
Last Modified:	Saturday, July 20, 2019 1:29:19 PM
Time Spent:	00:14:14
IP Address:	76.218.123.156

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Homeowner**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#149

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Saturday, July 20, 2019 1:51:10 PM
Last Modified:	Saturday, July 20, 2019 1:54:56 PM
Time Spent:	00:03:45
IP Address:	24.7.83.233

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Homeowner**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No,** Please explain.: As long as they are all adults.
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

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A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

#150

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, July 20, 2019 1:49:07 PM
Last Modified: Saturday, July 20, 2019 2:02:34 PM
Time Spent: 00:13:27
IP Address: 67.180.157.168

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
Yes Things change. They own the property and should be able to do what they want with their property.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month,** Please explain.: One month should be good. It will allow for the tenant enough time to inform the current to inform their current landlord that they will moving out.
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market**

#151

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Saturday, July 20, 2019 3:20:54 PM
Last Modified:	Saturday, July 20, 2019 3:41:37 PM
Time Spent:	00:20:42
IP Address:	67.188.59.254

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Homeowner**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes,** Please explain.: Yes because even though the couple may live in one unit they may need the other unit for their in-laws.
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit**

#152

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Saturday, July 20, 2019 5:40:22 PM
Last Modified:	Saturday, July 20, 2019 5:47:40 PM
Time Spent:	00:07:17
IP Address:	73.71.228.207

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Homeowner**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No,** Please explain.: I think if you are owner or 50 percent owner, you should be able to move into your Place when you want, if renters are given at least 3 months notice
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	Please explain.: Don't quite understand this question but I think if an owner wants to move in his relatives to his Property ,he or she should be able to do so if renters given Proper notice

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

,

A form completed by the Landlord proving their 50% or more ownership interest in the rental property

,

A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

,

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#153

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Saturday, July 20, 2019 6:33:50 PM
Last Modified:	Saturday, July 20, 2019 6:44:38 PM
Time Spent:	00:10:48
IP Address:	99.203.107.171

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

,

I am a prospective purchaser of residential property in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
Because they OWN the property.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Other (please specify)::
None.

#154

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, July 20, 2019 8:30:04 PM
Last Modified: Saturday, July 20, 2019 8:39:15 PM
Time Spent: 00:09:11
IP Address: 69.109.113.53

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
IF EACH OF THEM WERE GOING TO LIVE IN BOTH UNITS.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
I realize some folks will state that relatives are moving in, and then rent out the unit after a short time. If you want to remedy this practice, have a set time that the owners, or their kids, etc, must remain as a tenant.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years** , Please explain.: I would stipulate that this is not black & white. What if the owner dies? Or is hospitalized?
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	Other (please specify):: The Rent Program, and this administrative responsibility should not be passed on to the Owner.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**Respondent skipped this question**

#155

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Saturday, July 20, 2019 9:31:04 PM
Last Modified:	Saturday, July 20, 2019 9:35:11 PM
Time Spent:	00:04:07
IP Address:	107.203.108.49

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Homeowner** , **I am a prospective purchaser of residential property in the City of Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**Respondent skipped this question**

#156

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Saturday, July 20, 2019 2:38:21 PM
Last Modified:	Saturday, July 20, 2019 9:57:00 PM
Time Spent:	07:18:38
IP Address:	76.218.121.89

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a community advocate**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#157

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, July 20, 2019 10:10:10 PM
Last Modified: Saturday, July 20, 2019 10:14:46 PM
Time Spent: 00:04:35
IP Address: 174.214.21.226

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

Other (please specify):

live in a family home in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

,

A form completed by the Landlord proving their 50% or more ownership interest in the rental property

#158

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, July 20, 2019 10:28:57 PM
Last Modified: Saturday, July 20, 2019 10:34:04 PM
Time Spent: 00:05:06
IP Address: 76.217.48.166

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
If they get separated both need homes.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Six to ten years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#159

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Saturday, July 20, 2019 11:29:24 PM
Last Modified:	Saturday, July 20, 2019 11:37:21 PM
Time Spent:	00:07:57
IP Address:	73.158.226.119

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Homeowner**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**No,** Please explain.: Only if they'll each be living in one. Doesn't seem likely.
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes,** Please explain.: If they're moving in
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No,** Please explain.: But there must be a way to verify and enforce
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#160

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Saturday, July 20, 2019 11:35:57 PM
Last Modified:	Saturday, July 20, 2019 11:42:18 PM
Time Spent:	00:06:21
IP Address:	67.180.157.101

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Homeowner**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

#161

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, July 22, 2019 1:23:04 PM
Last Modified: Monday, July 22, 2019 1:33:18 PM
Time Spent: 00:10:14
IP Address: 169.229.166.226

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant ,

I am a prospective purchaser of residential property in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
We are in a housing crisis and, in America, couples are expected to live together. While individuals can choose not to, the described arrangement gives the appearance of ousting tenants for profit, not for legitimate usage.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No,
Please explain.:
If you are an individual who is a beneficiary of a trust with recorded interests in real property, you are already doing well for yourself. Please leave your tenants alone and find yourself a home that's actually available.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
Given the housing crisis in the Bay Area, this should be monitored closely to ensure owners are not abusing this privilege to ultimately increase their profits by first evicting long-time tenants under the guise of moving in family, and raising rents for new tenants.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than one month** , Please explain.: In this era of a housing crisis, please give tenants as many resources and opportunities as possible to improve their situations. Owners are already doing well for themselves and their families by virtue of being homeowners and potential landlords. Remember that tenants in the Bay Area are more vulnerable than owners.
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years** , Please explain.: There are very few affordable housing options available. If someone is displaced, they may be looking for something appropriate that meets their needs for years after being displaced. It is important that people have the opportunity to return to their homes.
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , Other (please specify):: A form completed by an outside inspection agency that confirms the owner/landlord has actually ensured that the provisions of the Rent Ordinance are satisfied.

#162

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, July 24, 2019 12:02:41 PM
Last Modified: Wednesday, July 24, 2019 12:06:32 PM
Time Spent: 00:03:50
IP Address: 63.198.105.60

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a prospective purchaser of residential property in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#163

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, July 26, 2019 7:52:55 AM
Last Modified: Friday, July 26, 2019 8:01:23 AM
Time Spent: 00:08:28
IP Address: 98.210.234.85

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#164

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, July 26, 2019 9:09:48 AM
Last Modified: Friday, July 26, 2019 9:18:16 AM
Time Spent: 00:08:28
IP Address: 64.166.144.11

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
If they are legally married then they should only have the right to one unit move in. If they bough the duplex as friends and no legal marriage then they can be entitled to more than one unit move in.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No,
Please explain.:
Only the primary person who owns the unit should be able to. Even in the case of death there should be protections for renters in the case of the beneficiary decides to conduct a owner move in eviction that grants the tenants 12 months notice and pays for moving costs.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
Ultimately when a owner uses their families for multiple move ins they a displacing longtime tenants. Before purchasing a property they should know that they cannot displace longtime tenants for profit and increasing the homeless population.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month,
Please explain.:
It takes time to come up with a deposit. I would need at least 30 days to come up with first months rent plus put my 30 days in with my current housing situation.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years ,
Please explain.:
A lot can happen in 5 years. I believe that after 5 years people may have moved on with their lives and hopefully have found sustainable housing.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#165

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Saturday, July 27, 2019 11:41:21 AM
Last Modified:	Saturday, July 27, 2019 11:45:33 AM
Time Spent:	00:04:12
IP Address:	76.126.160.248

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Tenant**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**No**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)**

#166

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 5:15:02 PM
Last Modified:	Monday, July 29, 2019 5:16:00 PM
Time Spent:	00:00:58
IP Address:	172.58.46.142

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Respondent skipped this question**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Respondent skipped this question**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Respondent skipped this question**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Respondent skipped this question**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#167

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 5:16:47 PM
Last Modified:	Monday, July 29, 2019 5:17:08 PM
Time Spent:	00:00:21
IP Address:	99.46.177.2

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#168

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 5:15:27 PM
Last Modified:	Monday, July 29, 2019 5:18:27 PM
Time Spent:	00:03:00
IP Address:	99.42.137.107

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Realtor who conducts business in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market**

#169

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 5:16:10 PM
Last Modified:	Monday, July 29, 2019 5:22:33 PM
Time Spent:	00:06:22
IP Address:	73.252.226.178

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, and I live in Richmond ,** **I am a Richmond Homeowner**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes,** Please explain.: They are owners...
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes,** Please explain.: They are owners. Seems simple to me.
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No,** Please explain.: They could easily all separate households, and they are all owners.
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No,** Please explain.: It could be a different family member moving in. for instance...

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year ,

Please explain.:

Lower admin cost, and little chance of the former tenant moving in, I would think

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Other (please specify)::

not certain

#170

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 5:16:42 PM
Last Modified:	Monday, July 29, 2019 5:24:03 PM
Time Spent:	00:07:20
IP Address:	99.47.69.79

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Other (please specify)::
none

#171

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, July 29, 2019 5:16:06 PM
Last Modified: Monday, July 29, 2019 5:24:48 PM
Time Spent: 00:08:42
IP Address: 98.248.8.82

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
Just silly to require both parties to be involved.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
Of course. This is an owner.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
An owner move in eviction should be acceptable for any no. of units, so long as each meets the requirements. Why deny a family from permitting owners or children from moving into a unit?

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
A move in eviction should be able to be conducted for any units so long as each meets the requirements of a owner move in.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month,
Please explain.:
The landlord should not be kept in limbo for longer than one month.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year ,
Please explain.:
How can a landlord be expected to track the movement of a former tenant. That's just ridiculous.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#172

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 5:16:34 PM
Last Modified:	Monday, July 29, 2019 5:25:34 PM
Time Spent:	00:09:00
IP Address:	73.70.66.30

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#173

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, July 29, 2019 5:15:10 PM
Last Modified: Monday, July 29, 2019 5:27:11 PM
Time Spent: 00:12:01
IP Address: 73.71.27.9

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

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A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

#174

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, July 29, 2019 5:21:33 PM
Last Modified: Monday, July 29, 2019 5:27:16 PM
Time Spent: 00:05:42
IP Address: 107.1.132.130

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
They should only be able to do this as one person, not individually

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#175

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 5:26:06 PM
Last Modified:	Monday, July 29, 2019 5:30:06 PM
Time Spent:	00:04:00
IP Address:	172.58.35.40

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Homeowner**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**No**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	Other (please specify):: None. Too many forms already!

#176

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 5:28:59 PM
Last Modified:	Monday, July 29, 2019 5:35:12 PM
Time Spent:	00:06:13
IP Address:	99.47.68.250

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Realtor who conducts business in the City of Richmond** , **I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit**

#177

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 5:34:06 PM
Last Modified:	Monday, July 29, 2019 5:40:43 PM
Time Spent:	00:06:36
IP Address:	173.209.242.85

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit**

#178

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 5:41:56 PM
Last Modified:	Monday, July 29, 2019 5:42:28 PM
Time Spent:	00:00:31
IP Address:	98.210.234.130

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Respondent skipped this question**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Respondent skipped this question**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Respondent skipped this question**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Respondent skipped this question**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#179

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 5:52:50 PM
Last Modified:	Monday, July 29, 2019 5:58:05 PM
Time Spent:	00:05:15
IP Address:	99.46.179.59

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	Other (please specify):: NO DOCUMENTATION

#180

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 6:06:04 PM
Last Modified:	Monday, July 29, 2019 6:15:08 PM
Time Spent:	00:09:03
IP Address:	76.21.49.82

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes,** Please explain.: yes, if they will live separately
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes,** Please explain.: if they or a family member will be moving in
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	Other (please specify):: the landlord should be able to rent it for the market rate
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#181

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 5:41:20 PM
Last Modified:	Monday, July 29, 2019 6:20:08 PM
Time Spent:	00:38:48
IP Address:	47.215.154.211

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

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A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

#182

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, July 29, 2019 6:01:39 PM
Last Modified: Monday, July 29, 2019 6:20:37 PM
Time Spent: 00:18:57
IP Address: 199.241.120.140

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
A married or domestic partners would only need one residence to reside in. If a property was owned 50/50 by non-related owners , then yes they should be able to move in to separate residences.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
The property owned by a family may have been purchased as a final residence for all family members to reside in in the future, for that reason multiple members should be allowed to conduct an owner move in, as long as it is not done for the sole purpose of evicting a tenant.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	Other (please specify):: Yes. Also, if the owner has done any enhancements and rehab on the property, that increase should also be accounted for in higher rent.
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years** , Please explain.: Three years as per the ordinance
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)**

#183

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, July 29, 2019 6:11:16 PM
Last Modified: Monday, July 29, 2019 6:21:29 PM
Time Spent: 00:10:12
IP Address: 73.70.130.141

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

Respondent skipped this question

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Other (please specify)::
NONE

#184

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, July 29, 2019 6:23:32 PM
Last Modified: Monday, July 29, 2019 6:35:10 PM
Time Spent: 00:11:37
IP Address: 99.18.108.201

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Other (please specify)::
Landlord should charge the market rate

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#185

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, July 29, 2019 6:35:13 PM
Last Modified: Monday, July 29, 2019 6:40:48 PM
Time Spent: 00:05:34
IP Address: 73.189.1.60

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

#186

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 3:12:44 PM
Last Modified: Monday, July 29, 2019 6:43:19 PM
Time Spent: Over a month
IP Address: 172.58.27.208

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
They have the same view in protecting their property interest

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
The needs may be varried

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Other (please specify)::
Market rent

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

#187

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, July 29, 2019 6:44:30 PM
Last Modified: Monday, July 29, 2019 6:45:04 PM
Time Spent: 00:00:34
IP Address: 107.77.214.195

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#188

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, July 29, 2019 7:00:15 PM
Last Modified: Monday, July 29, 2019 7:00:34 PM
Time Spent: 00:00:19
IP Address: 114.43.11.239

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#189

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 5:10:09 PM
Last Modified: Monday, July 29, 2019 7:15:11 PM
Time Spent: Over a month
IP Address: 107.77.214.145

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days
Please explain.:
The owner needs to get an income on rental ASAP.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year
Please explain.:
If the owner/tenant were to move again, he or she would probably move before the year is out or not at All.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Other (please specify)::
None of the above

#190

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, July 29, 2019 7:24:50 PM
Last Modified: Monday, July 29, 2019 7:29:24 PM
Time Spent: 00:04:33
IP Address: 98.207.50.137

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Other (please specify)::
None

#191

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, July 29, 2019 7:19:32 PM
Last Modified: Monday, July 29, 2019 7:32:01 PM
Time Spent: 00:12:29
IP Address: 70.162.50.6

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner ,

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

,

A form completed by the Landlord proving their 50% or more ownership interest in the rental property

,

A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

,

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

,

A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

#192

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 7:31:39 PM
Last Modified:	Monday, July 29, 2019 7:36:22 PM
Time Spent:	00:04:43
IP Address:	107.77.214.43

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

,

I am a Richmond Landlord, and I live in Richmond

,

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit**

#193

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 7:33:41 PM
Last Modified:	Monday, July 29, 2019 7:37:23 PM
Time Spent:	00:03:42
IP Address:	73.70.206.236

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Realtor who conducts business in the City of Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**Respondent skipped this question**

#194

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 7:30:13 PM
Last Modified:	Monday, July 29, 2019 7:40:31 PM
Time Spent:	00:10:18
IP Address:	73.222.188.115

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Realtor who conducts business in the City of Richmond** , **I am a community advocate** , **I am a prospective purchaser of residential property in the City of Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes,** Please explain.: Because the size of the unit the owners might want to covert it back to one bigger unit
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes,** Please explain.: The beneficiary of a trust has the same right as any property owners to occupy the property if needed
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No,** Please explain.: No, because the property owners have right to have their parents and children occupying the other units so that they are able of taking care each other at the same time with some amount of privacy.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	Other (please specify):: The landlord should be able to charge market rent
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit**

#195

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 7:39:31 PM
Last Modified:	Monday, July 29, 2019 7:45:30 PM
Time Spent:	00:05:59
IP Address:	71.198.171.205

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Tenant**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**No,** Please explain.: If they're married, they're living together, same with registered partnerships. That would be a readily exploitable loophole.
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes,** Please explain.: If it can be shown that this is a totally separate party, unlike the married/domestic couple, they should be able to move in with the approval of the other party.
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes,** Please explain.: Too often the "relative" never moves in; the owner just holds it empty for a couple of months then does a massive rent hike.
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes,** Please explain.: How many units can the owner live in? Again, any other policy becomes a readily exploitable loophole for egregious rent hikes.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month ,
Please explain.:
depends on how long the displacement has been, what the new rent would be, how much notice has to be given on the tenant's current rental.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year ,
Please explain.:
The former tenant has hopefully found a new rental by that time.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Landlord proving their 50% or more ownership interest in the rental property
,
A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market
,
A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

#196

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, July 29, 2019 7:42:36 PM
Last Modified: Monday, July 29, 2019 7:51:41 PM
Time Spent: 00:09:04
IP Address: 76.103.245.145

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
Not unless they were remodeling the unit to create a single family home. Otherwise they would just be looking to evict with impunity

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
With great cost and limitations. For example: do they own another property for which they actually claim residency? If so the new move in would be redundant and suspicious

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month ,
Please explain.:
It takes time to move and plan moving. 60 days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Six to ten years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

,

A form completed by the Landlord proving their 50% or more ownership interest in the rental property

,

A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

,

A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

,

A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

,

Other (please specify)::

Proof of the newly occupied home being their main residence

#197

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 7:46:29 PM
Last Modified:	Monday, July 29, 2019 8:36:02 PM
Time Spent:	00:49:32
IP Address:	73.70.206.47

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond

,

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days ,
Please explain.:
It should be seven days period. Via certified mail.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Landlord proving their 50% or more ownership interest in the rental property

#198

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 8:44:39 PM
Last Modified:	Monday, July 29, 2019 8:52:46 PM
Time Spent:	00:08:06
IP Address:	104.186.255.143

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Respondent skipped this question**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Respondent skipped this question**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Respondent skipped this question**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market**

#199

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 9:02:25 PM
Last Modified:	Monday, July 29, 2019 9:10:49 PM
Time Spent:	00:08:23
IP Address:	107.77.212.181

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Homeowner**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

#200

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 9:23:58 PM
Last Modified:	Monday, July 29, 2019 9:25:56 PM
Time Spent:	00:01:57
IP Address:	85.75.67.55

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#201

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 10:02:09 PM
Last Modified:	Monday, July 29, 2019 10:02:43 PM
Time Spent:	00:00:34
IP Address:	76.126.161.228

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#202

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 10:06:20 PM
Last Modified:	Monday, July 29, 2019 10:08:31 PM
Time Spent:	00:02:11
IP Address:	41.202.219.72

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#203

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 10:28:12 PM
Last Modified:	Monday, July 29, 2019 10:33:38 PM
Time Spent:	00:05:26
IP Address:	67.164.83.57

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

Respondent skipped this question

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
Each of them owns 50%.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
Basically he/she owns 50%.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
You are too cruel. The so-called "Landlords" are working people too. They are entitled to live in their own properties. You guys are becoming communists. Look at the communist countries in the world. None of them did well. Don't repeat the mistake.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Please explain.:
I don't understand. But you guys are becoming communists and try to exploit "landlords"! My grandparents owned some land back in Vietnam and the communists nearly cut their heads. You guys are trying to do the same thing.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#204

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, July 29, 2019 10:47:17 PM
Last Modified:	Monday, July 29, 2019 10:48:26 PM
Time Spent:	00:01:09
IP Address:	107.77.211.152

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a prospective purchaser of residential property in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#205

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, July 29, 2019 11:05:13 PM
Last Modified: Monday, July 29, 2019 11:14:55 PM
Time Spent: 00:09:41
IP Address: 67.164.83.57

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a prospective purchaser of residential property in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
This is the United States, where people respect private properties. As 50% owners, they should be able to do whatever with their properties.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
Basically the person owns 50% of the property. What else do you ask for?

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
Gosh, the term "landlord" does not mean that the property owner is rich. He/she might be struggling with the mortgage as well. Why do you discriminate against the family?

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
You are trying to kill property owners financially. It will backfire on your town in the long-run. Your town will be in ruins. This is against the foundation of the United States.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Other (please specify)::
Market
Price

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Landlord proving their 50% or more ownership interest in the rental property

#206

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, July 29, 2019 11:53:32 PM
Last Modified: Monday, July 29, 2019 11:58:23 PM
Time Spent: 00:04:51
IP Address: 98.248.8.249

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#207

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 30, 2019 12:32:36 AM
Last Modified: Tuesday, July 30, 2019 12:34:34 AM
Time Spent: 00:01:58
IP Address: 107.210.153.252

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#208

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 30, 2019 12:23:28 AM
Last Modified: Tuesday, July 30, 2019 12:36:48 AM
Time Spent: 00:13:19
IP Address: 31.50.100.124

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
Why would either of them be limited in their use of the property? It seems obvious they should both, as 50% owners, be able to use their own property as their residence.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
The way they hold title should not make a difference.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
Families should be allowed to stay together.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
As long as the owner complied with all aspects of the ordinance there should be no such restriction. Life circumstances change and other units may be more appropriate in size or amenities.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month,
Please explain.:
This seems reasonable

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#209

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 30, 2019 3:49:33 AM
Last Modified: Tuesday, July 30, 2019 3:55:22 AM
Time Spent: 00:05:49
IP Address: 98.207.115.152

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

#210

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 30, 2019 3:27:56 AM
Last Modified: Tuesday, July 30, 2019 4:05:30 AM
Time Spent: 00:37:33
IP Address: 67.164.83.57

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a prospective purchaser of residential property in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
There are many kinds of living arrangements and sometimes people in relationships do end up wanting to live separate on a temporary or indefinite basis. I believe even homeowners, natural persons, who own less than 50% should be able to do owner move-in. Let's take for example a group of 4 friends who can't afford a single family house each but they could all buy a 4-unit building where each would have 25% and would be able to own a unit. For some people this is the only way to homeownership and other aspects facilitated by it, like the stability to start a family.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
Absolutely. Being able to afford to own a home these days requires many sacrifices and years of hard work and with it come risks (earthquakes, fires) and liabilities (maintenance, lawsuits). Also a high rate of homeownership is proven to lead to tighter and safer communities.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
See 2 and replace friends with relatives. Parents get old and need care. Being in the same building is a huge help while protecting the family life of each generation.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
Such a restriction is absolutely unacceptable.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Other (please specify)::
The landlord should be able to charge market price. If we take pride in living in a free market economy then we should all play by the same rules. Increase taxes to build social houses for people with low income, don't put restrictions on someone's property !

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days,
Please explain.:
This measure is absurd and unfair. If you force landlords to subsidize housing you'll make the city a slum no one would want to live in.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year,
Please explain.:
Maybe 3 to 6 months would be acceptable to be considered a temporary need for the landlord. Anything more is unacceptable. If an owner moves in he might also have his own trouble (financial issues, job loss/change, family issues). I don't find it fair to care about the tenant's welfare more than mine. There are better solutions for welfare.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Other (please specify)::
The tenant is not the adoptive child of the landlord ! The Small Claims judges will be "thankful" for such measures.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

#211

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 30, 2019 6:02:19 AM
Last Modified: Tuesday, July 30, 2019 6:17:24 AM
Time Spent: 00:15:04
IP Address: 107.203.108.193

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner ,

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
just 1
unit

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month,
Please explain.:
30 to 60
days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord proving their 50% or more ownership interest in the rental property ,

A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

#212

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 30, 2019 6:30:42 AM
Last Modified: Tuesday, July 30, 2019 6:37:05 AM
Time Spent: 00:06:22
IP Address: 107.77.211.185

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days ,
Please explain.:
24 hours

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Please explain.:
7
days

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Other (please specify)::
No addition form

#213

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 26, 2019 6:10:34 PM
Last Modified: Tuesday, July 30, 2019 7:09:11 AM
Time Spent: Over a month
IP Address: 71.198.170.209

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
If it's your property, you own it and pay property taxes on it, you should be able to have (access) it.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
Same as above.n You came by it legally and you should have access to it,

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
It's your property.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

#214

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 30, 2019 7:33:32 AM
Last Modified: Tuesday, July 30, 2019 7:39:26 AM
Time Spent: 00:05:54
IP Address: 69.107.103.96

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#215

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 30, 2019 7:50:31 AM
Last Modified: Tuesday, July 30, 2019 7:56:32 AM
Time Spent: 00:06:01
IP Address: 107.204.214.57

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
Privilege of ownership.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Other (please specify)::
should be market rate

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#216

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 30, 2019 8:24:52 AM
Last Modified: Tuesday, July 30, 2019 8:25:46 AM
Time Spent: 00:00:54
IP Address: 67.180.152.173

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#217

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 30, 2019 8:14:55 AM
Last Modified: Tuesday, July 30, 2019 8:27:25 AM
Time Spent: 00:12:30
IP Address: 108.65.197.32

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Please explain.:
In a duplex owners might want both, one for themselves and one for a family member. Limit to three units in one bldg.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
Three or 4 units in a big bldg.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Other (please specify)::
TenNt should keep rent Board appraised of their current address Landlord should check with rent board when moving out of the unit

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

,

A form completed by the Landlord proving their 50% or more ownership interest in the rental property

,

A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

,

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

,

Other (please specify)::

Landlord should notify Rent Board of move out but not have to give any reason for move out

#218

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, July 30, 2019 9:10:01 AM
Last Modified:	Tuesday, July 30, 2019 9:17:00 AM
Time Spent:	00:06:59
IP Address:	99.145.196.82

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond

,

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market**

#219

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, July 30, 2019 10:36:56 AM
Last Modified:	Tuesday, July 30, 2019 10:51:27 AM
Time Spent:	00:14:30
IP Address:	108.237.176.163

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes,** Please explain.: Parents and children are not owners.
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#220

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 30, 2019 10:54:33 AM
Last Modified: Tuesday, July 30, 2019 11:03:54 AM
Time Spent: 00:09:20
IP Address: 99.16.102.47

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
Joint decision

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No,
Please explain.:
Joint decision

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#221

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 30, 2019 12:22:52 PM
Last Modified: Tuesday, July 30, 2019 12:30:21 PM
Time Spent: 00:07:29
IP Address: 73.15.44.121

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

I am a prospective purchaser of residential property in the City of Richmond

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

#222

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 30, 2019 12:37:21 PM
Last Modified: Tuesday, July 30, 2019 12:37:59 PM
Time Spent: 00:00:38
IP Address: 63.198.105.61

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a community advocate

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#223

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 30, 2019 1:39:24 PM
Last Modified: Tuesday, July 30, 2019 1:46:03 PM
Time Spent: 00:06:38
IP Address: 45.30.89.84

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

Other (please specify):
Property Management Consultant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month ,
Please explain.:
Allows enough time for the prior tenant to give it time to think it through, but not so much time that the owner is possibly losing multiple months' rental income.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Six to ten years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

,

A form completed by the Landlord proving their 50% or more ownership interest in the rental property

,

A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

,

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

,

A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

,

A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

#224

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 30, 2019 1:47:42 PM
Last Modified: Tuesday, July 30, 2019 1:54:04 PM
Time Spent: 00:06:22
IP Address: 50.0.242.103

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a community advocate

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
They own it and can live in it.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
There family owned it and they can live there if they want to. It was probably the intent of the family member that gave it to them.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
What?
NO!

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Please explain.:
I don't understnd this one.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Please explain.:
no idea

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

,

A form completed by the Landlord proving their 50% or more ownership interest in the rental property

,

A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

#225

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 30, 2019 1:39:53 PM
Last Modified: Tuesday, July 30, 2019 1:54:09 PM
Time Spent: 00:14:15
IP Address: 99.203.42.60

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond ,

I am a Realtor who conducts business in the City of Richmond

,

I am a prospective purchaser of residential property in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	Other (please specify):: Owner should be able to charge market rental rate
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**Respondent skipped this question**

#226

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, July 30, 2019 2:53:16 PM
Last Modified:	Tuesday, July 30, 2019 3:10:16 PM
Time Spent:	00:17:00
IP Address:	73.71.87.0

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, and I live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes,** Please explain.: Yes - they should, because if it was 2 brothers, or 2 cousins, or 2 strangers, and each of them owned 50% of a duplex, all those individuals would have the right to move into 2 distinct units. It's also important to consider multi-generational family structures. For example in my culture, in Nicaragua, it's very common to have extended families living together in a duplex or triplex each with their own unit to live, and each family helping each other out with childcare.
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes,** Please explain.: That individual owns 50% of the building. If that individual's family, or parents, or friends want them to - that individual should have the full rights of ownership (including living in their property).
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No,** Please explain.: No - that's a legitimate family need. People are struggling! If families didn't work that way, buying property and then living together to lower their costs, they would be spread out over different cities paying super high rents. And there are real tangible community benefits to having groups of relatives set roots in and live in the community.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
No - that wouldn't make sense. What if one owner has a large family with lots of kids. So he takes a 3 bedroom unit. Then the next owner is a single woman, and she only needs a 1 bedroom unit. You shouldn't force people with different needs and different family sizes into certain housing sizes. You would not do that to tenants!

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year ,
Please explain.:
After a certain point, the owner of the property should be able to move on with their lives without needing to offer their property back to the previous tenant. If someone lives there a year, that shows good faith, and there can be many reasons to move. Like losing your job, getting a new job, starting a family, down-sizing a family (kids moving out).

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Other (please specify)::
As a small landlord owning 1 unit, it's too much to ask of me to track a person down. I'm not an investigator. And what do I do if a person intentionally doesn't want to be found and makes it difficult to contact them?

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market
,
A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

#227

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 30, 2019 3:19:18 PM
Last Modified: Tuesday, July 30, 2019 3:25:00 PM
Time Spent: 00:05:41
IP Address: 108.227.100.43

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a community advocate

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Other (please specify)::
bad idea

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Other (please specify)::
bad idea

#228

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 30, 2019 4:08:56 PM
Last Modified: Tuesday, July 30, 2019 4:22:46 PM
Time Spent: 00:13:49
IP Address: 166.216.158.214

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a community advocate

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
This is their property, and there could be reasons that they need two units-they might be in a temporary separation, or they might have more children than all fit into one unit And therefore the family needs two units.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
Lots of people are setting up trusts these days and the beneficiary needs to be able to use the property that has been left to them. If they cannot use it, then it greatly devalues the value of what has been left to them by their parents.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
Adopting such a policy would be penalizing large families. A person might've bought the property so that someday they could have a parent living in one unit, while they live in another unit and take care of that parent. There could be multiple family members who need to do this if they aged parent needs 24 hour care. I know of one family who had to care for a parent with dementia 24 hours a day for five whole years. The family may have acquired the property for just this situation: so that they could care for an aging family member, or so that grandparents and uncles could help care for small children. Families need to be able to form communities of mutual assistance with the property that they have purchased. This is one of the ways that we can retain family focus rather than institutionalizing people.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
There is no reason to have such a requirement. The owner's needs might change, they might need more room or less room, or their financial situation might change. Lots of small owners purchase property so that when they become too old to work, they have a place to live and a small income stream. This is the way that people who don't have money in retirement funds or pensions, are able to survive.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year ,
Please explain.:
If the owner only lives there for less than one year, then it seems they might have simply evicted the tenant in order to get rid of them and then replace them with someone else. But if the owner is living there for more than a year then they clearly are legitimately living in the unit. It is unreasonable to have to allow the former tenant to move in if the owner has been living there for more than one year.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#229

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, July 30, 2019 4:24:00 PM
Last Modified:	Tuesday, July 30, 2019 4:28:35 PM
Time Spent:	00:04:34
IP Address:	73.189.77.72

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a prospective purchaser of residential property in the City of Richmond
,
I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#230

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 30, 2019 4:21:21 PM
Last Modified: Tuesday, July 30, 2019 4:30:51 PM
Time Spent: 00:09:30
IP Address: 172.1.138.70

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am an Attorney who conducts business in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
any landlord or any of his immediate family should have that right.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
if immediate family member.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
family members need to be protected.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month** , Please explain.: 15 calendar days
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year** , Please explain.: burdens should be limited on Landlord... conditions change for people.
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	Other (please specify):: The Tenant should be solely responsible for updating any moves that the Tenant is making if Tenant wants to qualify for move back in.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	Other (please specify):: NONE

#231

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, July 30, 2019 8:51:59 PM
Last Modified:	Tuesday, July 30, 2019 9:01:16 PM
Time Spent:	00:09:16
IP Address:	76.103.155.134

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes,** Please explain.: If married property is community property then I believe each spouse/partner should maintain an equal right to any jointly-owned property.
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes,** Please explain.: A beneficiary of a jointly-owned property should have the same equal right of a spouse or partner.
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes,** Please explain.: I think it should be limited to one per year.
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No,** Please explain.: If it's for the same unit, then it should be ok to do so on the same unit.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month** , Please explain.: I think 2 weeks would be sufficient time to make a decision for a tenant but not so long for an owner to suffer any potential loss of income in not opening up the property to the rental market.
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years** , Please explain.: 1-2 years seems appropriate
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit**

#232

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, July 30, 2019 10:20:55 PM
Last Modified:	Tuesday, July 30, 2019 10:29:36 PM
Time Spent:	00:08:41
IP Address:	108.65.196.121

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Realtor who conducts business in the City of Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit**

#233

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, July 31, 2019 7:17:40 AM
Last Modified:	Wednesday, July 31, 2019 7:48:25 AM
Time Spent:	00:30:44
IP Address:	76.103.246.202

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No,** Please explain.: Landlord should be allowed to live close to their family
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	Other (please specify):: Rent should charged at market rate
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#234

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, July 31, 2019 9:31:21 AM
Last Modified:	Wednesday, July 31, 2019 9:52:40 AM
Time Spent:	00:21:19
IP Address:	172.58.39.169

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Tenant**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**No**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Respondent skipped this question**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

,

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

,

A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

,

A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

#235

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, July 31, 2019 10:30:04 AM
Last Modified: Wednesday, July 31, 2019 10:31:43 AM
Time Spent: 00:01:38
IP Address: 66.7.236.98

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a community advocate

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#236

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, July 31, 2019 10:29:15 AM
Last Modified:	Wednesday, July 31, 2019 10:39:21 AM
Time Spent:	00:10:05
IP Address:	66.7.236.98

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am an Attorney who conducts business in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes,
Please explain.:
This would prevent abuse of the OMI protection. Otherwise, owner could use OMI to target the longest term tenants that have the deepest rent protections. Only exception should be if tenant with a disability moves into the unit that owner previously OMI-ed.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Six to ten years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so** , Other (please specify):: The Rent Board should also reconsider it's current policy and provide tenants with hearing right in OMIs.

#237

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, July 31, 2019 10:22:52 AM
Last Modified: Wednesday, July 31, 2019 10:40:52 AM
Time Spent: 00:17:59
IP Address: 66.7.236.98

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner ,

I am an Attorney who conducts business in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
This could be abused to improperly get a tenant out of a unit in a multi-unit building. Supposedly husband and wife would live together in one unit or not want to be in the same building at all?

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No,
Please explain.:
Landlord should continue to have to be a natural person.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
YES! Landlords are abusing this provision by claiming to move in four of their children at a time. By the time the displaced tenants would find out that the children were not going to stay for 36 months, it would be too late for them to have any meaningful recourse.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
Not necessarily, but I would support a limit on how many owner-move ins a landlord could conduct at once. They should not be able to clear out a whole multi-unit building by claiming they are moving in their whole family.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month ,
Please explain.:
Tenant needs time to see if moving is possible with current living situation. Also, given that landlord may not have current contact information for tenant, tenant should be assured proper notice which may not happen with a seven day period.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Six to ten years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

,

A form completed by the Landlord proving their 50% or more ownership interest in the rental property

,

A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

,

A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

,

A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

,

Other (please specify)::

Proof of familial relationship between landlord and potential move-in

#238

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, July 31, 2019 11:01:31 AM
Last Modified:	Wednesday, July 31, 2019 11:02:31 AM
Time Spent:	00:00:59
IP Address:	99.203.11.145

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#239

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, July 31, 2019 11:56:52 AM
Last Modified: Wednesday, July 31, 2019 11:59:34 AM
Time Spent: 00:02:42
IP Address: 12.30.203.94

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

Respondent skipped this question

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**More than ten years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market**

#240

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, July 31, 2019 11:59:33 AM
Last Modified:	Wednesday, July 31, 2019 12:06:45 PM
Time Spent:	00:07:12
IP Address:	73.231.246.86

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a prospective purchaser of residential property in the City of Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**No,** Please explain.: not fair to tenants
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**No,** Please explain.: not fair to tenant
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Six to ten years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#241

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, July 31, 2019 12:10:01 PM
Last Modified: Wednesday, July 31, 2019 12:23:20 PM
Time Spent: 00:13:18
IP Address: 24.130.231.87

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
There may be situations where married couples do not wish to live together and should be allowed to inhabit the property they own separately.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
There are many families who hold title to their properties in their trusts and the beneficiaries should have the same rights as those who do not hold title to their properties in a trust.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
Many families have invested in property and assumed financial responsibility to provide shelter to their families. These family members may not be able to afford to live independently or near their extended families and caretakers if not allowed to move into units that family members/owners can provide for them.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
The future is difficult to predict. There may be situations that would require future Owner Move-In evictions in the same unit.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days
Please explain.:
If unit is vacant, landlord is losing income while it remains so. Clarification: how does Landlord locate tenant if tenant does not keep Landlord advised of current whereabouts? Will the city keep a data base that can be used?

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year
Please explain.:
The Rent Program should maintain the data base for one year and make the information available to the Landlord.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#242

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, July 31, 2019 12:57:05 PM
Last Modified: Wednesday, July 31, 2019 1:07:48 PM
Time Spent: 00:10:42
IP Address: 73.189.86.67

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

,

A form completed by the Landlord proving their 50% or more ownership interest in the rental property

,

A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

,

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

,

A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

#243

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, July 31, 2019 3:29:46 PM
Last Modified:	Wednesday, July 31, 2019 3:31:23 PM
Time Spent:	00:01:36
IP Address:	66.7.236.98

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a community advocate

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#244

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, July 31, 2019 5:06:18 PM
Last Modified:	Wednesday, July 31, 2019 5:16:49 PM
Time Spent:	00:10:31
IP Address:	138.72.36.29

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)**

#245

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, July 31, 2019 6:36:34 PM
Last Modified: Wednesday, July 31, 2019 6:47:23 PM
Time Spent: 00:10:49
IP Address: 63.198.105.120

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a community advocate

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Other (please specify)::
The Tenant should notify the Rent Program of their contact information & any changes for the OMI unit and the Rent Program should maintain that information for 1-6 yrs.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market
,
A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

#246

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, July 31, 2019 7:01:45 PM
Last Modified: Wednesday, July 31, 2019 7:05:12 PM
Time Spent: 00:03:26
IP Address: 76.217.51.87

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#247

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, July 31, 2019 4:42:28 PM
Last Modified: Wednesday, July 31, 2019 8:37:01 PM
Time Spent: 03:54:32
IP Address: 157.131.243.82

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Realtor who conducts business in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
It appears that you are saying they should be able to each move into one of the units. I think that unless they are legally divorced this would be abused.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
This is highly subject to abuse.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Other (please specify)::
Yes, but it might be deferred by one year, as with a new lease.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

,

A form completed by the Landlord proving their 50% or more ownership interest in the rental property

,

A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

,

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

,

A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

,

A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

#248

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, July 31, 2019 11:23:59 PM
Last Modified:	Wednesday, July 31, 2019 11:30:02 PM
Time Spent:	00:06:03
IP Address:	24.6.35.216

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
Yes, I believe they own the property they have the right to occupy it. Fully.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
Yes, I believe that who owns the property should be able to occupy it...even if they own less than 50%

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
I believe if you own the property, it is yours....and you should have the right to occupy it

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
I think this creates just more bureaucratic nonsense, increased expenses all the way around, and an unnecessary management and regulatory burden.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days
Please explain.:
These decisions should be made quickly, and not keep units empty longer than necessary. You want people in homes...so get them in.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years
Please explain.:
If you are going to manage this nonsense....I guess you should keep the info for a period of time...it is just such a drain on productivity....to be nonsensical.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

#249

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 01, 2019 7:34:57 AM
Last Modified:	Thursday, August 01, 2019 7:39:41 AM
Time Spent:	00:04:44
IP Address:	99.46.177.57

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#250

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 01, 2019 10:46:39 AM
Last Modified:	Thursday, August 01, 2019 10:53:27 AM
Time Spent:	00:06:48
IP Address:	74.93.7.90

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Realtor who conducts business in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
They are the owners.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
They need a place to live too.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
The family needs a place to live too.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
Different needs may be present

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#251

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 01, 2019 1:04:36 PM
Last Modified:	Thursday, August 01, 2019 1:05:14 PM
Time Spent:	00:00:38
IP Address:	50.232.114.67

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Tenant**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Respondent skipped this question**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Respondent skipped this question**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Respondent skipped this question**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Respondent skipped this question**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#252

INCOMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 01, 2019 6:53:02 PM
Last Modified:	Thursday, August 01, 2019 6:59:14 PM
Time Spent:	00:06:12
IP Address:	172.58.38.59

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond ,

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**Respondent skipped this question**

#253

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 01, 2019 7:37:45 PM
Last Modified:	Thursday, August 01, 2019 7:51:30 PM
Time Spent:	00:13:44
IP Address:	76.247.191.34

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes,** Please explain.: Both people are owners of the property and should receive equal access.
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes,** Please explain.: Children of the owner should be able to have access to the property once they assume their inheritance.
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No,** Please explain.: They are the owners of the property and should have the rights to use it as they choose.
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month ,
Please explain.:
The landlord has a business. He/she is losing money while waiting for the decision.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

#254

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, August 02, 2019 12:28:00 PM
Last Modified: Friday, August 02, 2019 12:28:28 PM
Time Spent: 00:00:28
IP Address: 169.229.68.233

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Respondent skipped this question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#255

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, August 02, 2019 3:16:35 PM
Last Modified:	Friday, August 02, 2019 3:23:00 PM
Time Spent:	00:06:25
IP Address:	174.215.0.29

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit**

#256

COMPLETE

Collector:	Web Link 3 (Web Link)
Started:	Monday, August 05, 2019 9:16:26 AM
Last Modified:	Monday, August 05, 2019 9:19:24 AM
Time Spent:	00:02:57
IP Address:	63.198.105.111

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Tenant**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**No,** Please explain.: I believe out of the two only one should be able to make that determination.
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes,** Please explain.: Only because the beneficiary has 50% interest.
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes,** Please explain.: Only one should be available for owner move-in.
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#257

COMPLETE

Collector:	Web Link 3 (Web Link)
Started:	Monday, August 05, 2019 9:19:43 AM
Last Modified:	Monday, August 05, 2019 9:37:32 AM
Time Spent:	00:17:48
IP Address:	63.198.105.111

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes,** Please explain.: If the owner of a duplex wants to move into their own property they should be able to as long as they occupy it for 36 consecutive months.
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes,** Please explain.: If they have any ownership stake they should be able to move in as long as the other owners agree.
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No,** Please explain.: If the owners want to move in they should be able to as long as they unit is occupied for 36 consecutive months. If the owner decides to move out at the conclusion of 36 months, unit should be listed at market rate.
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**No,** Please explain.: As long as each unit is occupied, if an owner wants to move into their own property they should be able to, even if one unit is occupied by another owner.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days** , Please explain.: If the Tenant has been legally evicted due to owner move-in, the prior tenant should not have a say in who gets to live there. Once the owner moves out, the residence should be listed at the market rate so that everyone has an equal opportunity.
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit**

#258

COMPLETE

Collector:	Web Link 5 (Web Link)
Started:	Monday, August 05, 2019 9:46:25 AM
Last Modified:	Monday, August 05, 2019 9:49:36 AM
Time Spent:	00:03:10
IP Address:	63.198.105.111

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Tenant**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**No,** Please explain.: They should be able to move into one property only
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**No,** Please explain.: The percentage should be higher
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes,** Please explain.: Owner can move in and maybe parents over 85. Child can move in with parents.
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	Other (please specify):: Should be able to make a slight adjustment is the property warrants it (any repairs made)
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**One month,** Please explain.: Tenants have to give one months notice so landlords should be required to wait the same amount of time.
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.**

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#259

COMPLETE

Collector: Web Link 5 (Web Link)
Started: Monday, August 05, 2019 9:50:03 AM
Last Modified: Monday, August 05, 2019 9:52:50 AM
Time Spent: 00:02:46
IP Address: 63.198.105.111

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond ,

I am a Richmond Homeowner ,

I am a prospective purchaser of residential property in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
I think both 50% owners should have this right.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
I think they should have this right.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
Yes, as long as all evictions abide by the rules (36 months, etc)

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No,
Please explain.:
I think each ownership should be "reset" in the eyes of the owner eviction policies.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

One month,
Please explain.:
Seems fair as long as they are able to be reached.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years ,
Please explain.:
36 months - the duration of the owner live-in requirement

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

#260

COMPLETE

Collector: Web Link 5 (Web Link)
Started: Monday, August 05, 2019 9:53:11 AM
Last Modified: Monday, August 05, 2019 9:55:07 AM
Time Spent: 00:01:56
IP Address: 63.198.105.111

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond
,
I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No,
Please explain.:
Maybe yes but needs to be documented and approved by owners

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
That may be the purpose for buying the property

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
Other (please specify)::
Tenant contracts

#261

COMPLETE

Collector: Web Link 5 (Web Link)
Started: Monday, August 05, 2019 9:55:23 AM
Last Modified: Monday, August 05, 2019 9:57:46 AM
Time Spent: 00:02:22
IP Address: 63.198.105.111

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month
Please explain.:
3-5 months - give tenant time to collect money for move-in cost and 30 day notice to present landlord - so 2-3 months

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years
Please explain.:
Makes the landlord honest and they have to maintain connection with the Board

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Other (please specify)::
Both parties should show proof

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#262

COMPLETE

Collector:	Web Link 6 (Web Link)
Started:	Monday, August 05, 2019 9:48:53 AM
Last Modified:	Monday, August 05, 2019 10:02:11 AM
Time Spent:	00:13:18
IP Address:	63.198.105.104

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, and I live in Richmond**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes,** Please explain.: Yes, the property is for family which includes children, fathers, brothers, etc.
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes,** Please explain.: If it is for their benefit, then yes.
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No,** Please explain.: Landlords and families also go through a process of high rents in other places and have the right to a reasonable rent. Tenants with low rent live better than a landlord that wants to invest.
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes,** Please explain.: Only when the building has various apartments (more than 10).

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	Other (please specify):: Rents should be adjusted to that of the rental market. Many rents are low an don't cover the payment and costs of the house or building. Tenants many times have more rights than the owners themselves. Just cause for eviction should be equal to landlords and tenants.
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than seven days, but less than one month** Please explain.: There should be preference if the tenant was in good standing. When it comes to rights, it seems tenants have more rights than landlords.
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year** Please explain.: With rent control, tenants are like the owners while the owners are treated like tenants.
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	Other (please specify):: No comment

#263

COMPLETE

Collector:	Web Link 6 (Web Link)
Started:	Monday, August 05, 2019 10:02:16 AM
Last Modified:	Monday, August 05, 2019 10:05:10 AM
Time Spent:	00:02:54
IP Address:	63.198.105.104

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Tenant**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**No**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**No**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month ,
Please explain.:
Because it is not easy finding another rental unit.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

#264

COMPLETE

Collector: Web Link 6 (Web Link)
Started: Monday, August 05, 2019 10:05:32 AM
Last Modified: Monday, August 05, 2019 10:09:58 AM
Time Spent: 00:04:26
IP Address: 63.198.105.104

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
If they are a married couple, then they should make the decision between both partners.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No,
Please explain.:
The owners should be all in agreement and should make a joint decision.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
They have the right to occupy their properties so long as they are just with their tenants.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes,
Please explain.:
As long as it is legal and a just cause.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Respondent skipped this question

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Respondent skipped this question

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

,

A form completed by the Landlord proving their 50% or more ownership interest in the rental property

,

A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

,

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

,

A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

,

A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

#265

COMPLETE

Collector: Web Link 6 (Web Link)
Started: Monday, August 05, 2019 10:15:21 AM
Last Modified: Monday, August 05, 2019 10:17:58 AM
Time Spent: 00:02:37
IP Address: 63.198.105.104

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, but I don't live in Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes,
Please explain.:
They are 50/50

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year ,
Please explain.:
There isn't that much need to keep their information.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord proving their 50% or more ownership interest in the rental property

#266

COMPLETE

Collector: Web Link 6 (Web Link)
Started: Monday, August 05, 2019 10:18:29 AM
Last Modified: Monday, August 05, 2019 10:22:47 AM
Time Spent: 00:04:17
IP Address: 63.198.105.104

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
No, because they are a married couple and shouldn't have to live in separate units.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No,
Please explain.:
Only because they have 50% ownership is not correct.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
There should be a limit which I think is very important.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes,
Please explain.:
It would help us a lot.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month ,
Please explain.:
60
Days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#267

COMPLETE

Collector: Web Link 6 (Web Link)
Started: Monday, August 05, 2019 10:23:11 AM
Last Modified: Monday, August 05, 2019 10:31:46 AM
Time Spent: 00:08:35
IP Address: 63.198.105.104

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
The eviction would not be just because if they are considered a married couple, they don't need to live in a separate unit. It's illogical and unjust.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No,
Please explain.:
There could be a possibility which would depend on the laws and causes for realizing the eviction. If there are just causes and based on the law, then it seems to me that it should be a possibility.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
It is not just for the tenants that have been responsible. There should be a law that prohibits owner move-ins for the benefit of the landlord's family.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes,
Please explain.:
It should exist based on a law that benefits both parties.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month ,
Please explain.:
60
days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

#268

COMPLETE

Collector: Web Link 6 (Web Link)
Started: Monday, August 05, 2019 10:32:08 AM
Last Modified: Monday, August 05, 2019 10:37:24 AM
Time Spent: 00:05:15
IP Address: 63.198.105.104

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
No because both are the owners and it should be the both that do the move in.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No,
Please explain.:
Because they have more benefits and more flow of income.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
Yes because there is a possibility of them occupying all the units for their whole family.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes,
Please explain.:
So the owner could not do whatever they want to do.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month ,
Please explain.:
60 days similar to the eviction notification.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Respondent skipped this question

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Respondent skipped this question

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#269

COMPLETE

Collector: Web Link 6 (Web Link)
Started: Monday, August 05, 2019 10:39:02 AM
Last Modified: Monday, August 05, 2019 10:40:09 AM
Time Spent: 00:01:06
IP Address: 63.198.105.104

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

,

A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

,

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

,

A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

#270

COMPLETE

Collector: Web Link 6 (Web Link)
Started: Monday, August 05, 2019 10:40:47 AM
Last Modified: Monday, August 05, 2019 10:42:12 AM
Time Spent: 00:01:24
IP Address: 63.198.105.104

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month ,
Please explain.:
90
days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#271

COMPLETE

Collector:	Web Link 6 (Web Link)
Started:	Monday, August 05, 2019 10:42:45 AM
Last Modified:	Monday, August 05, 2019 10:44:29 AM
Time Spent:	00:01:43
IP Address:	63.198.105.104

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Tenant**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**No**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**No**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**Yes**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Yes**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than one month** , Please explain.: 60 days
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**One to five years** , Please explain.: 5 years
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#272

COMPLETE

Collector:	Web Link 6 (Web Link)
Started:	Monday, August 05, 2019 10:44:58 AM
Last Modified:	Monday, August 05, 2019 10:47:51 AM
Time Spent:	00:02:53
IP Address:	63.198.105.104

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Landlord, but I don't live in Richmond** , Other (please specify): Property Manager

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**No**
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes**
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No**
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	**Respondent skipped this question**

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Less than seven days**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Less than one year**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so**

#273

COMPLETE

Collector: Web Link 7 (Web Link)
Started: Monday, August 05, 2019 10:52:49 AM
Last Modified: Monday, August 05, 2019 10:58:39 AM
Time Spent: 00:05:50
IP Address: 63.198.105.104

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes,
Please explain.:
You must have the right as an owner since you must recognize the effort that each person has put into buying a house, such as depriving yourself of many things and sometimes even eating well to save and invest.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No,
Please explain.:
It would not be fair. And where are the rights of the owners? They struggle to deprive themselves of many pleasures such as not taking vacations, not going out to eat or having fun and it would be unfair that if their family needs a place to live they cannot help their family first. The situation of the tenants is sad but it is also not the fault of the owners that they have not made good decisions. There are people who do not have a house because they did not want to sacrifice many entertainment they had, although it is also true that others could not because of lack of resources. But this does not justify that they punish the owners with laws so severe and that they only benefit the tenants. Laws should be balanced.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

Less than seven days

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year ,
Please explain.:
An owner is not waited for by the bank to pay the mortgage.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Tenant should be responsible for following up with the Landlord to see if the Rental Unit has been placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord proving their 50% or more ownership interest in the rental property

#274

COMPLETE

Collector: Web Link 8 (Web Link)
Started: Monday, August 05, 2019 10:59:05 AM
Last Modified: Monday, August 05, 2019 11:00:53 AM
Time Spent: 00:01:48
IP Address: 63.198.105.104

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Respondent skipped this question

#275

COMPLETE

Collector: Web Link 8 (Web Link)
Started: Monday, August 05, 2019 11:00:55 AM
Last Modified: Monday, August 05, 2019 11:03:11 AM
Time Spent: 00:02:15
IP Address: 63.198.105.104

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond
,
I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

#276

COMPLETE

Collector: Web Link 9 (Web Link)
Started: Monday, August 05, 2019 2:04:53 PM
Last Modified: Monday, August 05, 2019 2:12:26 PM
Time Spent: 00:07:33
IP Address: 63.198.105.104

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
Shared ownership should require shared decision making.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No,
Please explain.:
All trustees should agree on decisions.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month ,
Please explain.:
Same is needed to break lease or if lease expired on that unit that tenant currently lives in.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Six to ten years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)**

#277

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, August 05, 2019 8:06:11 PM
Last Modified:	Monday, August 05, 2019 8:16:33 PM
Time Spent:	00:10:22
IP Address:	71.202.251.86

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.	**I am a Richmond Homeowner**

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)	**Yes,** Please explain.: If they are planning on moving into both units it seems they should have a right to do so.
Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?	**Yes,** Please explain.: If they want to move into a property they own as a beneficiary they should be able to.
Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No,** Please explain.: If they are moving in their parents and children to a property they own they should be able to. Some families are looking for living in a compound situation these days.
Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?	Please explain.: Don't understand the question

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month ,
Please explain.:
The tenants either want to move back or they don't.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years ,
Please explain.:
Two years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Other (please specify)::
If the tenant wants to move back they should be responsible for keeping the owners informed of their contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

Other (please specify)::
Yikes too many forms

#278

COMPLETE

Collector: Web Link 5 (Web Link)
Started: Monday, August 05, 2019 9:57:59 AM
Last Modified: Tuesday, August 06, 2019 12:45:34 PM
Time Spent: Over a day
IP Address: 63.198.105.111

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am an Attorney who conducts business in the City of Richmond

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
The OMI should be restricted to one unit for both parties since otherwise this would lead to more tenant displacement

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No,
Please explain.:
Too difficult to prove % ownership with a trust.

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
Owner acquired the building as neutral property and with an expectation that they would have a stream of income from these tenants. New owners are also fully aware of tenancy issues.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes,
Please explain.:
Prevents serial evictions and vacancy decontrol.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?	**Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.**
Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**More than one month**
Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**More than ten years**
Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	**Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.**

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.	**A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit** , **A form completed by the Landlord proving their 50% or more ownership interest in the rental property** , **A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market** , **A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market** , **A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)** , **A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so** , Other (please specify):: Proof of age, disability, relationship of relative

#279

COMPLETE

Collector: Web Link 5 (Web Link)
Started: Tuesday, August 06, 2019 12:45:45 PM
Last Modified: Tuesday, August 06, 2019 12:47:35 PM
Time Spent: 00:01:49
IP Address: 63.198.105.111

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

Other (please specify):
Community member

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Yes

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Yes

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

No

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

Less than one year

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit
,
A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

#280

COMPLETE

Collector: Web Link 5 (Web Link)
Started: Tuesday, August 06, 2019 12:47:52 PM
Last Modified: Tuesday, August 06, 2019 12:49:18 PM
Time Spent: 00:01:25
IP Address: 63.198.105.111

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Landlord, and I live in Richmond ,

I am a Richmond Homeowner

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

Respondent skipped this question

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

Respondent skipped this question

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Respondent skipped this question

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

No

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

Yes - the Landlord should be able to charge the Rent that the Tenant was paying when they moved out, plus any Annual General Adjustment (AGA) rent increases that haven't been applied.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than seven days, but less than one month

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years ,
Please explain.:
3
years

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

#281

COMPLETE

Collector: Web Link 5 (Web Link)
Started: Tuesday, August 06, 2019 12:49:20 PM
Last Modified: Tuesday, August 06, 2019 12:54:58 PM
Time Spent: 00:05:38
IP Address: 63.198.105.111

Page 2: Please tell us a little bit about yourself.

Q1 Out of the options below, how would you describe yourself? Select all that apply.

I am a Richmond Tenant

Page 3: What types of Landlords should be able to conduct Owner Move-In Evictions?

Q2 Do you think a couple (married or in a registered domestic partnership) who share ownership of a property (each individual has a 50% recorded interest) should each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if a husband and wife own a duplex, should each individual be able to conduct an Owner Move-In on a unit?)

No,
Please explain.:
They file taxes together, so they should make a decision as 1 unit, unless one partner has full legal authority to make decisions for the other partner.

Q3 Do you think an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property should be able to conduct an Owner Move-In eviction?

No,
Please explain.:
A trust is a legal contract and all members in a trust have equal votes. One individual does not control all votes. So no, one member cannot conduct an owner move-in eviction!

Q4 Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?

Yes,
Please explain.:
My grandfather owned a duplex, my mother was his health care worker and we lived in a unit. His stepson took ownership of duplex and evicted my mother to sell the building for a huge profit. My mother had no place to move to, and her limited funds could not afford an apartment on her own.

Q5 When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would require any future Owner Move-In evictions on the property to occur in that same unit, for the duration of the owner's tenure?

Yes,
Please explain.:
We live in a 4 unit apartment and this continues to happen in the apartment we moved into. Landlord is trying to get us to move out by offering us money to move.

Page 4: Tenant's First Right of Refusal

Q6 If the formerly displaced Tenant moves back into the Rental Unit after several years, do you think the Landlord should be able to include the Annual General Adjustment rent increases in the amount of the rent charged?

No - the Landlord should only be able to charge the amount of Rent that the Tenant was paying when they moved out.

Q7 When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?

More than one month ,
Please explain.:
If I can return to a rental unit, I need time to decide to move or not. I may be travelling away from the City, out of State or county and should have time to respond upon return. Emergencies may occur as well.

Q8 How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?

One to five years ,
Please explain.:
If the building needs massive repairs, one year is NOT sufficient to make the repairs if the Landlord is a slumlord, absentee landlord, they will not comply w/ city planing ordinances to pay to make the repairs.

Q9 Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?

Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information.

Page 5: Administrative Requirements

Q10 What types of additional forms or documentation, if any, do you think the Rent Program should administer to assist with monitoring compliance with the Owner Move-In requirements of the Rent Ordinance? Select all that apply.

A form completed by the Landlord asserting that the Landlord or enumerated relative has moved into the Rental Unit

,

A form completed by the Landlord proving their 50% or more ownership interest in the rental property

,

A form completed by the Landlord proving that the displaced Tenant was offered the first right of refusal to return to the Rental Unit, in the event that the Rental Unit is placed back on the rental market

,

A form completed by the Tenant indicating their interest in re-renting the unit if it is ever placed back on the rental market

,

A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit in which they conducted the Owner Move-In eviction (this form would be sent to and completed by the Landlord every 12 months for 36 consecutive months)

,

A form completed by the Landlord indicating that the Landlord have moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

,

Other (please specify)::

Forms should be bi-lingual.

ITEM I-1
ATTACHMENT 8

OWNER MOVE-IN EVICTIONS DATA FOR THE PERIOD FEBRUARY 26, 2017 - JULY 1, 2019

ID	Submission Date	Type of Property	Date Tenant(s) Moved In	Date of Termination of Tenancy	Permanent Relocation Payment	Owner/Relative* *(see legend below)*	Family Member Estimated Move-in Date
1902	2/26/2017 21:16	Single Family Home	1/1/2002	4/30/2017	$8,200.00	O	5/1/2017
2445	3/24/2017 11:40	Single Family Home	11/10/2014	2/28/2017	$8,200.00	O	3/3/2017
3460	4/24/2017 8:08	Fourplex	5/1/2015	6/24/2017	$5,250.00	R/C	6/28/2017
3765	5/1/2017 12:56	Single Family Home	11/15/2015	7/1/2017	$5,250.00	O	"within" 90 days after tenant vacates
3981	5/12/2017 10:21	Single Family Home	9/1/2006	7/15/2017	$7,150.00	R/C	7/15/2017
4001	5/15/2017 10:58	Duplex	4/8/2015	7/20/2017	$7,150.00	R/P	7/20/2017
4002	5/15/2017 11:02	Duplex	8/1/2001	7/20/2017	$7,150.00	R/P	7/20/2017
4630	6/9/2017 13:45	Single Family Home	10/1/2016	7/15/2017	$7,150.00	R/C	8/1/2017
4656	6/11/2017 10:58	Single Family Home	4/12/2015	7/12/2017	$8,200.00	O	7/15/2017
4781	6/14/2017 14:09	Single Family Home	1/31/2015	8/13/2017	$7,150.00	O	8/14/2017
8739	8/1/2017 16:58	Triplex	7/1/2012	9/30/2017	$7,150.00	O	10/1/2017
10180	9/16/2017 19:01	Apts. 5-12 Units	6/22/1905	12/31/2017	$8,200.00	O	1/1/2018
10248	9/25/2017 10:54	Triplex	Unknown	1/1/2018	$8,200.00	UNS	Unspecified
11303	10/29/2017 19:25	Single Family Home	11/1/2015	12/28/2017	$8,200.00	O	12/29/2017
11483	11/1/2017 15:33	Duplex	Unknown	11/8/2017	$6,050.00	O	11/8/2017
11763	11/6/2017 10:08	Multi-family Combo	Unknown	3/15/2018	$7,150.00	R/S	3/15/2018
11790	11/7/2017 9:46	Single Family Home	10/29/2016	1/1/2018	$7,150.00	O	Unspecified
12569	1/10/2018 14:28	Duplex	3/22/2011	5/1/2018	$5,250.00	R/P	Unspecified
12627	1/13/2018 9:02	Single Family Home	Unknown	3/12/2018	$6,050.00	O	Unspecified
12635	1/13/2018 16:59	Single Family Home	1/1/2016	3/15/2018	Unknown	R/P	3/15/2018
13135	3/9/2018 14:39	Single Family Home	7/7/2010	6/14/2018	$8,200.00	O	6/1/2018
13175	3/14/2018 10:28	Single Family Home	3/5/2011	6/1/2018	$7,150.00	O	6/1/2018
13934	6/28/2018 17:24	Single Family Home	4/1/2014	7/25/2018	$3,400.00	R/C	7/25/2018
13971	7/3/2018 12:01	Fourplex	5/1/2018	9/11/2018	$7,150.00	O	9/11/2018
13972	7/3/2018 12:53	Single Family Home	Unknown	9/3/2018	Unknown	UNS	9/3/2018
14261	7/24/2018 14:03	Comm. Retail Small	Unknown	11/1/2018	$7,150.00/ $7,343.00	R/C	11/1/2018
14843	8/29/2018 15:19	Single Family Home	6/1/2016	12/1/2018	$8,421.00	O	12/1/2018
15068	9/26/2018 9:31	Single Family Home	12/1/2016	2/1/2019	$7,343.00	O	2/1/2019
15331	11/1/2018 10:02	Fourplex	7/19/2017	12/31/2018	$7,343.00	O	3/31/2019
15347	11/5/2018 13:24	Fourplex	12/27/2012	12/31/2018	$7,343.00	O	1/1/2019
15347	11/6/2018 13:24	Fourplex	3/27/2014	12/31/2018	$7,343.00	O	1/1/2019
15584	12/7/2018 16:47	Single Family Home (w/cottage)	1/1/2016	2/5/2019	$5,392.00	R/S	3/1/2019
15588	12/9/2018 22:46	Single Family Home	1/1/2016	2/7/2019	$8,421.00	R/P	2/25/2019
15860	1/28/2019 16:18	Duplex	6/21/2000	3/28/2019	$8,792.00	O	3/28/2019
15864	1/29/2019 18:41	Single Family Home	2/1/2017	7/15/2019	$8,792.00	O	7/16/2019
16202	4/5/2019 11:50	Comm. Retail Small (Converted to 2 Rental Units)	4/8/2013	6/4/2019	$7,666.00	O	6/6/2019

ITEM I-1
ATTACHMENT 8

ID	Submission Date	Type of Property	Date Tenant(s) Moved In	Date of Termination of Tenancy	Permanent Relocation Payment	Owner/Relative* *(see legend below)*	Family Member Estimated Move-in Date
16202	4/6/2019 11:50	Comm. Retail Small (Converted to 2 Rental Units)	6/1/2011	6/4/2019	$7,666.00	R/C	6/6/2019
16477	6/5/2019 14:42	Single Family Home	6/15/2011	9/3/2019	$7,666.00	O	60 days from date of service
16560	6/20/2019 14:06	Single Family Home	9/22/2012	9/20/2019	$8,792.00	O	9/20/2019
16595	6/25/2019 22:55	Single Family Home	7/8/2016	8/23/2019	$8,792.00	O	8/25/2019
16642	7/1/2019 17:54	Fourplex	7/1/2013	9/1/2019	$7,666.00	R/P	10/1/2019

*Owner/Relative Legend	
O	Owner
R/C	Relative/Child
R/P	Relative/Parent
R/S	Relative/Spouse
R/GP	Relative Grandparent

Paige Roosa

From: Christina <credse@gmail.com>
Sent: Wednesday, July 31, 2019 11:13 AM
To: Rent Control
Cc: Nicolas Traylor; Paige Roosa; Michael Vasilas
Subject: Attention Boardmembers

Dear Richmond Rent Board Members,

It has come to my attention that "natural person" (the term used in Section 11.100.050(6)(A) of the Rent Ordinance under the Owner Move-In provisions) is quickly becoming another legally fraught means of overreach. In other jurisdictions there is talk of interpreting this term in ways that would put property owners in the impossible predicament of having to choose between being financially responsible or losing property rights. To the extent that Richmond can protect our homeowners and housing providers from these unnecessary pitfalls, let's make every effort to do so.

To elaborate just a bit, if someone has created a trust to keep their property out of probate after their death, being financially responsible in this way should not preclude a homeowner from retaining their full rights. If someone has created an LLC to provide some level of protection between their home and their rental property, they should not lose rights for mitigating, on their own dime, some of the personal risk of providing services to strangers. Protecting tenants absolutely does not require eroding an owner's rights in these ways. Please consider how harmful these kind of win-lose regulations are to the integrity of our community. Providing tenant protections should include how to foster the best possible relationships between service providers and their clients rather than continually pitting them against each other and treating housing providers as citizens who don't deserve protections of any kind, not even just being responsible on their own behalf.

Thank you all for your service to our city and for your consideration of this critical issue. I realize you have taken on an enormous challenge, working in arena that is complex, politicized, nuanced and highly emotionally charged. As a Richmond resident and housing provider, I believe strongly that tenants deserve protections; and I believe strongly that our community will be best served by providing protections in a way that can work for everyone. If we listen to each other and consider the broader concerns of all our residents, we surely can find win-win approaches.

Sincerely,
Christina Redse

Owner Move-In (OMI) Regulation Community Survey – responses to policy questions

[redacted]

1. I am a Richmond resident, Richmond homeowner, former Richmond landlord, and community advocate with the Fair and Affordable Richmond coalition.

2. **No**. I do not think that a married couple who share ownership of a property should each be able to conduct an OMI eviction on a unit on a property. A married couple is a single entity for tax purposes. Allowing each spouse in a married couple to do OMI evictions dilutes the intent of this provision of the City's rent ordinance. People who acquire property to rent out for housing others should focus on that central aspect of their enterprise, and OMI evictions should be a rare and exceptional occurrence, not a common business practice.

3. **No.** Only real people who actually own the property and function as landlords (with or without a third-party property manager) should be able to conduct OMI evictions. Trust beneficiaries are not landlords, and allowing them to carry out OMI evictions would dilute the intent of this provision of the City's rent ordinance.

4. **Yes.** Our policy should limit the number of OMI evictions that may be conducted by an owner on a single property, and follow Berkeley's policy of allowing only one owner move-in (by owner with at least a 50% ownership) on a single property during an owner's tenure. OMI evictions (even with relocation funds provided) can be devastating and life-disrupting for tenants, especially those with school age children or those who would be unable to find another housing option within commute of their job. Hence, we need to bolster the intent of the ordinance to make sure they occur rarely and on an exceptional basis only.

5. **Yes.** When an owner performs an OMI eviction on a unit that is part of a larger multi-unit building, we should require any future OMI on the property to occur in that same unit, for the duration of the owner's tenure, as is the case in Berkeley. The goal is to prevent owners from gradually clearing out an entire building through successive OMI's.

6. **10 business days / at least 30 days**. There needs to be a reasonable timeline for tenants displaced by OMI to have the option of exercising their first right of refusal to move back into the unit after it is vacated by the owner (or owner's family member) and comes back on the rental market. Landlords should be encouraged to notify former tenants in advance of the owner (or their family member) vacating the unit, and tenants should be given 10 business days to respond to that notification and at least another 30 days following the date of their response to the landlord--or the date of the unit becoming available, whichever is later--to actually move in.

7. **No.** If the formerly displaced tenant moves back onto the rental unit at any time in the future after the owner (or owner's family member) moves out, the landlord should only be able to charge the amount of rent that the tenant was paying when they moved out, without any additional Annual General Adjustments (AGA) added on. The language in Richmond's rent ordinance is clear on this:

   > "All Tenants that are displaced based on [OMI] shall have the first right of refusal to return to the unit if it should ever be returned to the market by the Landlord or successor Landlord. Rent shall be the Rent lawfully paid by the Tenant at the time the Landlord gave notice [of termination of tenancy based on OMI]."

   There is no provision for adding any AGA's in this case, and besides, the tenant who was displaced will likely have incurred considerable increases in rent in subsequent housing after the OMI eviction.

8. **At least 10 years.** The Rent Program should be required to maintain contact information for a formerly displaced tenant due to OMI for at least 10 years in the event that the unit is placed back on the rental market. At the time of the eviction, tenants need to be informed of their potential first right of refusal in the future, and that it's important for them to play their part in responding to periodical Rent Program contact information verification and update requests. The Rent program should have an automated system for doing annual contact information verification.

9. **The Rent Program.** Requiring the landlord to maintain contact information for the tenant could result in landlords asserting that they tried to do so but the tenant failed to respond to their update requests. It's better for a neutral party like the Rent Program to do this in as automated a form as possible. Some tenants may change contact info and not respond or inform the Rent Program, but some will and for those who do, we need to protect their first right of refusal.

10. **(Check all boxes on this survey question.)** Since experience from other cities tells us that the requirements of OMI evictions are difficult to enforce, we should set up systems (automated as much as possible in a database) to track full compliance each step of the way. If OMI evictions are kept to small numbers on an exceptional basis, it shouldn't be too overwhelming to monitor compliance. We need to require landlords to confirm in writing, under penalty of perjury, that the various requirements of OMI evictions have been met.

Feedback Worksheets from June 22, 2019 workshop on Proposed Owner Move-In Regulations

[redacted]

Group 1:

1. People who acquire property to rent out for housing others should focus on that central aspect of their enterprise, and OMI evictions should be a rare and exceptional occurrence, not a common business practice. Hence, only real people who actually own the property and function as landlords (with or without a third-party property manager) should be able to conduct OMI evictions.

2. Allowing each spouse in a married couple or trust beneficiaries to do OMI evictions dilutes the intent of this provision of the City's ordinance.

3. OMI evictions are subject to fraud and abuse, and the requirements are difficult to enforce, so we need to be very careful about adopting regulations that preserve the intent of the ordinance.

Group 2:

1. OMI evictions (even with relocation funds provided) can be devastating and life-disrupting for tenants, especially those with school age children or who would be unable to find another suitable housing option within commute of their job. Hence, we need to bolster the intent of the ordinance to make sure they occur rarely and on an exceptional basis only.

2. The example of Berkeley should be followed for the reasons given in the workshop, namely to prevent owners from gradually clearing out an entire building through successive OMI's.

Group 3:

1. Educating tenants and landlords about the Tennant's First Right of Refusal in OMI cases is crucial, since many are unaware of this. Tenants need to know that, while it may not happen, there is a chance that the owner (or owner's relative) will vacate the unit in the future, and that they can move back in if and when that happens. Tenants also need to be told that it's important for them to play their part in responding to periodical Rent Program contact information update requests.

2. The landlord needs to be able to show good faith in offering a realistic timeline for tenants to exercise their First Right of Refusal. Landlords should be encouraged to notify former tenants in advance of the owner (or owner's family member) vacating the unit, and tenants should be given 10 business days to respond to that notification and

another 30 days at least following their response to the landlord (or landlord vacating the unit, whichever is later) to actually move in.

3. If the formerly displaced tenant moves back onto the rental unit at any time in the future after the owner (or owner's family member) moves out, the landlord should only be able to charge the amount of rent that the tenant was paying when they moved out, without any additional Annual General Adjustments (AGA) added on. The language in Richmond's rent ordinance is clear on this:

   > "All Tenants that are displaced based on [OMI] shall have the first right of refusal to return to the unit if it should ever be returned to the market by the Landlord or successor Landlord. Rent shall be the Rent lawfully paid by the Tenant at the time the Landlord gave notice [of termination of tenancy based on OMI]."

   There is no provision for adding any AGA's in this case, and besides, the tenant who was displaced will likely have incurred considerable increases in rent in subsequent housing after the OMI eviction.

Group 4:

1. Since experience from other cities tells us that the requirements of OMI evictions are difficult to enforce, we should set up systems (automated as much as possible in a database) to track full compliance each step of the way. And if OMI evictions are kept to small numbers on an exceptional basis, it shouldn't be too overwhelming to monitor compliance.

2. Requiring the landlord to maintain contact info for the tenant could result in landlords asserting that they tried to do so but the tenant failed to respond to their update requests. It's better for a neutral party like the Rent Program to do this in as automated a form as possible. Some tenants may change contact info and not respond or inform the Rent Program, but some will and for those who do, we need to protect their First Right of Refusal.

3. We need to require landlords to confirm in writing, under penalty of perjury, that the various requirements of OMI evictions have been met. I know one case in my neighborhood of a family that was evicted on the pretense of OMI, but the house went on the market less than a year later. The former tenants are undocumented immigrants and opted not to pursue any action with the Rent Program. We need to guard against such misuses.

City of Richmond Rent Program
Proposed Owner Move-In Eviction Regulation
June 2019 Community Workshops

FEEDBACK WORKSHEET
Group 1: What types of Landlords should be able to conduct Owner Move-In Evictions?

Name: [redacted]

Identity (check one): ☐ **Tenant** ☐ **Landlord** (own 1 unit) ☐ **Landlord** (own 2+ Units)
☑ **Other** *please explain:* _____

Phone Number: [redacted]

1.) What do you think are the most important factors to consider in establishing the types of Landlords that should be able to conduct Owner Move-In evictions?

2.) What did you like or dislike about any of the policy options presented?
I think that the options should be in a way that would reflect on how the ordinance is written in regarding owner move ins

3.) Please share any additional comments in the space below:

City of Richmond Rent Program
Proposed Owner Move-In Eviction Regulation
June 2019 Community Workshops

FEEDBACK WORKSHEET
Group 3: Tenant's First Right of Refusal

Name: [redacted]

Identity (check one): ☐ **Tenant** ☐ **Landlord** (own 1 unit) ☐ **Landlord** (own 2+ Units)
☑ **Other** *please explain:* _____

Phone Number: [redacted]

1.) What do you think are the most important factors to consider with respect to a Tenant's first right of refusal to return to the unit from which they were evicted on the grounds of Owner Move-In?

the times that the tenant has been
In the unit.

2.) What did you like or dislike about any of the policy options presented?

3.) Please share any additional comments in the space below:

Owner Move-In Case Study Research

Jurisdiction	Code Section	Ownership Interest Requirement	Restriction on Number of Owner Move-In Evictions on a Property	Applicability of AGA Rent Increases if Unit is Placed Back on Rental Market (applies to rent-controlled units ONLY)	Administrative Requirements (E.g. forms required)	Additional Unique Provisions
BERKELEY	Rent Ordinance Sections 13.76.050.H, 13.76.130.A9, 13.76.130.9.J Regulation Chapter 13 Section 1382	➢ Landlords must have 50% interest in the property. ➢ A married couple who together hold at least a recorded 50% ownership interest in a property, as community property or otherwise, satisfies the ownership requirement of Sections 13.76.050.H and 13. 76.130.A9 of the Rent Ordinance. ➢ An unmarried couple in a registered domestic partnership, who together hold at least a 50% recorded interest in a property, satisfies the ownership requirement of Sections 13.76.050.H and 13.76.130.A9 of the Rent Ordinance. ➢ Property may not be combined to satisfy the 50% ownership requirement of Sections 13.76.050.H and 13.76.130.A9 of the Rent Ordinance. ➢ Landlords must notify the tenant, at the time of giving notice terminating the tenancy, of the landlord's ownership interest in any residential properties in Berkeley where such interest is 10% or greater.	➢ One specific unit per property may be used for such occupancy under subsection 13.76.130A.9.a and that once a unit is used for such occupancy, all future occupancies under subsection 13.76.130A.9.a must be of that same unit. ➢ If an owner has recovered possession for owner move-in by terminating a tenancy, then no other current or future landlords may recover possession for owner move-in by terminating a tenancy in any other rental unit on the property.	➢ AGA's may be applied when the tenant returns. ➢ A landlord is not allowed to reset the rent to market for the first intervening tenancy.	The landlord and tenants are required to submit the following forms: ➢ Notice of Interest in Renewing Tenancy (tenant form). ➢ Deposit of Owner Move-In Relocation Benefits and Challenge of Eligibility to Receive Benefits (landlord form). ➢ Deposit of Owner Move-In Relocation Benefits and Challenge of Eligibility to Receive Benefits	➢ The Ordinance bans evictions for owner or relative move-in if the tenant family includes minor children during the academic year. ➢ The landlord may be required to pay an additional $5,195 in relocation assistance to tenant households that qualify as low-income or include disabled or elderly tenants, minor children or tenancies that began prior to January 1, 1999. ➢ If a landlord has at least a 10% ownership interest in 5 or more residential units in Berkeley, s/he may not evict a tenant who has lived on the property for 5 or more years and wishes to remain in the unit. ➢ If a landlord has at least a 10% ownership interest in 4 or more residential units in Berkeley, s/he may not evict a tenant who is at least 60 years old or disabled, has lived on the property for 5 or more years, and wishes to remain in the unit.

Owner Move-In Case Study Research

Jurisdiction	Code Section	Ownership Interest Requirement	Restriction on Number of Owner Move-In Evictions on a Property	Applicability of AGA Rent Increases if Unit is Placed Back on Rental Market (applies to rent-controlled units ONLY)	Administrative Requirements (E.g. forms required)	Additional Unique Provisions
LOS ANGELES	LAMC Sections 151.09.A.B. 151.09.A8 151.30 151.30.A	➢ A landlord may recover possession of a rental unit to occupy the unit as their primary place of residence for no less than two consecutive years, if the landlord possesses legal title to at least 25% of the property containing the rental unit. ➢ A landlord may recover possession of a rental unit for an eligible family member (spouse, child, parent, grandparent, or grandchild) to make the unit their primary place of residence for no less than two consecutive years, if the landlord possesses legal title to at least 50% of the property containing the rental unit. ➢ A landlord may recover possession of a rental unit for a resident manager only if the landlord is a natural person who possesses legal title to at least 50 percent of the property or is a beneficiary with an interest of at least 50 percent in a trust that owns the property.	A landlord can recover possession of a unit for occupancy by the landlord or eligible family member only once for that person in each rental complex the landlord owns.	➢ The rent level on a rental unit, after the family member or resident manager terminates occupancy, shall be restored to the rent level prior to the eviction, plus any automatic increases that are due. ➢ The unit is not decontrolled when the family member or resident manager vacates, and the rent may not be raised to the market level.	Landlords are required to submit the following forms: ➢ Declaration of Intent to Evict for Landlord Occupancy. ➢ Declaration of Occupancy. ➢ Owner Occupancy Notice to Landlord of Interest in Renewing Tenancy. ➢ Notice of Landlord of Interest in Renewing Tenancy. ➢ If a landlord desires to re-rent a rental unit that was the subject of a Landlord Occupancy Declaration within two years of the vacation of the rental unit, the landlord must file with the HCIDLA a Notice of Intention to Re-Rent Rental Unit. The form must be filed before renting or leasing the rental unit. (LAMC 151.30.G and 151.30.H).	➢ A landlord who recovers possession of a rental unit pursuant to the provisions of Subdivision 8 of Subsection A of Section 151.09 must, within thirty days preceding the first and second year anniversary of the tenant's vacation of the rental unit, file with the Department a statement under penalty of perjury regarding the continued occupancy of the rental unit by the landlord, eligible relative, or a resident manager. The statement must confirm the continued occupancy by the landlord, eligible relative, or a resident manager, or if the occupancy did not continue, the statement must explain why the rental unit is not occupied by such person. ➢ Within three months of a tenant's vacation of a rental unit, a landlord who recovered possession of a rental unit pursuant to the provisions of Subdivision 8 of Subsection A. of Section 151.09 shall file with the Department a statement under penalty of perjury that the rental unit is occupied by the landlord, eligible relative, or resident manager for whom the landlord terminated the tenancy, or an explanation why the rental unit is not occupied by the landlord, eligible relative, or resident manager for whom the landlord terminated the tenancy.

Owner Move-In Case Study Research

Jurisdiction	Code Section	Ownership Interest Requirement	Restriction on Number of Owner Move-In Evictions on a Property	Applicability of AGA Rent Increases if Unit is Placed Back on Rental Market (applies to rent-controlled units ONLY)	Administrative Requirements (E.g. forms required)	Additional Unique Provisions
OAKLAND	Relocation for Owner/Relative Occupancy (Oakland Municipal Code ("OMC") Section 8.22.030.D, 8.22.350.F, 8.22.360) Owner/Relative Move-In (822.360.A8 or A.9)	➢ The owner of record seeks in good faith, without ulterior reasons and with honest intent, to recover possession of the rental unit for his or her occupancy as a principal residence where he or she has previously occupied the rental unit as his or her principal residence and has the right to recover possession for his or her occupancy as a principal residence under a written rental agreement with the current tenants.	➢ The owner of record may not recover possession more than once in any thirty-six (36) month period. ➢ Once a landlord has successfully recovered possession of a rental unit pursuant to Subsection 6(A)(9) [8.22.360 A.9], no other current landlords may recover possession of any other rental unit in the building under Subsection 6(A)(9) [8.22.360 A.9]. ➢ Only one specific unit per building may undergo a Subsection 6(A)(9) [8.22.360 A.9] Owner/Relative Move-in eviction.	The Just Cause for Eviction Ordinance (O.M.C. 8.22.300 (Chapter 8.22, Article II)) provides for certain restrictions on setting initial rents to new tenants and upon re-rental to former tenants.	Landlords are required to submit the following forms: ➢ Certificate of No-Fault Eviction ➢ Certificate for Owner Occupancy of Property with Two or Three Units. ➢ Certificate Upon Occupancy Following Owner or Relative Move-In Eviction. ➢ Continued Certificate Upon Occupancy Following Owner or Relative Move-In Eviction. ➢ Certificate Upon Re-Rental Following No-Fault Eviction. ➢ Prepare and file a Continued Certificate (Form NFE-03) every 12 months after initial occupancy for 3 years (i.e., file a certificate within 12 months, 24 months, and 36 months after initial occupancy. ➢ If owner offers the unit for re-rental, file a Certificate Upon Re-Rental (Form NFE-04) with the Rent Program. ➢ An eviction notice for owner or relative move-in must include a statement informing tenants of their right to relocation payments under the new ordinance and the amount of those relocation payments. (Reg. 8.22.360.A.9.). ➢ Within 30 days after tenant leave the unit following (1) a notice terminating tenancy for owner or relative move-in or (2) other communication stating the owner's intent to seek recovery of the unit for owner or relative move-in, prepare and file with the Rent Program an Initial Certificate (Form NFE-01).	➢ Within 30 days of initial occupancy by the owner or qualifying relative, prepare and file with the Rent Program a Certificate Upon Occupancy (Form NFE-01) ➢ Any future evictions taking place in the same building under Subsection 6(A)(9) [8.22.360 A.9] must be of that same unit, provided that a landlord may file a petition with the Rent Board or, at the landlord's option, commence eviction proceedings, claiming that disability or other similar hardship prevents him or her from occupying a unit which was previously the subject of a Subsection 6(A)(9) [8.22.360 A.9] eviction. The Rent Board shall adopt rules and regulations to implement the application procedure. ➢ An owner who fails to timely serve a certificate after notice of filing requirements or submits false information may be assessed administrative citation pursuant to O.M.C. Chap. 1.12. ➢ An owner who fails to timely file or serve a certificate on more than one occasion after notice of the filing requirement or submits false information on more than one occasion may be assessed a civil penalty pursuant to O.M.C. Chap. 1.08.

Owner Move-In Case Study Research

Jurisdiction	Code Section	Ownership Interest Requirement	Restriction on Number of Owner Move-In Evictions on a Property	Applicability of AGA Rent Increases if Unit is Placed Back on Rental Market (applies to rent-controlled units ONLY)	Administrative Requirements (E.g. forms required)	Additional Unique Provisions
SAN FRANCISCO	Rent Ordinance Sections 37.9(a)(8) and 37.9B 37.9B(a) 37.9B-1 Rules and Regulation Sections 12.14, 12.17	➢ An owner who wishes to evict a tenant for owner or relative occupancy must have at least a 25% interest in the building, if the ownership interest was recorded after February 21, 1991. ➢ If ownership was recorded on or before February 21, 1991, then the owner is only required to have a 10% minimum interest. ➢ Domestic partners can combine their interests to achieve the required 10% or 25% interest in order to occupy a unit.	➢ No restrictions. ➢ For purposes of an eviction under Section 37.9(a)(8) of the Ordinance, a landlord or landlord's relative can have only one "principal place of residence," which is defined as the permanent or primary home of the party claiming that a unit has that status attached to it. ➢ Owner must live in the building as primary resident. ➢ Relatives may move in separate units; however, one unit becomes the designated owner move in unit. Any owner who wants to move in must move into that designated unit. The exception is that if an owner is disabled and wants the first floor, they can argue the exception. An owner can move into one unit, and there can be any number of relative move-ins. The owner is not restricted to number of owner move-in evictions.	➢ AGA's applied when tenant returns – Allow annual and banked increases. ➢ The rental unit must be offered back to the tenant vacating the and served with a proper rent increase notice. ➢ There is no maximum allowable rent level as it is based on 60% of CPI. ➢ Vacancy control is enforced regardless of whether the tenant moves back to the property.	Landlords are required to submit the following forms: ➢ Statement of Occupancy Following Service of Owner or Relative Move-In Eviction (Form 546A, 546B, and 546C) ➢ Request for Rescission of Owner Move-In Eviction Notice ➢ Notice of Tenant's Change of Address Following Owner or Relative Move-In Eviction	➢ Landlords will be required to file with the Rent Board a Statement of Occupancy with at least 2 forms of supporting documentation for the five-year period following recovery of possession of the unit, unless the Statement of Occupancy discloses that the landlord is no longer endeavoring to recover possession of the unit and the Rent Board has granted the landlord's written request for rescission of the notice to vacate, in which case no further Statement of Occupancy need be filed. ➢ Administrative penalties for failure to file the required Statement of Occupancy and/or supporting documentation are mandatory in the amount of $250 for the first violation, $500 for the second violation, and $1,000 for every subsequent violation ➢ The Ordinance generally permits the eviction of tenants from only one unit per building for the owner's use and occupancy. ➢ Where a tenant is evicted for owner occupancy after December 18, 1998, that unit is designated as the owner's unit for purposes of subsequent owner-occupancy evictions, unless the owner's disability or other similar hardship prevents occupancy of that unit. ➢ An owner move-in rescission request must be submitted to the Rent Board.

Owner Move-In Case Study Research

Jurisdiction	Code Section	Ownership Interest Requirement	Restriction on Number of Owner Move-In Evictions on a Property	Applicability of AGA Rent Increases if Unit is Placed Back on Rental Market (applies to rent-controlled units ONLY)	Administrative Requirements (E.g. forms required)	Additional Unique Provisions
SAN JOSÉ	SJMC 17.23.1250(10) - Just Cause Termination	➢ Ownership interest is not a requirement.	➢ An owner can move in multiple qualified family members to separate units, so long as the Rental Unit for the Owner's authorized family member is located in the same building as the Owner's principal residence and no other unit in the building is vacant.	➢ AGAs may be applied when the tenant returns to the property. ➢ The tenant returns at the rent paid prior to vacating the property ➢ AGAs can be applied 12 months from tenant's last increase. ➢ AGAs would not be immediate. The owner must review the rental history information to determine if AGAs can be applied.	Landlords are required to submit the following forms: ➢ On-line Notice of Termination of Tenancy for Owner Move-in evictions	➢ A written notice to vacate must state the just cause and must be filed by the landlord with the Rent Stabilization Program within 3 days of service to the tenant. ➢ Relocation benefits must be provided at the time of service to the tenant, if applicable. ➢ An owner must occupy the unit as owner's principal residence for a period of at least 36 consecutive months commencing within three months of vacancy. ➢ The unit must be the principal residence of the owner's spouse, domestic partner, parent(s), child or children, brother(s), or sister(s) (each an "authorized family member") for a period of at least 36 consecutive months and commencing within three months of vacancy, so long as the rental unit for the owner's authorized family member is located in the same building as the owner's principal residence and no other unit in the building is vacant.

Owner Move-In Case Study Research

Jurisdiction	Code Section	Ownership Interest Requirement	Restriction on Number of Owner Move-In Evictions on a Property	Applicability of AGA Rent Increases if Unit is Placed Back on Rental Market (applies to rent-controlled units ONLY)	Administrative Requirements (E.g. forms required)	Additional Unique Provisions
SANTA MONICA	Rent Control Charter Amendment –Article XVIII, Section 1806(a)(8)(i-vii), 1806(9-10); 1806 (a)-(d), Effective 11/29/14 Rent Board Regulation 9000-9002 9002. Evictions Under §1806(a)(8) through 1806(d) [9002(j) Amended 6/1/89; Effective 6/10/89] [9002(b) Adopted 4/29/93; Effective 6/17/93] [9002(h), (j) Amended 4/12/01; Effective 4/21/01] [9002(b), (d), (e), (h), (j) Amended 5/6/04; Effective 6/3/04] [9002(b)(3) Repealed and Renumbered 8/3/06; Effective 8/12/06]	➢ A "landlord" shall be defined as a natural person who has at least a fifty (50) percent ownership interest in the property. A corporation cannot initiate an owner move-in eviction.	➢ Owners are limited to one owner move-in eviction. If there is already a close relative living on the property, Landlord cannot evict.	➢ AGA's may be applied when the tenant returns. ➢ After one year, the owner is not required to offer the rental property back to the tenant. ➢ The intervening tenant can only be charged the rent the displaced tenant paid plus any AGAs.	Landlords are required to submit the following forms: ➢ Application for Exemption Owner-Occupancy of a Property of Three or Fewer Units includes: o Verification of Occupancy o Property Ownership o Tenant Information o Submission Checklist	➢ A grant deed showing the applicant's ownership interest in the property must accompany the application. Property owners must demonstrate a minimum 50% interest as a natural person(s) as of the date the application for exemption is submitted. ➢ A landlord shall not recover possession of a unit pursuant to Section 1806(a)(8) where there is a comparable unit occupied by a tenant who moved onto the property more recently than the tenant from whom the landlord seeks to recover possession, notwithstanding the existence of a rental agreement for a specific term between the landlord and the more-recent tenant. ➢ A "comparable unit" shall mean a unit of the same number of bedrooms, with square footage that varies no more than fifteen (15%) from the unit for which the landlord is attempting to recover possession. ➢ Unit location and unit amenities shall not be considered in a determination of comparability unless the landlord demonstrates that the location of the longer-term, tenant-occupied unit or an amenity found only in the longer-term, tenant-occupied unit is required due to a documented medical need of the landlord or relative intending to move into the unit.

Owner Move-In Case Study Research

Jurisdiction	Code Section	Ownership Interest Requirement	Restriction on Number of Owner Move-In Evictions on a Property	Applicability of AGA Rent Increases if Unit is Placed Back on Rental Market (applies to rent-controlled units ONLY)	Administrative Requirements (E.g. forms required)	Additional Unique Provisions
WEST HOLLYWOOD	West Hollywood Rent Stabilization Ordinance Section 17.52.010	➢ A landlord must be a real person and hold legal title of at least 50% of the property or be a beneficiary with an interest of at least 50% in a trust that owns the property. ➢ LLC's and corporations are not qualified as a real person. ➢ If two persons purchase a duplex and each own 50% of the building each may evict a tenant.	➢ No more than one owner or qualified family member with 50% ownership can move to the property even if the other family member lives on the property. This must be the owner or qualified family members' primary residence. ➢ An owner may not evict tenants from more than one unit in a parcel for owner or relative occupancy in any six-year period, regardless of changes in ownership of the building. ➢ The only exception is a duplex – two adjoining units that are the only units on the entire parcel. If two persons purchased the duplex together and each buyer owns 50% share in the property, then each one may evict a tenant if they want to occupy the unit as their principal – not for relative occupancy.	➢ The rent for the next tenancy is based on the Maximum Allowable Rent for the tenancy terminated by relocation plus the intervening annual general adjustments from the time the owner or their qualifying relative moved in until the unit is re-rented. ➢ If the unit is re-offered the property for rent, the landlord shall: (1) provide not less than thirty days' prior written notice of such action to the City prior to re-renting the unit; (2) offer the unit at the same rent paid by the tenant who was evicted for owner-relative occupancy plus any intervening annual general adjustments.	Landlords are required to submit the following forms: ➢ Relocation Counseling Assistance Form ➢ 60-Day Notice to Terminate Tenancy for Owner/Relative Occupancy ➢ Exemption Application	➢ The 60-day noticing period will not start until the appropriate fees have been paid to the tenant and all required documents are submitted. ➢ A landlord must reside in the unit for at least one full year after termination of the tenancy. The landlord or relative must move into the unit as their primary place of residence within 90 days of the tenant's move out. ➢ A landlord may choose the number of bedrooms that they need and then must relocate the most recent tenant in a unit of the same size. ➢ A landlord must relocate the newest tenant if the landlord or their qualifying relative can prove a medical need. Documentation is required from the person's licensed physician stating the medical basis. ➢ A landlord must instruct the tenant within 30 days of receiving the notice of termination of tenancy they must request the right-of-first-refusal to move back into the unit and file a copy of their notice of interest to re-rent. ➢ A landlord must instruct the tenant on how to report to the landlord any future address changes.

OWNER MOVE-IN POLICY OPTION MATRIX
January 15, 2020

Options highlighted reflect policy directives received by the Rent Board at its November 20, 2019, and December 18, 2019, Regular Meetings.

POLICY QUESTION	OPTION 1	OPTION 2	OPTION 3
1. Should a policy exists that allows two individuals who share ownership of a property (each individual has a 50% recorded interest) each be able to conduct an Owner Move-In eviction on a unit on a property? (So, for example, if two individuals own a duplex together, should each individual be able to conduct an Owner Move-In on a unit on the property?)	**No** Only one Owner Move-In Eviction should be permitted to take place on the property.	**Yes** Each individual owner who holds 50% interest in the property should be able to conduct an Owner Move-In eviction on the property.	**Yes** A Landlord or qualified family member may conduct an Owner Move-In, if the Landlord possesses legal title to at least 50% recorded interest in the rental property. Property may not be combined to satisfy the 50% recorded interest in a property. An Owner Move-In may not occur if a tenant has a minor child and the Owner Move-In occurs during the academic year.
2. Should an individual who is a beneficiary with at least 50% recorded interest in a trust that owns the property be able to conduct an Owner Move-In eviction?	**No** Only natural persons should be able to conduct an Owner Move-In eviction.	**Yes** The beneficiary must hold legal title of at least 50% interest in a trust that owns the property.	**Yes** A Landlord is defined as a natural person who has 50% recorded interest in the property.
3. Should a policy be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from conducting an Owner Move-In eviction for themselves in Unit A, for their parent in Unit B, and for a child in Unit C?	**No** Unlimited Owner Move-In evictions can be conducted so as long as the owner or relative resides on the property as his or her primary residence.	**Yes** Owners may conduct one Owner-Move In eviction once every three years.	**Yes** No more than one owner or qualified family member with 50% ownership can move to the property even if the other family member lives on the property. This must be the owner or qualified family members' primary residence.
4. When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, should a policy exist that would require any future Owner Move-In evictions on the property to occur in that same unit?	**No** Owner Move-In evictions should be able to be conducted on any unit on the property, regardless of whether an Owner Move-In eviction has occurred on the property previously.	**Yes** When an owner lives in the building as a primary resident, the owner may move to another unit because of a reasonable accommodation.	**Yes** If an owner has recovered possession of the unit, future landlords may not recover possession for an Owner Move-In of any other unit on the property. Owners must select a unit which becomes the designated owner move-in unit.
5. When a Landlord notifies a former Tenant displaced due to Owner Move-In that the Rental Unit has been placed back on the rental market, how much time do you think the Tenant should have to respond that they would like to exercise their first right of refusal to return to the Rental Unit?	**Yes** The Tenant should have up to seven days to respond.	**Yes** The Tenant should have up to one month to respond.	**Yes** The Tenant should have up to one year to respond.
6. If the formerly displaced Tenant moves back into the Rental Unit after several years, should a policy exist that allows the Landlord to include the Annual General Adjustment rent increases in the amount of the rent charged?	**No** The initial rent when the Tenant moves back into the unit should be the amount of Rent that the Tenant was paying when they moved out.	**Yes** The initial rent when the Tenant moves back into the unit can be up to the Maximum Allowable Rent for the unit (calculated by adding each year's AGA to the Tenant's Base Rent, as if their tenancy had never been terminated.) This circumstance would be exempt from the Board's adopted banking limitations (Regulation 602).	**Yes, but only after a properly-noticed rent increase** The initial rent when the Tenant moves back into the unit should be the amount of Rent that the Tenant was paying when they moved out; however, the Landlord may increase the rent (with proper notice) up to the Maximum Allowable Rent (calculated by adding each year's AGA to the Tenant's Base Rent, as if their tenancy had never been terminated) subject to the Board's adopted banking limitations (Regulation 602).

OWNER MOVE-IN POLICY OPTION MATRIX
January 15, 2020

Options highlighted reflect policy directives received by the Rent Board at its November 20, 2019, and December 18, 2019, Regular Meetings.

POLICY QUESTION	OPTION 1	OPTION 2	OPTION 3
7. How long do you think the Landlord and/or Rent Program should be required to maintain contact information for a formerly displaced Tenant due to an Owner Move-In, in the event that the Rental Unit is placed back on the rental market?	**Yes** Tenant's contact information should be maintained for a period of one year.	**Yes** Tenant's contact information should be maintained for a period of three years.	**Yes** Tenant's contact information should be maintained for as long as the obligation exists. *(Option modified to reflect Rent Board direction provided at the December 18, 2019, Regular Meeting)*
8. Who should hold the burden of maintaining contact information for the formerly displaced Tenant, in the event the Rental Unit is placed back on the rental market?	The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.	The Rent Program should be required to maintain records of the Tenant's contact information, which the Landlord could access in the event the Rental Unit is placed back on the rental market.	Both - the Landlord and the Rent Program should be required to maintain records of the Tenant's contact information. *The Board also directed staff to include in the proposed regulation that it shall be the sole responsibility of the Landlord to notify the Rent Program if the Rental Unit is placed back on the market.*
9. What types of additional forms or documentation should be required for compliance, if any? Should a policy exist that the Rent Program is responsible for monitoring compliance with the Owner Move-In requirements of the Rent Ordinance?	**No** Compliance forms are not required.	**Yes** ☐ Landlords shall be required to complete a Statement of Occupancy Following Service of Owner or Relative Move-In Eviction notice within 90 days of service of the notice of Termination of Tenancy, and shall be required to re-submit this form annually for a minimum of three years following the date upon which the Landlord moved into the unit ☐ Landlords shall be required to serve to the Tenant, along with the notice of termination of tenancy, a blank form for the Tenant's completion in which the Tenant can give notice to the Landlord of their interest in renewing the tenancy if the unit should ever be returned to the Rental Market. This form would only need to be completed once by the Tenant (if they are interested in renewing their tenancy), but would need to be re-submitted if there is a change in the Tenant's current contact information. The Tenant would be required to mail the completed form to the Landlord and file a copy with the Rent Program.	

ITEM G-1
ATTACHMENT 3A

Los Angeles
HOUSING+COMMUNITY
Investment Department

Owner Occupancy Notice to Landlord of Interest in Renewing Tenancy

LAMC 151.09 A8

Eric Garcetti, Mayor
Rushmore D. Cervantes,
General Manager

Landlord Name: _____

Landlord Address: _____

_____

My Name is: _____

I am/was a tenant at: _____

_____

I hereby declare that I wish to be contacted by the landlord in the event that the accommodations at the address where I am/was a tenant are again offered for rent or lease within two (2) years from the date on which they are owner occupied. I can be contacted at or through the following address and wish any offer to renew the tenancy be sent to me as follows:

Tenant Name: _____

Contact Address: _____

_____

Phone: _____

E-Mail: _____

☐ additional contact addresses on reverse of this notice

_____ _____

(Signature of Tenant) (Date)

IMPORTANT: This notice should be given to the landlord no later than 30 days after the date the tenant was displaced as a result of LAMC 151.09A8. A copy of this notice also may be given at any time to the Los Angeles Housing and Community Investment Department; Rent Division - Landlord Declarations Section; 1200 W 7th Street, 1st Floor; Los Angeles, CA 90017.

Each tenant who is interested in receiving notice that the accommodations at this address are again offered for rent or lease must file a separate *Notice to Landlord of Interest in Renewing Tenancy.*

Additional Address #1:

Tenant Name: _____

Contact Address: _____

_____

Phone: _____

E-Mail: _____

Additional Address #2:

Tenant Name: _____

Contact Address: _____

_____

Phone: _____

E-Mail: _____

Additional Address #3:

Tenant Name: _____

Contract Address: _____

_____

Phone: _____

E-Mail: _____

Additional Address #4:

Tenant Name: _____

Contract Address: _____

_____

Phone: _____

E-Mail: _____

San Francisco Residential Rent Stabilization and Arbitration Board

A landlord who served a notice to vacate on or after January 1, 2018 pursuant to Rent Ordinance Section 37.9(a)(8) (owner or relative move-in) must complete a Statement of Occupancy and file it with the Rent Board within 90 days after the date the notice to vacate was served on the tenant, and shall file an updated Statement of Occupancy every 90 days thereafter; provided, however, if the Statement of Occupancy discloses that the landlord has recovered possession of the unit (i.e. the tenant(s) moved out), the landlord shall then be required to file updated Statements of Occupancy once a year for five years, no later than 12 months, 24 months, 36 months, 48 months and 60 months after the date the landlord recovered possession of the unit.	Rent Board Date Stamp

STATEMENT OF OCCUPANCY
FOLLOWING SERVICE OF OWNER OR RELATIVE MOVE-IN EVICTION NOTICE

[Pursuant to Rent Ordinance §37.9(a)(8)(vii); Rules And Regulations §12.14(f)]

⬇Rental Unit Information⬇

_____ San Francisco, CA 941_____
(Street Number of Unit) (Street Name) (Unit Number) (Zip Code)

_____
(Full Property Address) (Name of Building Complex, if applicable) (# of Units in Building)

⬇Owner Information⬇

Owner's Name: _____ Case No. _____
(First) (Middle Initial) (Last)

Owner's Mailing Address: _____
(Street Number) (Street Name) (Apt./Suite Number) (City & State) (Zip Code)

Primary Phone: _____ Other Phone: _____

Fax Number: _____ Email: _____

⬇Declaration⬇

I declare under penalty of perjury under the laws of the State of California that every statement in this Statement of Occupancy and every attached document is true and correct to the best of my knowledge and belief. I also acknowledge that the Rent Board will make all reasonable efforts to send a copy of this Statement of Occupancy to the tenant(s) within 30 days of filing, and if it's not filed by the due date, the Rent Board will make all reasonable efforts to send the tenant(s) a notice that it wasn't timely filed.

_____ _____
Signature of Owner Date

NOTE: Any landlord who fails to timely file a completed Statement of Occupancy with the supporting documentation required by Rules and Regulations §12.14(f)(4) (if applicable) will be subject to an administrative penalty in the following amounts: $250 for the first violation, $500 for the second violation, and $1000 for every subsequent violation. See Rules and Regulations §12.14(f)(6) for more information. In addition, the Rent Board is required to send to the District Attorney a random sample of 10% of all Statements of Occupancy each month, as well as a list of units for which the required Statement of Occupancy was not filed with the Rent Board. In cases where the District Attorney determines that Ordinance Section 37.9(a)(8) has been violated, the District Attorney shall take whatever action he or she deems appropriate under the Rent Ordinance or state law.

25 Van Ness Avenue #320
San Francisco, CA 94102-6033
www.sfrb.org
Phone 415.252.4602
FAX 415.252.4699

⬇Landlord Has Not Recovered Possession of the Unit⬇

ATTACH FORM A – STATEMENT OF OCCUPANCY if the following statement applies:

I am filing a Statement of Occupancy because I served the tenant(s) with a notice to vacate based on an owner or relative move-in pursuant to Ordinance §37.9(a)(8), and I have not recovered possession of the unit.

The notice to vacate was served on: _____.

Please check one of the following:

- ◯ I am filing this as a first Statement of Occupancy which is due within 90 days of the date of service of the notice to vacate on the tenant(s). ☐ I missed the filing deadline.
- ◯ I am filing this as an updated Statement of Occupancy which is due 80-90 days after I filed the most recent Statement of Occupancy, because I still have not recovered possession of the unit. ☐ I missed the filing deadline.
- ◯ I am no longer endeavoring to recover possession of the unit, the tenant(s) did not move out, I notified the tenant(s) in writing that the notice to vacate has been rescinded AND the Rent Board has granted my Request for Rescission of the Owner Move-In Eviction Notice.

⬇Landlord Has Recovered Possession and the Owner or Relative is Occupying the Unit⬇

ATTACH FORM B – STATEMENT OF OCCUPANCY if the following statement applies:

I am filing a Statement of Occupancy because I served the tenant(s) with a notice to vacate based on an owner or relative move-in pursuant to Ordinance §37.9(a)(8), I have recovered possession of the unit, and the owner or relative for whom the tenant(s) was evicted is currently occupying the unit as that person's principal residence.

The notice to vacate was served on _____. I recovered possession on: _____.

Please check one of the following:

- ◯ I am filing this as a Statement of Occupancy which is due ☐ within 90 days of the date of service of the notice to vacate on the tenant(s) or ☐ within 80-90 days after I filed the most recent Statement of Occupancy. ☐ I missed the filing deadline.
- ◯ I am filing this annual Statement of Occupancy no later than (check one): ☐ 11-12 months ☐ 23-24 months ☐ 35-36 months ☐ 47-48 months ☐ 59-60 months AFTER the date the tenant(s) moved out.
  ☐ I missed the filing deadline for this year's annual Statement of Occupancy.

⬇Landlord Has Recovered Possession and the Owner or Relative is NOT Occupying the Unit⬇

ATTACH FORM C – STATEMENT OF OCCUPANCY if the following statement applies:

I am filing a Statement of Occupancy because I served the tenant(s) with a notice to vacate based on an owner or relative move-in pursuant to Ordinance §37.9(a)(8), I have recovered possession of the unit, and the owner or relative for whom the tenant(s) was evicted is NOT occupying the unit as that person's principal residence.

The notice to vacate was served on _____. I recovered possession on: _____.

Please check one of the following:

- ◯ I am filing this as a Statement of Occupancy which is due ☐ within 90 days of the date of service of the notice to vacate on the tenant(s) or ☐ within 80-90 days after I filed the most recent Statement of Occupancy. ☐ I missed the filing deadline.
- ◯ I am filing this annual Statement of Occupancy no later than (check one): ☐ 11-12 months ☐ 23-24 months ☐ 35-36 months ☐ 47-48 months ☐ 59-60 months AFTER the date the tenant(s) moved out.
  ☐ I missed the filing deadline for this year's annual Statement of Occupancy.

After filing Form C for the first time, the next Statement of Occupancy (either an annual Form B or an annual Form C) will be due 11-12 months after the date the tenant(s) moved out.

25 Van Ness Avenue #320
San Francisco, CA 94102-6033
www.sfrb.org
Phone 415.252.4602
FAX 415.252.4699

San Francisco Residential Rent Stabilization and Arbitration Board

FORM A – STATEMENT OF OCCUPANCY

Use this form if you have not yet recovered possession of the tenant's rental unit.

Please complete the information requested below. DO NOT LEAVE ANY BLANKS. Failure to provide all of the requested information may subject the owner to administrative penalties.

1. Have you recovered possession of the unit?
   ☐ Yes (STOP! You must complete FORM B or FORM C.) ☐ No
2. Are you still pursuing the eviction of the tenant?
   ☐ Yes (Skip to question 3.) ☐ No
   If NO,
   (a) Have you notified the tenant in writing that the notice to vacate has been rescinded?
   ☐ Yes. (Please attach a copy of the written notice to the tenant that rescinds the notice to vacate.)
   ☐ No
   (b) Has the Rent Board granted your written Request for Rescission of the Owner Move-in Eviction Notice?
   ☐ Yes. (Please attach a copy of the Rent Board's Order granting the Request for Rescission. Since your Request for Rescission was granted, you do not need to complete the rest of this Form A and you are not required to file any subsequent Statements of Occupancy. However, you must timely file this Statement of Occupancy with the Rent Board.)
   ☐ No
   (c) Does any tenant who was served with the notice to vacate still occupy the unit after written rescission of the notice to vacate and/or rescission by the Rent Board of the recorded Notice of Constraints?
   ☐ Yes. (Please provide the name(s) and contact information of the tenant(s) in occupancy and attach proof of the most recent rental payment received from the tenant(s) and proof that the owner has deposited or cashed it.)
   ☐ No

(Name of Tenant)	(Telephone Number)	(Email Address)
(Name of Tenant)	(Telephone Number)	(Email Address)
(Name of Tenant)	(Telephone Number)	(Email Address)

Please attach an additional sheet of paper if needed in order to include all tenants currently occupying the unit.

3. Have you filed an Unlawful Detainer action against the tenant to recover possession of the unit?
   ☐ Yes. Date filed: _____ ☐ No
4. The current rent for the unit is: _____
5. List the full name(s) of <u>all</u> persons currently holding a full or partial percentage ownership in the property, the percentage of ownership interest, and the date that the current percentage of ownership interest was recorded.

(Name of Owner)	(Current Percentage of Ownership)	(Date Current Ownership Interest Was Recorded)
(Name of Owner)	(Current Percentage of Ownership)	(Date Current Ownership Interest Was Recorded)
(Name of Owner)	(Current Percentage of Ownership)	(Date Current Ownership Interest Was Recorded)

Please attach an additional sheet of paper if needed in order to include all persons with an ownership interest in the property.

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6. The owner is endeavoring to recover possession of the rental unit for use as the principal residence of the following person(s): (Check one of the following)

☐ Owner(s) _____
(Name of Owner) (Name of Owner)

☐ Relative(s) _____
(Name of Relative) (Relationship to Owner)

7. Provide a description (e.g. address, size of building, number of bedrooms and bathrooms) of the current residence of the owner or relative for whom possession of the unit is being sought.

8. Explain why the owner or relative is moving from his/her current residence to the subject unit.

9. Provide a description of all residential properties owned in whole or in part, by the owner and, if applicable, a description of all residential properties owned, in whole or in part, by the owner's relative for whom possession of the unit is being sought.

10. Have you served a notice to vacate pursuant to Ordinance Section 37.9(a)(8)(i) for a different rental unit based on an owner move-in eviction?

☐ Yes. Date of service of the notice to vacate: _____

Address of the unit: _____
(Street No.) (Street Name) (City & State) (Zip Code)

☐ No

11. Have you recovered possession of any other rental unit in the same building as the subject rental unit subsequent to the service of the owner or relative move-in eviction notice?

☐ Yes. Date of service of the notice to vacate, if applicable: _____

Address of the unit: _____
(Street No.) (Street Name) (City & State) (Zip Code)

☐ No

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Termination of Tenancy Notices Filed with the Rent Program by Property Type

January 31, 2017 - November 12, 2019

	Cited Just Cause for Eviction (a)									
Property Type (b)(c)	Failure to Pay Rent	Breach of Lease	Nuisance	Failure to Give Access	Temporarily Vacate in Order to Undertake Substantial Repairs	Owner Move-In	Withdrawal from the Rental Market	Temporary Tenancy	**TOTAL**	**Proportion of Termination Notices by Property Type**
Apartments 13-24 Units	138	3	-	-	-	-	-	-	141	2.1%
Apartments 25-29 Units	361	7	3	1	-	-	-	1	373	5.6%
Apartments 5-12 Units	687	11	3	-	-	1	-	-	702	10.6%
Apartments 60+ Units	4,217	44	17	-	-	-	-	-	4,278	64.5%
Condos, Co-ops	34	1	-	-	-	2	2	-	39	0.6%
Duplex	66	10	2	2	1	5	-	-	86	1.3%
Fourplex	241	25	16	-	2	7	-	-	291	4.4%
Multi-Family Combos	17	2	1	-	-	1	-	-	21	0.3%
Residential Single Family	403	21	3	2	2	26	5	-	462	7.0%
Triplex	37	4	1	-	-	2	-	-	44	0.7%
Other (d)	156	34	5	-	-	3	-	-	198	3.0%
TOTAL	**6,357**	**162**	**51**	**5**	**5**	**47**	**7**	**1**	**6,635**	**100.0%**
Proportion of Termination Notices by Just Cause Cited	95.8%	2.4%	0.8%	0.1%	0.1%	0.7%	0.1%	0.0%	**100.0%**	

Notes:

(a) Note: Termination Notices filed with the Rent Program does not indicate the number of Unlawful Detainer (eviction) lawsuits filed in court. In some cases, the Tenant may cure the issue for the notice (e.g. Tenant pays the rent that is due) and the eviction process is not initiated.

(b) Property Type is based on Use Code as defined by the Contra Costa County Assessor.

(c) Data only includes submissions with identifiable Assessor Parcel Numbers (APNs) as assigned by the Contra Costa County Assessor. 200 submissions could not be analyzed.

(d) "Other" land uses include "Commercial Retail Small," "Government," "Hotels and Motels," "Office," "Private Roads," "Residential Misc Improvements," and "Vacant Land."