



## REGULAR MEETING OF THE RENT BOARD OF THE CITY OF RICHMOND

CITY COUNCIL CHAMBERS, COMMUNITY SERVICES BUILDING  
440 Civic Center Plaza, Richmond, CA 94804

**Wednesday, February 19, 2020**

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### **Boardmembers**

Alana Grice Conner  
Virginia Finlay  
Emma Gerould  
Commieolla Duncan  
Lauren Maddock

***Link to Rent Board Meeting Agendas and Accompanying Materials:***

[www.ci.richmond.ca.us/3375/Rent-Board](http://www.ci.richmond.ca.us/3375/Rent-Board)

### **COMMUNICATION ACCESS INFORMATION**

This meeting is being held in a wheelchair accessible location. To request disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact Bruce Soublet, ADA Coordinator, at (510) 620-6509 at least three business days before the meeting date.

### **NOTICE TO PUBLIC**

The City of Richmond encourages community participation at public meetings and has established procedures that are intended to accommodate public input in a timely and time-sensitive way. As a courtesy to all members of the public who wish to participate in Rent Board meetings, please observe the following procedures:

**Public Comment on Agenda Items:** Persons wishing to speak on a particular item on the agenda shall file a speaker form with City staff PRIOR to the Rent Board's consideration of the item on the agenda. Once the clerk announces the item, only those persons who

have previously submitted speaker forms shall be permitted to speak on the item. Each speaker will be allowed up to two minutes to address the Rent Board.

Public Forum: Individuals who would like to address the Rent Board on matters not listed on the agenda or on items remaining on the consent calendar may do so under Public Forum. All speakers must complete and file a speaker's card with City staff prior to the commencement of Public Forum. The amount of time allotted to individual speakers shall be determined based on the number of persons requesting to speak during this item. The time allocation for each speaker will be as follows: 15 or fewer speakers, a maximum of 2 minutes; 16 to 24 speakers, a maximum of 1 and one-half minutes; and 25 or more speakers, a maximum of 1 minute.

Conduct at Meetings: Richmond Rent Board meetings are limited public forums during which the City strives to provide an open, safe atmosphere and promote robust public debate. Members of the public, however, must comply with state law, as well as the City's laws and procedures and may not actually disrupt the orderly conduct of these meetings. The public, for example, may not shout or use amplifying devices, must submit comment cards and speak during their allotted time in order to provide public comment, may not create a physical disturbance, may not speak on matters unrelated to issues within the jurisdiction of the Rent Board or the agenda item at hand, and may not cause immediate threats to public safety.

City Harassment Policy: The City invites public comment and critique about its operations, including comment about the performance of its public officials and employees, at the public meetings of the City Council and boards and commissions. However, discriminatory or harassing comments about or in the presence of City employees, even comments by third parties, may create a hostile work environment, if severe or pervasive. The City prohibits harassment against an applicant, employee, or contractor on the basis of race, religious creed, color, national origin, ancestry, physical disability, medical condition, mental disability, marital status, sex (including pregnancy, childbirth, and related medical conditions), sexual orientation, gender identity, age or veteran status, or any other characteristic protected by federal, state or local law. In order to acknowledge the public's right to comment on City operations at public meetings, which could include comments that violate the City's harassment policy if such comments do not cause an actual disruption under the Council Rules and Procedures, while taking reasonable steps to protect City employees from discrimination and harassment, City Boards and Commissions shall adhere to the following procedures. If any person makes a harassing remark at a public meeting that violates the above City policy prohibiting harassment, the presiding officer of the meeting may, at the conclusion of the speaker's remarks and allotted time: (a) remind the public that the City's Policy Regarding Harassment of its Employees is contained in the written posted agenda; and (b) state that comments in violation of City policy are not condoned by the City and will play no role in City decisions. If any person makes a harassing remark at a public meeting that violates the above City policy, any City employee in the room who is offended by remarks violating the City's policy is excused from attendance at the meeting. No City employee is compelled to remain in attendance

where it appears likely that speakers will make further harassing comments. If an employee leaves a City meeting for this reason, the presiding officer may send a designee to notify any offended employee who has left the meeting when those comments are likely concluded so that the employee may return to the meeting. The presiding officer may remind an employee or any council or board or commission member that he or she may leave the meeting if a remark violating the City's harassment policy is made.

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## REGULAR MEETING OF THE RICHMOND RENT BOARD

### AGENDA

5:00 PM

**A. PLEDGE TO THE FLAG**

**B. ROLL CALL**

**C. STATEMENT OF CONFLICT OF INTEREST**

**D. AGENDA REVIEW**

**E. PUBLIC FORUM**

**F. RENT BOARD CONSENT CALENDAR**

- |             |  |                     |
|-------------|--|---------------------|
| <b>F-1.</b> | APPROVE the minutes of the January 15, 2020, Regular Meeting of the Richmond Rent Board.         | <i>Cynthia Shaw</i> |
| <b>F-2.</b> | APPROVE the minutes of the January 30, 2020, Special Meeting of the Richmond Rent Board.         | <i>Cynthia Shaw</i> |
| <b>F-3.</b> | RECEIVE the January 2020 Rent Program Monthly Report.  | <i>Paige Roosa</i>  |
| <b>F-4.</b> | RECEIVE the Rent Program FY 2019-20 Monthly Revenue and Expenditure Report through January 2020. | <i>Paige Roosa</i>  |

**G. RENT BOARD AS A WHOLE**

- |             |  |                    |
|-------------|--|--------------------|
| <b>G-1.</b> | 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). <b>This item was continued from the January 15, 2020, meeting.</b> | <i>Paige Roosa</i> |
|-------------|--|--------------------|

**G-2.** RECEIVE draft Rent Board governance regulations and PROVIDE direction to staff.

*Nicolas Traylor*

**H. REPORTS OF OFFICERS**

**I. ADJOURNMENT**

***Any documents produced by the City and distributed to a majority of the Rent Board regarding any item on this agenda will be made available at the Rent Program Office located on the second floor of 440 Civic Center Plaza and will be posted at [www.richmondrent.org](http://www.richmondrent.org).***

# AGENDA ITEM REQUEST FORM

Department: Rent Program

Department Head: Nicolas Traylor

Phone: 620-6564

Meeting Date: February 19, 2020

Final Decision Date Deadline: February 19, 2020

**STATEMENT OF THE ISSUE:** The minutes of the January 15, 2020, Regular Meeting of the Richmond Rent Board require approval.

## INDICATE APPROPRIATE BODY

- |   |   |  |  |   |
|---|---|--|--|---|
| <input type="checkbox"/> City Council               | <input type="checkbox"/> Redevelopment Agency                             | <input type="checkbox"/> Housing Authority     | <input type="checkbox"/> Surplus Property Authority          | <input type="checkbox"/> Joint Powers Financing Authority |
| <input type="checkbox"/> Finance Standing Committee | <input type="checkbox"/> Public Safety Public Services Standing Committee | <input type="checkbox"/> Local Reuse Authority | <input checked="" type="checkbox"/> Other: <u>Rent Board</u> |   |

## ITEM

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Presentation/Proclamation/Commendation (3-Minute Time Limit) |  |  |
| <input type="checkbox"/> Public Hearing   | <input type="checkbox"/> Regulation  | <input checked="" type="checkbox"/> Other: <u>CONSENT CALENDAR</u> |
| <input type="checkbox"/> Contract/Agreement   | <input type="checkbox"/> Rent Board As Whole                                     |  |
| <input type="checkbox"/> Grant Application/Acceptance                                 | <input type="checkbox"/> Claims Filed Against City of Richmond                   |  |
| <input type="checkbox"/> Resolution   | <input type="checkbox"/> Video/PowerPoint Presentation (contact KCRT @ 620.6759) |  |

**RECOMMENDED ACTION:** APPROVE the minutes of the January 15, 2020, Regular Meeting of the Richmond Rent Board – Rent Program (Cynthia Shaw 620-5552).

AGENDA ITEM NO:

**F-1.**

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**RICHMOND, CALIFORNIA, January 15, 2020**

The Regular Meeting of the Richmond Rent Board was called to order at 5:01 P.M.

**PLEDGE TO THE FLAG**

**ROLL CALL**

**Present:** Boardmembers Duncan, Finlay, and Chair Maddock.

**Absent:** Boardmember Conner and Vice Chair Gerould.  
*(Vice Chair Gerould present as of 5:21 P.M.)*

**STATEMENT OF CONFLICT OF INTEREST**

None.

**AGENDA REVIEW**

None.

**PUBLIC FORUM**

Cordell Hindler invited the Board to attend the Council of Industries monthly luncheon held at Hotel Mac in the month of February. He also invited the Board to attend the Contra Costa Mayors Conference, hosted by the City of Pittsburgh, held at the California Theatre also in the month of February.

Iiona Clark expressed concerns regarding a matter that she wrote to the Executive Director, Nicolas Traylor and Rent Boardmembers over a year ago, about how the eviction data is presented in the monthly report. She mentioned that more than 200 evictions are counted by staff. She also mentioned that on the website, there is one place to click for evictions and it says "Termination of Tenancy/3-Day Notice." She feels that a 3-Day Notice is not an eviction and counting them as an eviction makes housing providers seem very eviction happy while they are not. She also mentioned that housing providers are in the business of providing housing, not evictions or vacancies, as the press might want everyone to believe. She also feels that skewing data to make housing providers look bad further polarizes an issue that does not need further polarizing. She also feels that we need to work together and the Rent Program needs to see what our part in this is

and bring people together rather than splitting people apart with misinformation and skewed data.

**RENT BOARD CONSENT CALENDAR**

On motion of Boardmember Finlay, seconded by Boardmember Duncan, the item(s) marked with an (\*) were approved with Boardmember Conner and Vice Chair Gerould absent:

\*F-1. Approve the minutes of the December 18, 2019, Regular Meeting of the Richmond Rent Board.

\*F-2. Receive letters from community members regarding the Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance, RMC 11.100.

\*F-3. Receive the December 2019 Rent Program Monthly Report.

\*F-4. Receive the Rent Program FY 2019-20 Monthly Revenue and Expenditure Report through December 2019.

**RENT BOARD AS A WHOLE**

G-1. The matter to 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, which includes a revised Policy Option Matrix, provided in attachment 3, was presented by Deputy Director Paige Roosa and Rent Program Services Analyst Vickie Medina. The presentation included the background and purpose, policy considerations for Policy Question #2, policy considerations and a hypothetical example for Policy Question #6, a proposed OMI compliance process that applies to all rental units for Policy Question #9, next steps and the recommended action. Chair Maddock called to hear public comments before discussing this item. The following individuals gave comments: Ilona Clark and Marilyn Langlois. The Board continued discussions on this item from the December 18, 2019, Regular Meeting.

Staff Attorney Charles Oshinuga introduced guest speaker Jean Shrem, an Attorney who specializes in trusts, to provide the

Rent Board with a general understanding of trusts as it relates to Policy Question #2, and to address any questions or concerns from Boardmembers. Discussion ensued.

A motion by Chair Maddock, seconded by Boardmember Finlay, regarding Policy Question #2, Option #2, that the beneficiary must hold legal title to at least 50% interest in a trust that owns the property with the exclusion of Real Estate Investments Trusts, LLC's with a Corporate Member, Corporations or Land Trusts, failed by the following vote: **Ayes:** Boardmembers Finlay, and Chair Maddock. **Noes:** Boardmember Duncan and Vice Chair Gerould. **Abstentions:** None. **Absent:** Boardmember Connor.

A alternative motion by Vice Chair Gerould, seconded by Boardmember Duncan, regarding Policy Question #2, Option #1, requiring that only natural persons should be able to conduct an Owner Move-In eviction, failed by the following vote: **Ayes:** Boardmembers Duncan, and Vice Chair Gerould. **Noes:** Boardmember Finlay and Chair Maddock. **Abstentions:** None. **Absent:** Boardmember Conner.

A new motion by Boardmember Finlay, regarding Policy Question #2, with modifications to Option #2 & #3, to require that a Landlord is defined as a natural person who has 50% recorded ownership interest in a trust that owns the property, failed for lack of a second to the motion.

Vice Chair Gerould recommended that the Board continue Policy Question #2 for discussion at the February 19, 2020, Regular Meeting. All Boardmembers agreed and no formal action was taken.

A motion by Boardmember Finlay, seconded by Boardmember Duncan, regarding Policy Question #6, Option #3, requiring that 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), passed by the following vote: **Ayes:** Boardmembers Duncan, Finlay, Vice Chair Gerould and Chair Maddock. **Noes:** None. **Abstentions:** None. **Absent:** Boardmember Conner.

A motion by Vice Chair Gerould, seconded by Boardmember Duncan, regarding Policy Question #9, Option #2, regarding additional forms or documentation that will be required for compliance and monitoring passed by the following vote: **Ayes:** Boardmembers Duncan, Finlay, Vice Chair Gerould and Chair Maddock. **Noes:** None. **Abstentions:** None. **Absent:** Boardmember Conner.

G-2. The matter to receive a presentation on possible Rent Board governance regulations and approve staff policy recommendations concerning (a) procedural requirements for the adoption, amendment, or repeal of Rent Board regulations; (b) Rent Board meeting procedures; and (c) Boardmember conflicts of interest was presented by Executive Director Nicolas Traylor. The presentation included the statement of the issue, background, historical context from peer jurisdictions, the need for additional rules on governance, policies regarding procedural requirements for the adoption, amendment, and repeal of Rent Board regulations, pros and cons of requiring two readings for the adoption of regulations, staff's recommendation on Policy Question #1, policies regarding procedural requirements for the adoption, amendment and repeal of Rent Board Regulations, pros and cons of immediate effectiveness of adopted Regulations, staff recommendation on Policy Question #2 – immediate versus delayed effectiveness of adopted Regulations, Rent Board governance policies regarding meeting procedures, Policy Question #3 which includes when are where are the Rent Board meetings held, when is the agenda packet published and how are meetings conducted, staff recommendation regarding meeting procedures, policies concerning conflicts of interest, staff recommendation regarding conflict of interest regulations, timeline and next steps and the recommended action. Discussion ensued. The following individual gave comments on this item: Ilona Clark.

A motion by Vice Chair Gerould, seconded by Boardmember Duncan, regarding Policy #1, policies concerning procedural requirements for the adoption, amendment, and repeal of Rent Board Regulations, to continue the status quo of requiring one reading for the adoption of regulations, passed by the following vote: **Ayes:** Boardmembers Duncan, Finlay, Vice Chair Gerould and Chair Maddock. **Noes:** None. **Abstentions:** None. **Absent:** Boardmember Conner.

A motion by Boardmember Finlay, seconded by Vice Chair Gerould, regarding Policy #2, policies concerning procedural requirements for adoption, amendment and repeal of Rent Board

Regulations, to be effective 30 calendar days from the date of adoption by the Board, passed by the following vote: **Ayes:** Boardmembers Duncan, Finlay, Vice Chair Gerould and Chair Maddock. **Noes:** None. **Abstentions:** None. **Absent:** Boardmember Conner.

A motion by Boardmember Duncan, seconded by Boardmember Finlay, regarding Policy #3, concerning the date, time and location of Rent Board meetings, when are agenda packets published and how are meetings conducted, passed by the following vote: **Ayes:** Boardmembers Duncan, Finlay, Vice Chair Gerould and Chair Maddock. **Noes:** None. **Abstentions:** None. **Absent:** Boardmember Conner.

A motion by Boardmember Duncan, seconded by Boardmember Finlay, regarding Policy #4, that the Board consider a policy for conflict of interest Regulations, passed by the following vote: **Ayes:** Boardmembers Duncan, Finlay, Vice Chair Gerould and Chair Maddock. **Noes:** None. **Abstentions:** None. **Absent:** Boardmember Conner.

**REPORTS OF OFFICERS**

Deputy Director Paige Roosa gave a brief update on the upcoming community workshop titled “Understanding Statewide Anti-gouging and Eviction Protection Law (AB 1482)” scheduled for Saturday, January 18, 2020, and invited Boardmembers to attend.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 8:25 P.M.

Cynthia Shaw and Mónica Bejarano  
Staff Clerks

(SEAL)

Approved:

\_\_\_\_\_  
Lauren Maddock, Chair

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# AGENDA ITEM REQUEST FORM

Department: Rent Program

Department Head: Nicolas Traylor

Phone: 620-6564

Meeting Date: February 19, 2020

Final Decision Date Deadline: February 19, 2020

**STATEMENT OF THE ISSUE:** The minutes of the January 30, 2020, Special Meeting of the Richmond Rent Board require approval.

## INDICATE APPROPRIATE BODY

- |   |   |  |  |   |
|---|---|--|--|---|
| <input type="checkbox"/> City Council               | <input type="checkbox"/> Redevelopment Agency                             | <input type="checkbox"/> Housing Authority     | <input type="checkbox"/> Surplus Property Authority          | <input type="checkbox"/> Joint Powers Financing Authority |
| <input type="checkbox"/> Finance Standing Committee | <input type="checkbox"/> Public Safety Public Services Standing Committee | <input type="checkbox"/> Local Reuse Authority | <input checked="" type="checkbox"/> Other: <u>Rent Board</u> |   |

## ITEM

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Presentation/Proclamation/Commendation (3-Minute Time Limit) |  |  |
| <input type="checkbox"/> Public Hearing   | <input type="checkbox"/> Regulation  | <input checked="" type="checkbox"/> Other: <u>CONSENT CALENDAR</u> |
| <input type="checkbox"/> Contract/Agreement   | <input type="checkbox"/> Rent Board As Whole                                     |  |
| <input type="checkbox"/> Grant Application/Acceptance                                 | <input type="checkbox"/> Claims Filed Against City of Richmond                   |  |
| <input type="checkbox"/> Resolution   | <input type="checkbox"/> Video/PowerPoint Presentation (contact KCRT @ 620.6759) |  |

**RECOMMENDED ACTION:** APPROVE the minutes of the January 30, 2020, Special Meeting of the Richmond Rent Board – Rent Program (Cynthia Shaw 620-5552).

AGENDA ITEM NO:

**F-2.**

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**RICHMOND, CALIFORNIA, January 30, 2020**

The Special Meeting of the Richmond Rent Board was called to order at 6:01 P.M.

**PLEDGE TO THE FLAG**

**ROLL CALL**

**Present:** Boardmembers Conner, Finlay, Duncan, and Chair Maddock.

**Absent:** Vice Chair Gerould.

**STATEMENT OF CONFLICT OF INTEREST**

None.

**AGENDA REVIEW**

None.

**PUBLIC FORUM**

Cordell Hindler invited the Rent Board to attend the Council of Industries monthly luncheon, held at the Hotel Mac during the month of February. He also mentioned a presentation by staff regarding other Rent Control jurisdictions and their Boardmembers receiving stipends for their service, that was presented to the Board at a previous meeting and suggested that our Rent Boardmembers should receive some sort of stipend for their service. He also invited Boardmembers to attend the Contra Costa Mayors Conference, held in the City of Pittsburgh at the California Theatre also held during the month of February.

Sammie Calloway expressed concerns regarding false claims of exemption in regards to his property. He mentioned that he rents two bedrooms in his house and one of the Tenants filed paperwork with the Rent Program claiming that the property is not a single family home and has additional units on the property. He also mentioned that he went to the Rent Program office to receive information regarding his property and then provided that information to the Tenants. He mentioned that one of the Tenants had stopped pursuing the claims after receiving the information he gave and then went back to the Rent Program office to file another claim. He also mentioned that he went to the City of Richmond Building Department to schedule an appointment with an inspector

to come to his home to see that he has no additional units and is not covered under Rent Control. He mentioned that Pat Carter from the Building Department came out to make a report to show that he does not have additional units and should not be billed for additional units. He also mentioned that the Rent Program is still pursuing a claim against him, even though he provided evidence that he has two bedrooms and no additional units. He also mentioned that the Rent Program came to his home to conduct an on-site visit of the property and saw that there are no additional units on the property yet they are still pursuing this case against him. He mentioned that he would like to know what right the Rent Program has to interfere in any business conducted in his home when he is not under Rent Control.

Vincent Lau asked questions regarding the new statewide rent control law in regards to the 5% increase plus inflation. He asked if Richmond is subject to this increase as well or are Landlords still only allowed to charge 3.6%? Chair Maddock approved to stop the 2 minute time limit for his comment to allow Executive Director Nicolas Traylor to address Mr. Lau's questions. Mr. Traylor gave a brief overview about AB 1482 and informed him that properties in jurisdictions with their own rent control laws are generally exempt from AB 1482. Mr. Traylor also informed him that the new law cannot supersede the Rent Ordinance. Mr. Traylor also informed Mr. Lau that the 3.5% still applies to Richmond. Mr. Traylor added that the 5% plus CPI applies to units in other cities and possibly to some properties in Richmond who are not covered by any rent control law. Mr. Traylor also mentioned that approximately 700 units may be covered under AB 1482 and partially covered by Richmond Rent Ordinance. Mr. Traylor also mentioned that those types of properties may have Just Cause for Eviction protections under the Richmond Rent Ordinance and rent control protections under the new state law or anti-rent gouging law. Mr. Traylor added that the new law is considered an anti-rent gouging law rather than rent stabilization. Mr. Lau ask the question, is the allowed rent increase of 3.6% going to be the increase amount forever or will it change to add the 5% to it? Chair Maddock allow one additional minute for Mr. Traylor to respond. Mr. Traylor informed him that the Annual General Adjustment changes every year since it is based on 100% of the CPI which is the inflation in the Bay Area, and could be potentially higher than 3.6% next year or it could also go down, depending on what the inflation is in the Bay Area. Mr. Traylor also mentioned that the only way the Annual General Adjustment rule can be changed is if the voters make that change to the Ordinance. Mr. Lau added that a few years ago he rolled back the

rents and he was never able to catch up from it because of property bills which equals to more than 3.6 %. Mr. Traylor responded and recommended that he contact the Rent Program and speak with one of our Rent Services Analyst to discuss his options in terms of filing a petition for Maintenance of Net Operating Income to increase the rent.

### **CONSIDERATION OF APPEALS**

F-1. Staff Attorney Charles Oshinuga presented on the matter of Appeal regarding Petition No. RC19-T028. Landlord appealed a Hearing Examiner's Decision that found the Landlord liable for excess rent due to a failure to return Tenant's security deposit and existing habitability conditions. Specifically, the Hearing Examiner found the Landlord improperly withheld Tenant's security deposit and ordered an Excess Rent refund in the amount of \$1,100. Additionally, the Hearing Examiner found that the Tenant's Rental Unit contained substantial deterioration and inadequate Housing Services in the form of (1) mold/mildew on Respondent's personal items as well as on various windows, walls, baseboards of the master bedroom; (2) water leaking from the walls; and (3) unpainted portions of bedroom walls. Based on these forms of substantial deterioration and inadequate Housing Services, the Hearing Examiner awarded the Tenant Excess Rent in the amount of \$940.71. In sum, the Hearing Examiner awarded Tenant a total of \$2,040.71. There were no public comments on this item. All parties to the case were present. The appeal hearing began and the following individuals presented their case: Darrick Chavis and Nina McBride. After hearing the issues brought on appeal and considering the testimony of all parties on appeal, the Board moved to affirm the Hearing Examiner's findings related to habitability and reverse the Hearing Examiner's total award of Excess Rent from \$2,040.71 to \$0.

### **REPORTS OF OFFICERS**

Executive Director Nicolas Traylor gave a brief report on the upcoming workshop titled "Rights and Responsibilities for Richmond Tenants" scheduled for Saturday, February 1, 2020. Deputy Director Paige Roosa added that she and other staff will begin working with financial consultant Kevin Harper CPA & Associates during the week of February 3<sup>rd</sup> to create financial projections and recommendations for best practices for the Board to insure that we can build up our reserves accordingly. Executive Director Traylor added that we will be beginning the process of

budget discussions among staff and in the next couple of months we will be presenting on preliminary budget options for the Board.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 7:01 P.M.

Cynthia Shaw and Mónica Bejarano  
Staff Clerks

(SEAL)

Approved:

\_\_\_\_\_  
Lauren Maddock, Chair

# AGENDA ITEM REQUEST FORM

Department: Rent Program

Department Head: Nicolas Traylor

Phone: 620-6564

Meeting Date: February 19, 2020

Final Decision Date Deadline: February 19, 2020

**STATEMENT OF THE ISSUE:** The Monthly Activity Report is designed to provide members of the Rent Board and Richmond community with a summary of the Rent Program's activities for the month. Staff members find it timely to begin producing such reports on a monthly basis.

## INDICATE APPROPRIATE BODY

- |   |   |  |  |   |
|---|---|--|--|---|
| <input type="checkbox"/> City Council               | <input type="checkbox"/> Redevelopment Agency                             | <input type="checkbox"/> Housing Authority     | <input type="checkbox"/> Surplus Property Authority          | <input type="checkbox"/> Joint Powers Financing Authority |
| <input type="checkbox"/> Finance Standing Committee | <input type="checkbox"/> Public Safety Public Services Standing Committee | <input type="checkbox"/> Local Reuse Authority | <input checked="" type="checkbox"/> Other: <u>Rent Board</u> |   |

## ITEM

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Presentation/Proclamation/Commendation (3-Minute Time Limit) |  |  |
| <input type="checkbox"/> Public Hearing   | <input type="checkbox"/> Regulation  | <input checked="" type="checkbox"/> Other: <u>CONSENT CALENDAR</u> |
| <input type="checkbox"/> Contract/Agreement   | <input type="checkbox"/> Rent Board As Whole                                     |  |
| <input type="checkbox"/> Grant Application/Acceptance                                 | <input type="checkbox"/> Claims Filed Against City of Richmond                   |  |
| <input type="checkbox"/> Resolution   | <input type="checkbox"/> Video/PowerPoint Presentation (contact KCRT @ 620.6759) |  |

**RECOMMENDED ACTION:** RECEIVE the January 2020 Rent Program Monthly Report - Rent Program (Paige Roosa 620-6537).

AGENDA ITEM NO:

**F-3.**

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## MEMORANDUM

**TO:** Members of the Rent Board

**FROM:** Paige Roosa, Deputy Director

**DATE:** February 19, 2020

**SUBJECT:** JANUARY 2020 MONTHLY ACTIVITY REPORT

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**Introduction**

The Monthly Activity Report is designed to provide members of the Rent Board and Richmond community with a summary of the Rent Program's activities for the month. It is anticipated that the format, content, and detail of this report will evolve over time. Feedback concerning this report may be submitted via email to [rent@ci.richmond.ca.us](mailto:rent@ci.richmond.ca.us) or by calling (510) 234-RENT (7368).

**January Agency Highlights**

*The January Community Workshop, titled "Understanding the California Anti-Gouging and Eviction Protection Law (AB 1482) in Richmond" provided important information for community members about how AB 1482 affects Richmond Tenants and Landlords.*

The January Community Workshop, designed for all Richmond residents interested in learning about AB 1482, was attended by 44 community members who received nuanced information about California's new statewide anti-rent-gouging and eviction protection laws, including how the law intersects with the Richmond Rent Ordinance. Staff Attorney Palomar Sanchez led a comprehensive presentation about the purpose of the new state law, the components of the law, new requirements under AB 1482, and how AB 1482

applies to rental properties in Richmond. Executive Director Nicolas Traylor provided support to staff and community participants. Following the presentation, attendees were provided an opportunity to ask questions of staff. Presentation materials are accessible at <http://www.ci.richmond.ca.us/3541/Workshops>

*Rent Program staff members gathered for a new year's celebration at City Hall to reflect on the highlights and successes of 2019.*

On the evening on January 30, Rent Program staff members gathered at City Hall to celebrate the close of 2019 and the beginning of a new decade. Funded by senior staff members, the event provided the opportunity for management staff to thank all staff for a busy and productive year. We look forward to our continued success in 2020.



**Summary of Activities**

**I. Department Unit Activities**

<b>PUBLIC INFORMATION UNIT</b>	<b><i>Occurrences</i></b>
<b>Persons Assisted By Front Office Unit (<i>without referral to an Analyst</i>)</b>	<b>90</b>
<b>Total Consultations Provided by a Rent Program Services Analyst</b>	<b>324</b>
Calls Received ( <i>Phone Counseling Sessions</i> )	131
Walk-Ins ( <i>Includes Appointments</i> )	109
Emails Received	84
<b>Total Consultations Provided in a Language other than English</b>	<b>73</b>
Consultations Provided in Spanish	72
Consultations Provided in Cantonese	1
Legal Service Referral Forms Completed	7
Courtesy Compliance Letters Mailed	8
Community Workshop Attendees ( <i>01/18/2020 – Understanding the Statewide Anti-Gouging and Eviction Protection Law (AB 1482)</i> )	44
<b>Community Members Assisted by a Rent Program Services Analyst</b>	<b>140</b>
Tenants Assisted	78
Landlords Assisted	37
Prospective Purchasers of Rental Property Assisted	14
Attorneys Assisted	6
Property Managers Assisted	5
<b>Total Hard Copy Notices Processed</b>	<b>33</b>
Hard Copy Rent Increase Notices Processed	17
Hard Copy Termination of Tenancy Notices Processed	16

<b>BILLING AND REGISTRATION UNIT</b>	<b><i>Occurrences</i></b>
<b>Total Consultations with a Billing and Registration Unit Staff Member</b>	<b>39</b>
Phone Call Consultations	32
Walk-In Consultations	3
Email Consultations	4
Enrollment/Tenancy Registration Packets Mailed	174
Enrollment Forms Processed	53
Invoices Generated	239
Payments/Checks Processed	20
Compliance Actions ( <i>reviewing records, exemption statuses, owner addresses</i> )	157
Rental Units Discovered ( <i>not in database, but in existence</i> )	19

## ITEM F-4

<b>BILLING AND REGISTRATION UNIT (continued)</b>	<i>Occurrences</i>
Property Information Updated	87
Payments Returned	4
Accounts Referred to Collections	50
Total Monthly Revenue Collected (01/01/2020 - 01/31/2020)	\$48,027
Total Revenue Collected in FY 2019-20 (through 01/31/2020)	\$2,403,230
Total Revenue Collected in FY 2018-19	\$2,191,880
Total Revenue Collected in FY 2017-18	\$2,878,330

<b>LEGAL UNIT</b>	<i>Occurrences</i>
Public Records Act Requests Received	1
Owner Move-In Termination Notices Reviewed	1
Ellis Act Termination Notices Reviewed	2

<b>HEARINGS UNIT</b>	<i>Occurrences</i>
<b>Total Consultations with Hearings Unit Coordinator</b>	<b>42</b>
Calls/Placed Received (Regarding Hearings and Petitions)	14
Walk-Ins (Regarding Hearings and Petitions)	0
Emails Sent/Received (Regarding Hearings and Petitions)	28
<b>Total Landlord Petitions Received</b>	<b>1</b>
Landlord Petitions Based on Increase in Occupants Received	1
<b>Total Tenant Petitions Received</b>	<b>11</b>
Tenant Petitions Based on Excess Rent or Failure to Return Security Deposit Received	5
Tenant Petitions Based on Multiple Grounds Received	3
Tenant Petitions for Failure to Pay Relocation Payment Received	3
<b>Total "Other" Petitions/Submissions Received</b>	<b>2</b>
Petition for Initial Rent Determinations Received	1
Subpoenas Received	1
<b>Total Number of Pending Petition Cases</b> ( <i>"Pending Petition Cases" are defined as those awaiting an objection response, a decision is pending, a decision has been issued with an appeal deadline approaching, or where an upcoming hearing has been scheduled</i> )	<b>27</b>
Pending Tenant Petitions (As of February 13, 2020)	23
Pending Landlord Petitions (As of February 13, 2020)	4
<b>Total Number of Cases Closed</b>	<b>2</b>
Cases Settled	1
Petitions Withdrawn	1

II. Online Notices Filed with the Rent Program

<i>Type of Form</i>	<i>Monthly Submissions/ Notices Filed</i>	<i>Prior Month Total</i>	<i>% Change from Prior Month</i>
Agent Authorization	2	0	N/A
Proof of Excess Rent Refund	2	0	N/A
Proof of Permanent Relocation Payment	2	1	100%
Proof of Temporary Relocation Payment	0	1	-100%
Change in Terms of Tenancy Notices Filed	16	7	128.6%
Rent Increase Notices Filed	54	138	-60.8%
Termination Notices Filed <sup>1</sup>	239	225	6.2%
<i>Applicable Just Cause for Eviction - Nonpayment of Rent</i>	232	208	11.5%
<i>Applicable Just Cause for Eviction - Breach of Lease</i>	4	4	N/A
<i>Applicable Just Cause for Eviction- Withdrawal from Rental Market</i>	0	5	-100%
<i>Applicable Just Cause for Eviction - Owner Move In</i>	3	5	-40%
<i>Applicable Just Cause for Eviction - Nuisance</i>	0	3	-100%
<b>Total Online Form Submissions</b>	<b>315</b>	<b>372</b>	<b>-15.3%</b>

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<sup>1</sup> 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.

# AGENDA ITEM REQUEST FORM

Department: Rent Program

Department Head: Nicolas Traylor

Phone: 620-6564

Meeting Date: February 19, 2020

Final Decision Date Deadline: February 19, 2020

**STATEMENT OF THE ISSUE:** The Rent Program receives monthly variance reports from the City of Richmond Finance Department. These reports provide useful information on the Rent Program's revenues and expenditures throughout the fiscal year. Finance Department staff members have agreed to provide these reports to staff on a schedule that will permit them to be included in the agenda for the Rent Board's regularly scheduled meetings.

## INDICATE APPROPRIATE BODY

- |   |  |  |  |   |
|---|--|--|--|---|
| <input type="checkbox"/> City Council               | <input type="checkbox"/> Redevelopment Agency                      | <input type="checkbox"/> Housing Authority     | <input type="checkbox"/> Surplus Property Authority          | <input type="checkbox"/> Joint Powers Financing Authority |
| <input type="checkbox"/> Finance Standing Committee | <input type="checkbox"/> Public Safety Services Standing Committee | <input type="checkbox"/> Local Reuse Authority | <input checked="" type="checkbox"/> Other: <u>Rent Board</u> |   |

## ITEM

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Presentation/Proclamation/Commendation (3-Minute Time Limit) |  |  |
| <input type="checkbox"/> Public Hearing   | <input type="checkbox"/> Regulation  | <input checked="" type="checkbox"/> Other: <u>CONSENT CALENDAR</u> |
| <input type="checkbox"/> Contract/Agreement   | <input type="checkbox"/> Rent Board As Whole                                     |  |
| <input type="checkbox"/> Grant Application/Acceptance                                 | <input type="checkbox"/> Claims Filed Against City of Richmond                   |  |
| <input type="checkbox"/> Resolution   | <input type="checkbox"/> Video/PowerPoint Presentation (contact KCRT @ 620.6759) |  |

**RECOMMENDED ACTION:** RECEIVE the Rent Program FY 2019-20 Monthly Revenue and Expenditure Report through January 2020 – Rent Program (Paige Roosa 620-6537).

AGENDA ITEM NO:

**F-4.**

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**Rent Program  
FY2019-20 Monthly Revenue and Expenditure Report**

**ITEM F-4**

CHARACTER	OBJECT	ORIGINAL BUDGET	REVISED BUDGET	Per 1	Per 2	Per 3	Per 4	Per 5	Per 6	Per 7	ENCUMBRANCES	YTD TOTAL	AVAILABLE BUDGET	% USED		
				Jul-2019	Aug-2019	Sept-2019	Oct-2019	Nov-2019	Dec-19	Jan-20						
34	LICENSES, PRMITS&FEES	340445	FEES/Admin Fees	(2,923,584.00)	(2,923,584.00)	(48,187.00)	(44,282.00)	(763,258.40)	(1,078,884.70)	(329,458.51)	(88,852.64)	(48,067.50)	(2,400,990.75)	(522,593.25)	82.1%	
			<b>TOTAL LICENSES, PRMITS&amp;FEES</b>	<b>(2,923,584.00)</b>	<b>(2,923,584.00)</b>	<b>(48,187.00)</b>	<b>(44,282.00)</b>	<b>(763,258.40)</b>	<b>(1,078,884.70)</b>	<b>(329,458.51)</b>	<b>(88,852.64)</b>	<b>(48,067.50)</b>	-	<b>(2,400,990.75)</b>	<b>(522,593.25)</b>	<b>82.1%</b>
36	INTEREST INCOME	361701	INT & INVEST/Pooled-All Other	-	-	-	(405.09)	-	-	-	(4,796.39)	(4,796.39)	(5,201.48)	5,201.48	100.0%	
			<b>TOTAL INTEREST INCOME</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(405.09)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(4,796.39)</b>	<b>(4,796.39)</b>	<b>(5,201.48)</b>	<b>5,201.48</b>	<b>100.0%</b>	
			<b>TOTAL REVENUE</b>	<b>(2,923,584.00)</b>	<b>(2,923,584.00)</b>	<b>(48,187.00)</b>	<b>(44,282.00)</b>	<b>(763,258.40)</b>	<b>(1,079,289.79)</b>	<b>(329,458.51)</b>	<b>(88,852.64)</b>	<b>(52,863.89)</b>	<b>(2,406,192.23)</b>	<b>(517,391.77)</b>	<b>82.3%</b>	
40	SALARIES AND WAGES	400001	SALARIES & WAGES/Executive	638,840.00	638,840.00	45,721.34	45,721.34	46,161.77	57,291.13	55,587.34	55,587.34	55,587.34	361,657.60	277,182.40	56.6%	
40	SALARIES AND WAGES	400002	SALARIES & WAGES/Mgmt-Local 21	328,471.00	328,471.00	25,855.14	25,990.20	25,450.00	25,217.18	20,546.80	20,681.85	27,336.55	171,077.72	157,393.28	52.1%	
40	SALARIES AND WAGES	400003	SALARIES & WAGES/Local 1021	193,710.00	193,710.00	6,159.36	5,359.52	5,359.52	5,359.52	14,620.74	14,753.73	16,540.95	68,153.34	125,556.66	35.2%	
40	SALARIES AND WAGES	400006	SALARIES & WAGES/PT- Temp			2,437.82	5,474.22	5,797.13	6,944.06	4,714.16	2,819.75	1,948.20	30,135.34	(30,135.34)	100.0%	
40	SALARIES AND WAGES	400031	OVERTIME/General			525.26	184.56	606.65	490.35	287.50	-	-	2,094.32	(2,094.32)	100.0%	
40	SALARIES AND WAGES	400048	OTHER PAY/Bilingual Pay	7,457.00	7,457.00	508.27	497.16	497.16	507.02	1,455.82	490.90	726.30	4,682.63	2,774.37	62.8%	
40	SALARIES AND WAGES	400049	OTHER PAY/Auto Allowance	4,200.00	4,200.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	2,450.00	1,750.00	58.3%	
40	SALARIES AND WAGES	400050	OTHER PAY/Medical- in Lieu of	2,400.00	2,400.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	1,400.00	1,000.00	58.3%	
40	SALARIES AND WAGES	400079	COMP ABSENCES/WC-Prof-Mgt-Tec			810.30	675.24	1,215.44	1,080.40	270.10	135.05	135.05	4,321.58	(4,321.58)	100.0%	
			<b>TOTAL SALARIES AND WAGES</b>	<b>1,175,078.00</b>	<b>1,175,078.00</b>	<b>82,567.49</b>	<b>84,452.24</b>	<b>85,637.67</b>	<b>97,439.66</b>	<b>98,032.46</b>	<b>95,018.62</b>	<b>102,824.39</b>	-	<b>645,972.53</b>	<b>529,105.47</b>	<b>55.0%</b>
41	FRINGE BENEFITS	400103	P-ROLL BEN/Medicare Tax-ER Shr	15,560.00	15,560.00	1,212.88	1,228.09	1,249.79	1,427.80	1,425.19	1,382.93	1,527.72	9,454.40	6,105.60	60.8%	
41	FRINGE BENEFITS	400105	P-ROLL BEN/Health Insurance Be	196,647.00	196,647.00	12,634.32	12,634.32	10,631.48	12,172.12	12,942.44	11,215.36	11,215.36	83,445.40	113,201.60	42.4%	
41	FRINGE BENEFITS	400106	P-ROLL BEN/Dental Insurance	17,736.00	17,736.00	1,231.50	1,231.50	1,108.35	1,354.65	1,600.95	1,477.80	1,477.80	9,482.55	8,253.45	53.5%	
41	FRINGE BENEFITS	400109	P-ROLL BEN/Employee Assistance	528.00	528.00	36.40	36.40	32.76	40.04	47.32	43.68	43.68	280.28	247.72	53.1%	
41	FRINGE BENEFITS	400110	P-ROLL BEN/Professional Dev-Mg	6,750.00	6,750.00	823.99	823.99	312.75	750.00	98.31	98.31	750.00	2,735.05	4,014.95	40.5%	
41	FRINGE BENEFITS	400111	P-ROLL BEN/Vision	2,316.00	2,316.00	161.00	161.00	144.90	177.10	209.30	193.20	193.20	1,239.70	1,076.30	53.5%	
41	FRINGE BENEFITS	400112	P-ROLL BEN/Life Insurance	5,752.00	5,752.00	476.69	295.36	286.66	363.53	354.98	346.28	346.28	2,469.78	3,282.22	42.9%	
41	FRINGE BENEFITS	400114	P-ROLL BEN/Long Term Disabilit	12,342.00	12,342.00	759.77	766.30	753.23	904.72	885.18	873.75	961.44	5,904.39	6,437.61	47.8%	
41	FRINGE BENEFITS	400116	P-ROLL BEN/Unemployment Ins	5,472.00	5,472.00	456.00	494.00	494.00	570.00	570.00	532.00	494.00	3,610.00	1,862.00	66.0%	
41	FRINGE BENEFITS	400117	P-ROLL BEN/Personal/Prof Dev	2,250.00	2,250.00							1,492.81	1,492.81	757.19	66.3%	
41	FRINGE BENEFITS	400121	P-ROLL BEN/Worker Comp-Clerica	11,943.00	11,943.00	724.27	505.27	535.07	640.95	1,289.93	1,204.50	1,124.05	6,024.04	5,918.96	50.4%	
41	FRINGE BENEFITS	400122	P-ROLL BEN/Worker Comp-Prof	64,809.00	64,809.00	4,795.64	4,804.68	4,797.99	5,792.77	5,100.96	5,110.01	5,555.88	35,957.93	28,851.07	55.5%	
41	FRINGE BENEFITS	400124	P-ROLL BEN/CON-MEDICL EE Share	(12,000.00)	(12,000.00)								-	(12,000.00)	0.0%	
41	FRINGE BENEFITS	400127	P-ROLL BEN/OPEB	34,731.00	34,731.00	3,319.21	3,188.76	3,206.83	3,810.28	3,733.41	3,793.54	4,056.06	25,108.09	9,622.91	72.3%	
41	FRINGE BENEFITS	400130	P-ROLL BEN/PARS Benefits			17.60	39.36	46.85	58.18	57.56	36.67	25.33	281.55	(281.55)	100.0%	
41	FRINGE BENEFITS	400131	P-ROLL BEN/CON-OPEB-EE Share	(9,600.00)	(9,600.00)								-	(9,600.00)	0.0%	
41	FRINGE BENEFITS	400149	P-ROLL BEN/PERS-Misc	152,604.00	152,604.00	10,605.24	10,423.59	10,576.58	12,005.22	12,116.37	11,969.35	13,102.61	80,798.96	71,805.04	52.9%	
41	FRINGE BENEFITS	400151	P-ROLL BEN/PERS-Misc (UAL)	232,068.00	232,068.00	18,545.34	16,859.40	16,859.40	18,545.34	21,917.22	21,917.22	20,231.28	134,875.20	97,192.80	58.1%	
			<b>TOTAL FRINGE BENEFITS</b>	<b>739,908.00</b>	<b>739,908.00</b>	<b>55,799.85</b>	<b>52,668.03</b>	<b>51,036.64</b>	<b>58,612.70</b>	<b>62,250.81</b>	<b>60,194.60</b>	<b>62,597.50</b>	<b>403,160.13</b>	<b>336,747.87</b>	<b>54.5%</b>	
42	PROF & ADMIN SERVICES	400201	PROF SVCS/Professional Svcs	43,500.00	48,500.00				4,938.95	4,000.91	493.66	471.48	19,220.00	29,125.00	60.1%	
42	PROF & ADMIN SERVICES	400206	PROF SVCS/Legal Serv Cost	215,000.00	210,000.00		10,416.00	10,416.00	22,916.00	22,916.00	10,416.00	22,916.00	100,004.00	200,000.00	95.2%	
42	PROF & ADMIN SERVICES	400242	TRAVEL & TRNG/Mileage	1,000.00	1,000.00							17.07	17.07	982.93	1.7%	
42	PROF & ADMIN SERVICES	400243	TRAVEL & TRNG/Conf, Mtng Trng	2,000.00	2,000.00							-	-	2,000.00	0.0%	
42	PROF & ADMIN SERVICES	400261	DUES & PUB/Memberships & Dues	6,000.00	6,000.00							544.00	544.00	5,456.00	9.1%	
42	PROF & ADMIN SERVICES	400262	DUES & PUB/Books & Subs	200.00	200.00							-	200.00	0.0%		
42	PROF & ADMIN SERVICES	400271	AD & PROMO/Advertising&Promo	2,000.00	2,000.00		37.00		102.95	126.00	438.60	89.00	793.55	1,206.45	39.7%	
42	PROF & ADMIN SERVICES	400272	AD & PROMO/Community Events	2,500.00	2,500.00				1,722.10				1,722.10	777.90	68.9%	
42	PROF & ADMIN SERVICES	400280	ADM EXP/Program Supplies			(196.52)	213.84		96.00	208.36	312.04	96.00	729.72	(729.72)	100.0%	
			<b>TOTAL PROF &amp; ADMIN SERVICES</b>	<b>272,200.00</b>	<b>272,200.00</b>	<b>(196.52)</b>	<b>10,666.84</b>	<b>10,416.00</b>	<b>29,776.00</b>	<b>27,251.27</b>	<b>11,660.30</b>	<b>24,133.55</b>	<b>119,224.00</b>	<b>232,931.44</b>	<b>39,268.56</b>	<b>85.6%</b>
43	OTHER OPERATING	400231	OFF EXP/Postage & Mailing	20,000.00	20,000.00	88.20	1,344.50	1,839.55	147.10	87.05	66.95	151.00	4,724.35	15,275.65	23.6%	
43	OTHER OPERATING	400232	OFF EXP/Printing & Binding				401.63	708.29	725.81		226.05	256.33	2,318.11	(2,318.11)	100.0%	
43	OTHER OPERATING	400233	OFF EXP/Copying & Duplicating	5,000.00	5,000.00							-	-	5,000.00	0.0%	
43	OTHER OPERATING	400304	RENTAL EXP/Equipment Rental	5,000.00	5,000.00			139.29			278.59	1,699.91	5,000.00	-	100.0%	
43	OTHER OPERATING	400321	MISC EXP/Misc Contrib	3,000.00	3,000.00							-	-	3,000.00	0.0%	
43	OTHER OPERATING	400322	MISC EXP/Misc Exp	10,000.00	5,000.00	(78.63)	534.82		275.31	303.73	313.41	245.82	1,650.42	3,349.58	33.0%	
43	OTHER OPERATING	400341	OFF SUPP/Office Supplies	9,000.00	9,000.00				3,025.18	23.07	283.09	367.07	3,698.41	5,301.59	41.1%	
43	OTHER OPERATING	400344	OFF SUPP/Computer Supplies	6,350.00	850.00					782.63			782.63	67.37	92.1%	
			<b>TOTAL OTHER OPERATING</b>	<b>58,350.00</b>	<b>47,850.00</b>	<b>9.57</b>	<b>2,280.95</b>	<b>2,687.13</b>	<b>4,173.40</b>	<b>1,196.48</b>	<b>1,168.09</b>	<b>2,720.13</b>	<b>3,938.17</b>	<b>18,173.92</b>	<b>29,676.08</b>	<b>38.0%</b>

**Rent Program  
FY2019-20 Monthly Revenue and Expenditure Report**

**ITEM F-4**

CHARACTER	OBJECT	ORIGINAL BUDGET	REVISED BUDGET	Per 1	Per 2	Per 3	Per 4	Per 5	Per 6	Per 7	ENCUMBRANCES	YTD TOTAL	AVAILABLE BUDGET	% USED	
				Jul-2019	Aug-2019	Sept-2019	Oct-2019	Nov-2019	Dec-19	Jan-20					MTD ACTUAL
44	UTILITIES	400401	UTILITIES/Tel & Telegraph	1,200.00	1,200.00		46.35	46.35		46.40	91.76	230.86	969.14	19.2%	
			<b>TOTAL UTILITIES</b>	<b>1,200.00</b>	<b>1,200.00</b>	-	<b>46.35</b>	<b>46.35</b>	-	<b>46.40</b>	<b>91.76</b>	-	<b>230.86</b>	<b>969.14</b>	<b>19.2%</b>
46	PROVISION FOR INS LOSS	400552	PROV FR INS LOSS/Ins Gen Liab	8,750.00	8,750.00				7,491.00			7,491.00	1,259.00	85.6%	
			<b>TOTAL PROVISION FOR INS LOSS</b>	<b>8,750.00</b>	<b>8,750.00</b>	-	-	-	<b>7,491.00</b>	-	-	<b>7,491.00</b>	<b>1,259.00</b>	<b>85.6%</b>	
47	COST POOL	400574	COST POOL/(ISF)-Gen Liability	91,261.00	91,261.00	7,606.00	7,605.00	7,605.00	15,096.00	114.00	7,605.00	54,511.00	36,750.00	59.7%	
47	COST POOL	400586	COST POOL/(CAP)- Admin Charges	51,454.00	51,454.00	4,286.00	4,288.00	4,288.00	4,288.00	4,288.00	4,288.00	30,014.00	21,440.00	58.3%	
47	COST POOL	400591	COST POOL/(IND)Civic Ctr Alloc	47,026.00	47,026.00	3,917.00	3,919.00	3,919.00	3,919.00	3,919.00	3,919.00	27,431.00	19,595.00	58.3%	
			<b>TOTAL COST POOL</b>	<b>189,741.00</b>	<b>189,741.00</b>	<b>15,809.00</b>	<b>15,812.00</b>	<b>15,812.00</b>	<b>23,303.00</b>	<b>8,321.00</b>	<b>15,812.00</b>	<b>111,956.00</b>	<b>77,785.00</b>	<b>59.0%</b>	
48	ASSET/CAPITAL OUTLAY	400601	NONCAP ASST/Comp Hrdware<5K		10,500.00						4,752.48	6,526.17	3,973.83	62.2%	
			<b>TOTAL ASSET/CAPITAL OUTLAY</b>	<b>-</b>	<b>10,500.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,752.48</b>	<b>6,526.17</b>	<b>3,973.83</b>	<b>62.2%</b>	
<b>TOTAL EXPENDITURES</b>				<b>2,445,227.00</b>	<b>2,445,227.00</b>	<b>153,989.39</b>	<b>165,926.41</b>	<b>165,635.79</b>	<b>213,304.76</b>	<b>204,589.42</b>	<b>188,606.09</b>	<b>209,953.02</b>	<b>1,018,784.95</b>	<b>58.3%</b>	
<b>NET OPERATING (SURPLUS)/DEFICIT</b>				<b>(478,357.00)</b>	<b>(478,357.00)</b>	<b>105,802.39</b>	<b>121,644.41</b>	<b>(597,622.61)</b>	<b>(865,985.03)</b>	<b>(124,869.09)</b>	<b>99,753.45</b>	<b>157,089.13</b>	<b>1,018,784.95</b>	<b>(979,750.18)</b>	

# AGENDA ITEM REQUEST FORM

Department: Rent Program

Department Head: Nicolas Traylor

Phone: 620-6564

Meeting Date: February 19, 2020

Final Decision Date Deadline: February 19, 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

- |   |   |  |  |   |
|---|---|--|--|---|
| <input type="checkbox"/> City Council               | <input type="checkbox"/> Redevelopment Agency                             | <input type="checkbox"/> Housing Authority     | <input type="checkbox"/> Surplus Property Authority          | <input type="checkbox"/> Joint Powers Financing Authority |
| <input type="checkbox"/> Finance Standing Committee | <input type="checkbox"/> Public Safety Public Services Standing Committee | <input type="checkbox"/> Local Reuse Authority | <input checked="" type="checkbox"/> Other: <u>Rent Board</u> |   |

## ITEM

- |   |  |                                 |
|---|--|---------------------------------|
| <input type="checkbox"/> Presentation/Proclamation/Commendation (3-Minute Time Limit) |  |                                 |
| <input type="checkbox"/> Public Hearing   | <input type="checkbox"/> Regulation  | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Contract/Agreement   | <input checked="" type="checkbox"/> Rent Board As Whole                          |                                 |
| <input type="checkbox"/> Grant Application/Acceptance                                 | <input type="checkbox"/> Claims Filed Against City of Richmond                   |                                 |
| <input type="checkbox"/> Resolution   | <input type="checkbox"/> 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.**

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# AGENDA REPORT

**DATE:** February 19, 2020

**TO:** Chair Maddock and Members of the Rent Board

**FROM:** Nicolas Traylor, Executive Director  
Paige Roosa, Deputy Director

**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.

## ITEM G-1

(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.

### 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 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.

## ITEM G-1

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?

## ITEM G-1

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

## ITEM G-1

- 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 <sup>1</sup>	3	7%
<b>Total</b>	<b>47</b>	<b>100%</b>

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

## ITEM G-1

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**

<b>Just Cause for Eviction Ranking Across all Property Types</b>	<b>Termination Notices Filed</b>	<b>Termination Notices Filed in Proportion to Other Just Causes for Eviction</b>
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%
<b>TOTAL</b>	<b>6,635</b>	<b>100%</b>

### 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**

**February 19, 2020  
RENT BOARD MEETING**

**ATTACHMENT 1**

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# 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

- |   |   |  |  |   |
|---|---|--|--|---|
| <input type="checkbox"/> City Council               | <input type="checkbox"/> Redevelopment Agency                             | <input type="checkbox"/> Housing Authority     | <input type="checkbox"/> Surplus Property Authority          | <input type="checkbox"/> Joint Powers Financing Authority |
| <input type="checkbox"/> Finance Standing Committee | <input type="checkbox"/> Public Safety Public Services Standing Committee | <input type="checkbox"/> Local Reuse Authority | <input checked="" type="checkbox"/> Other: <u>Rent Board</u> |   |

## ITEM

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Presentation/Proclamation/Commendation (3-Minute Time Limit) |  |   |
| <input type="checkbox"/> Public Hearing   | <input type="checkbox"/> Regulation  | <input checked="" type="checkbox"/> Other: <u>Study Session</u> |
| <input type="checkbox"/> Contract/Agreement   | <input type="checkbox"/> Rent Board As Whole                                     |   |
| <input type="checkbox"/> Grant Application/Acceptance                                 | <input type="checkbox"/> Claims Filed Against City of Richmond                   |   |
| <input type="checkbox"/> Resolution   | <input type="checkbox"/> 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:

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# 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:**

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).

## **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%).<sup>1</sup>

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

<sup>1</sup> 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**

<b>Identity</b>	<b>Number of Responses</b>	<b>Percent of Total</b>
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 <sup>2</sup>	15	5%
<b>Total Responses</b> (3 skipped this question)	<b>278</b>	

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.

<sup>2</sup> "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%
<b>Total</b>	<b>41</b>	<b>100%</b>

**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%
<b>Total</b>	<b>41</b>	<b>100%</b>

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	<ul style="list-style-type: none"> <li>➤ Landlords must have 50% interest in the property.</li> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ 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.</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ 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.</li> </ul>	<ul style="list-style-type: none"> <li>➤ AGA's may be applied when the tenant returns.</li> <li>➤ A landlord is not allowed to reset the rent to market for the first intervening tenancy.</li> </ul>	The landlord and tenants are required to submit the following forms: <ul style="list-style-type: none"> <li>➤ Notice of Interest in Renewing Tenancy (tenant form).</li> <li>➤ Deposit of Owner Move-In Relocation Benefits and Challenge of Eligibility to Receive Benefits (landlord form).</li> <li>➤ Deposit of Owner Move-In Relocation Benefits and Challenge of Eligibility to Receive Benefits</li> </ul>	<ul style="list-style-type: none"> <li>➤ The Ordinance bans evictions for owner or relative move-in if the tenant family includes minor children during the academic year.</li> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ 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.</li> </ul>

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	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ 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.</li> </ul>	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.	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ The unit is not decontrolled when the family member or resident manager vacates, and the rent may not be raised to the market level.</li> </ul>	<p>Landlords are required to submit the following forms:</p> <ul style="list-style-type: none"> <li>➤ Declaration of Intent to Evict for Landlord Occupancy.</li> <li>➤ Declaration of Occupancy.</li> <li>➤ Owner Occupancy Notice to Landlord of Interest in Renewing Tenancy.</li> <li>➤ Notice of Landlord of Interest in Renewing Tenancy.</li> <li>➤ 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).</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ 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.</li> </ul>

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)	<ul style="list-style-type: none"> <li>➤ 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.</li> </ul>	<ul style="list-style-type: none"> <li>➤ The owner of record may not recover possession more than once in any thirty-six (36) month period.</li> <li>➤ 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].</li> <li>➤ Only one specific unit per building may undergo a Subsection 6(A)(9) [8.22.360 A.9] Owner/Relative Move-in eviction.</li> </ul>	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.	<p>Landlords are required to submit the following forms:</p> <ul style="list-style-type: none"> <li>➤ Certificate of No-Fault Eviction</li> <li>➤ Certificate for Owner Occupancy of Property with Two or Three Units.</li> <li>➤ Certificate Upon Occupancy Following Owner or Relative Move-In Eviction.</li> <li>➤ Continued Certificate Upon Occupancy Following Owner or Relative Move-In Eviction.</li> <li>➤ Certificate Upon Re-Rental Following No-Fault Eviction.</li> <li>➤ 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.</li> <li>➤ If owner offers the unit for re-rental, file a Certificate Upon Re-Rental (Form NFE-04) with the Rent Program.</li> <li>➤ 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.).</li> <li>➤ 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).</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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)</li> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ 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.</li> </ul>

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	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ If ownership was recorded on or before February 21, 1991, then the owner is only required to have a 10% minimum interest.</li> <li>➤ Domestic partners can combine their interests to achieve the required 10% or 25% interest in order to occupy a unit.</li> </ul>	<ul style="list-style-type: none"> <li>➤ No restrictions.</li> <li>➤ 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.</li> <li>➤ Owner must live in the building as primary resident.</li> <li>➤ 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.</li> </ul>	<ul style="list-style-type: none"> <li>➤ AGA's applied when tenant returns <ul style="list-style-type: none"> <li>- Allow annual and banked increases.</li> </ul> </li> <li>➤ The rental unit must be offered back to the tenant vacating the and served with a proper rent increase notice.</li> <li>➤ There is no maximum allowable rent level as it is based on 60% of CPI.</li> <li>➤ Vacancy control is enforced regardless of whether the tenant moves back to the property.</li> </ul>	<p>Landlords are required to submit the following forms:</p> <ul style="list-style-type: none"> <li>➤ Statement of Occupancy Following Service of Owner or Relative Move-In Eviction (Form 546A, 546B, and 546C)</li> <li>➤ Request for Rescission of Owner Move-In Eviction Notice</li> <li>➤ Notice of Tenant's Change of Address Following Owner or Relative Move-In Eviction</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ 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</li> <li>➤ The Ordinance generally permits the eviction of tenants from only one unit per building for the owner's use and occupancy.</li> <li>➤ 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.</li> <li>➤ An owner move-in rescission request must be submitted to the Rent Board.</li> </ul>

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	<ul style="list-style-type: none"> <li>➤ Ownership interest is not a requirement.</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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.</li> </ul>	<ul style="list-style-type: none"> <li>➤ AGAs may be applied when the tenant returns to the property.</li> <li>➤ The tenant returns at the rent paid prior to vacating the property</li> <li>➤ AGAs can be applied 12 months from tenant's last increase.</li> <li>➤ AGAs would not be immediate. The owner must review the rental history information to determine if AGAs can be applied.</li> </ul>	<p>Landlords are required to submit the following forms:</p> <ul style="list-style-type: none"> <li>➤ On-line Notice of Termination of Tenancy for Owner Move-in evictions</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ Relocation benefits must be provided at the time of service to the tenant, if applicable.</li> <li>➤ 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.</li> <li>➤ 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.</li> </ul>

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	<p>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</p> <p>9002. Evictions Under §1806(a)(8) through 1806(d)</p> <p>[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]</p>	<ul style="list-style-type: none"> <li>➤ 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.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Owners are limited to one owner move-in eviction. If there is already a close relative living on the property, Landlord cannot evict.</li> </ul>	<ul style="list-style-type: none"> <li>➤ AGA's may be applied when the tenant returns.</li> <li>➤ After one year, the owner is not required to offer the rental property back to the tenant.</li> <li>➤ The intervening tenant can only be charged the rent the displaced tenant paid plus any AGAs.</li> </ul>	<p>Landlords are required to submit the following forms:</p> <ul style="list-style-type: none"> <li>➤ Application for Exemption Owner-Occupancy of a Property of Three or Fewer Units includes: <ul style="list-style-type: none"> <li>○ Verification of Occupancy</li> <li>○ Property Ownership</li> <li>○ Tenant Information</li> <li>○ Submission Checklist</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ 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.</li> </ul>

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	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ LLC's and corporations are not qualified as a real person.</li> <li>➤ If two persons purchase a duplex and each own 50% of the building each may evict a tenant.</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ 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.</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ 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.</li> </ul>	<p>Landlords are required to submit the following forms:</p> <ul style="list-style-type: none"> <li>➤ Relocation Counseling Assistance Form</li> <li>➤ 60-Day Notice to Terminate Tenancy for Owner/Relative Occupancy</li> <li>➤ Exemption Application</li> </ul>	<ul style="list-style-type: none"> <li>➤ The 60-day noticing period will not start until the appropriate fees have been paid to the tenant and all required documents are submitted.</li> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ A landlord must instruct the tenant on how to report to the landlord any future address changes.</li> </ul>

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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 (1<sup>st</sup> 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 1<sup>st</sup> 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

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## 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.

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## 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.

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**ITEM I-1**

**ATTACHMENT 6**

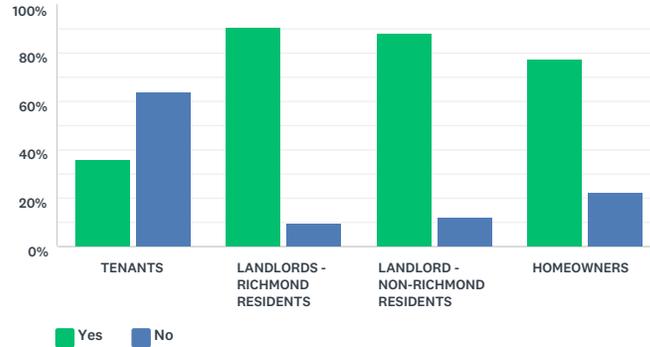
**OMI SURVEY RESULTS**

**SUMMARY**

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

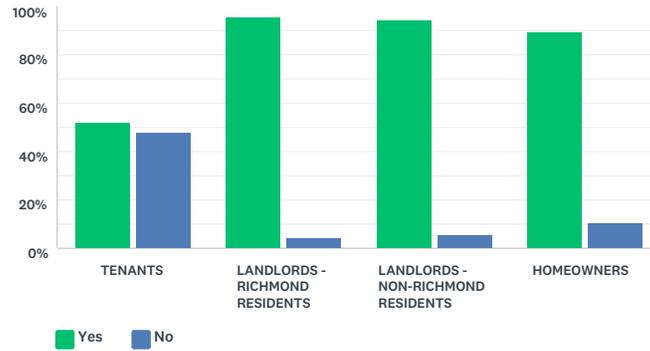
Answered: 203 Skipped: 33



	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
			<b>TOTAL</b>

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

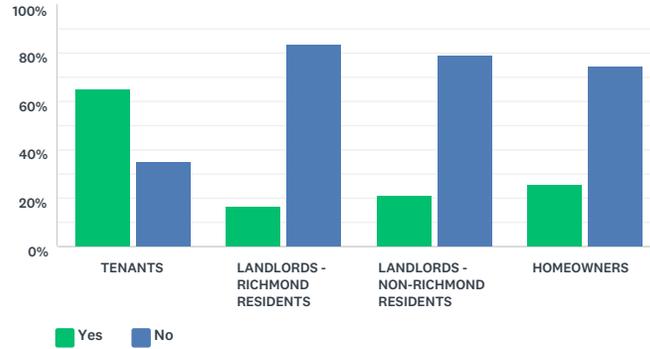
Answered: 202 Skipped: 34



	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
			<b>TOTAL</b>

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

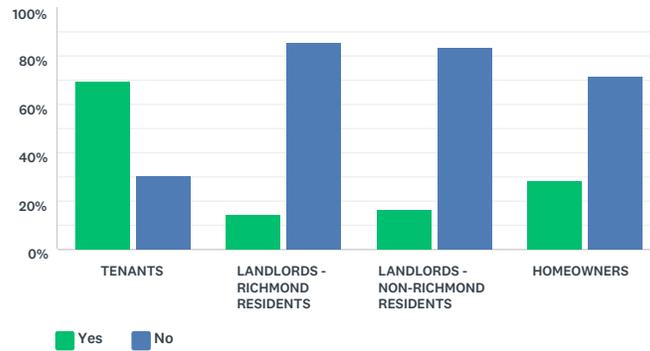
Answered: 201 Skipped: 35



	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
			<b>TOTAL</b>

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

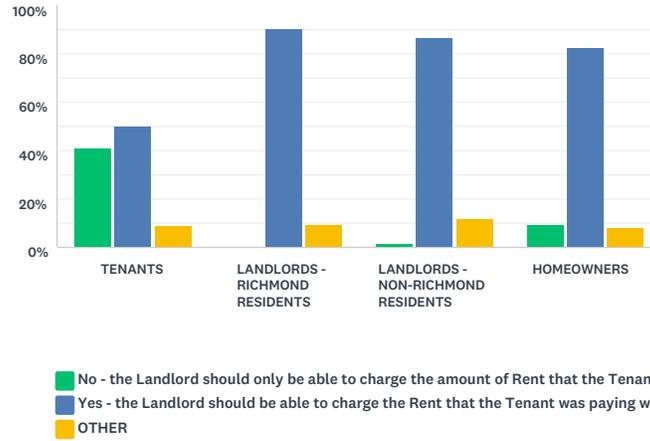
Answered: 195 Skipped: 41



	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
			<b>TOTAL</b>

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

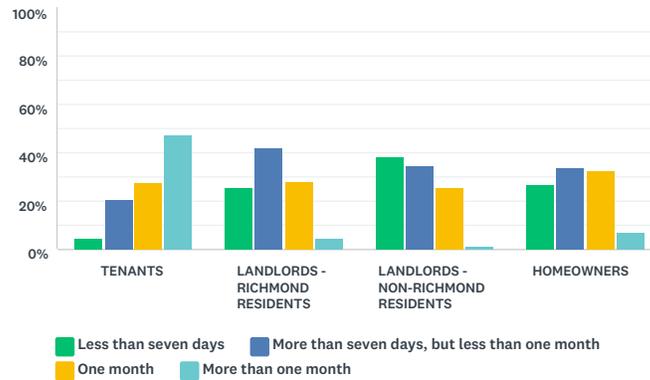
Answered: 197 Skipped: 39



	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
				<b>TOTAL</b>	

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

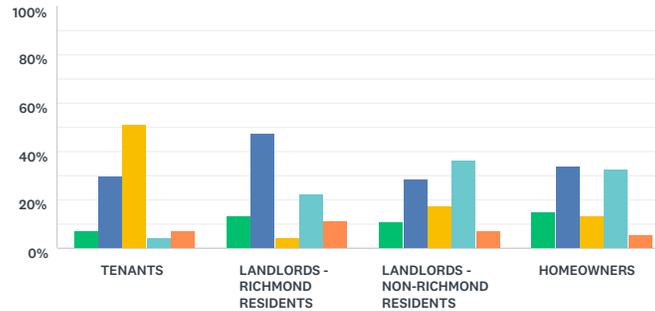
Answered: 193 Skipped: 43



	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 RESIDENTS	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
				<b>TOTAL</b>	

### Q9 Who should hold 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

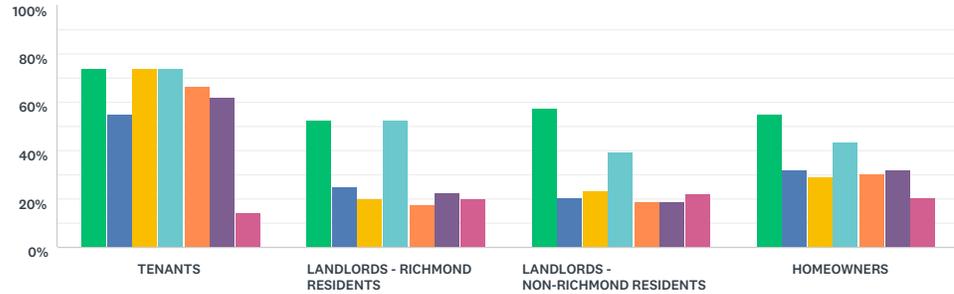


- The Landlord who conducted the Owner Move-In eviction should be required to maintain records of the Tenant's contact information.
- The Rent Program should be required to maintain records of the Tenant's contact information.
- Both - the Landlord and the Rent Program should be required to maintain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

	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 mo...
- A form completed by the Landlord proving their 50% or more ownership interest in the renta...
- A form completed by the Landlord proving that the displaced Tenant was offered the first r...
- A form completed by the Tenant indicating their interest in re-renting the unit if it is e...
- A form completed by the Landlord certifying that the Landlord has occupied the Rental Unit...
- A form completed by the Landlord indicating that the Landlord have moved out of the Rental...
- OTHER

	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

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**ITEM I-1**

**ATTACHMENT 7**

**OMI SURVEY RESULTS**

**INDIVIDUAL REPOSSES**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q4** Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from 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.

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q8** How long do you think the Landlord and/or Rent Program should be required to maintain contact information for 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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.

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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 own 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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.

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q5** When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would 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 by 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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)**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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)

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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.

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

Page 4: Tenant's First Right of Refusal

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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.

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

Page 4: Tenant's First Right of Refusal

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q5** When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q5** When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q5** When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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.

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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)

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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)

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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.**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## Page 4: Tenant's First Right of Refusal

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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 their 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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.

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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 !!

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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???

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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 commitment 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q4** Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from 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?

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**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.

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q8** How long do you think the Landlord and/or Rent Program should be required to maintain contact information for 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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).

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q5** When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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?

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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?

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## Page 4: Tenant's First Right of Refusal

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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)**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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.

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q5** When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would 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.**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

Page 4: Tenant's First Right of Refusal

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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.

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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?

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q4** Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from 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**

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**Q9** Who should hold 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

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**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

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## #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**

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Proposed Owner Move-In Regulation Community Survey

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**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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.**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

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**Q10** What types of additional forms or documentation, if any, do you think 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

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**Q5** When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would 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

Proposed Owner Move-In Regulation Community Survey

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**Q10** What types of additional forms or documentation, if any, do you think 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

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#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**

Proposed Owner Move-In Regulation Community Survey

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Page 4: Tenant's First Right of Refusal

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

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#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

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Proposed Owner Move-In Regulation Community Survey

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**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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.

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Proposed Owner Move-In Regulation Community Survey

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**Q5** When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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.

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q5** When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would 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**

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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)**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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 long as 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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)**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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 exists 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 tenants should not happen because of the hardship it inflicts. It's difficult for a tenant 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.

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# ITEM I-1 ATTACHMENT 7

Page 4: Tenant's First Right of Refusal

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q5** When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q5** When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q5** When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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 deserves 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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!

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q4** Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q9** Who should hold 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q5** When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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 their 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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!

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q5** When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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)**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q5** When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q5** When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

Page 4: Tenant's First Right of Refusal

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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.**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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.

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

Page 4: Tenant's First Right of Refusal

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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."

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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)

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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. Respondent skipped this question

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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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. Respondent skipped this question

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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

**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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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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.

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

Page 4: Tenant's First Right of Refusal

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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.

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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 bought 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

Page 4: Tenant's First Right of Refusal

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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.**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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)**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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SurveyMonkey

#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...

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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)**

**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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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!

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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.**

Page 5: Administrative Requirements

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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)

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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 varied

Page 4: Tenant's First Right of Refusal

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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)**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

425 / 629

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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)

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

Page 4: Tenant's First Right of Refusal

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q5** When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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)

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q5** When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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)

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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. 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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 apprised of their current address Landlord should check with rent board when moving out of the unit

Page 5: Administrative Requirements

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

Page 4: Tenant's First Right of Refusal

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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 understand this one.

Page 4: Tenant's First Right of Refusal

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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)**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## Page 4: Tenant's First Right of Refusal

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q5** When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would 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!

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Page 4: Tenant's First Right of Refusal

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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?

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Page 5: Administrative Requirements

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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)

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q4** Do you think that a policy should be adopted to limit the number of Owner Move-In evictions that may be conducted by an owner or enumerated relative on a single property? In other words, should the Rent Board prohibit owners from 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q8** How long do you think the Landlord and/or Rent Program should be required to maintain contact information for 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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 OMI's.

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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.

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

Page 4: Tenant's First Right of Refusal

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

Page 4: Tenant's First Right of Refusal

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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)

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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)

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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 in 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 month's 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.**

Page 5: Administrative Requirements

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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 has moved out of the Rental Unit in which they conducted the Owner Move-In eviction, and their reason(s) for doing so

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

Page 4: Tenant's First Right of Refusal

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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 and 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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)**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

603 / 629

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q5** When an owner performs an Owner Move-In eviction on a unit that is part of a larger multi-unit building, do you think there should be a policy that would 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**

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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**

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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)

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

#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

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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

# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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)

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

## #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.

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Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

Page 4: Tenant's First Right of Refusal

**Q6** If the formerly displaced Tenant moves back into the Rental Unit after several 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 planning 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

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# ITEM I-1 ATTACHMENT 7

Proposed Owner Move-In Regulation Community Survey

SurveyMonkey

**Q10** What types of additional forms or documentation, if any, do you think 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.

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**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

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

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**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

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Owner Move-In (OMI) Regulation Community Survey – responses to policy questions



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.

**ITEM I-1**  
**ATTACHMENT 9-2**

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.

# ITEM I-1 ATTACHMENT 9-2

## 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 Tenant'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

**ITEM I-1**  
**ATTACHMENT 9-2**

another 30 days at least following their response to the landlord (or landlord vacating the unit, whichever is later) to actually move in.

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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?

[Empty lined area for response to question 1]

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:

[Empty lined area for response to question 3]

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	<ul style="list-style-type: none"> <li>➤ Landlords must have 50% interest in the property.</li> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ 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.</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ 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.</li> </ul>	<ul style="list-style-type: none"> <li>➤ AGA's may be applied when the tenant returns.</li> <li>➤ A landlord is not allowed to reset the rent to market for the first intervening tenancy.</li> </ul>	<p>The landlord and tenants are required to submit the following forms:</p> <ul style="list-style-type: none"> <li>➤ Notice of Interest in Renewing Tenancy (tenant form).</li> <li>➤ Deposit of Owner Move-In Relocation Benefits and Challenge of Eligibility to Receive Benefits (landlord form).</li> <li>➤ Deposit of Owner Move-In Relocation Benefits and Challenge of Eligibility to Receive Benefits</li> </ul>	<ul style="list-style-type: none"> <li>➤ The Ordinance bans evictions for owner or relative move-in if the tenant family includes minor children during the academic year.</li> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ 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.</li> </ul>

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	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ 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.</li> </ul>	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.	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ The unit is not decontrolled when the family member or resident manager vacates, and the rent may not be raised to the market level.</li> </ul>	<p>Landlords are required to submit the following forms:</p> <ul style="list-style-type: none"> <li>➤ Declaration of Intent to Evict for Landlord Occupancy.</li> <li>➤ Declaration of Occupancy.</li> <li>➤ Owner Occupancy Notice to Landlord of Interest in Renewing Tenancy.</li> <li>➤ Notice of Landlord of Interest in Renewing Tenancy.</li> <li>➤ 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).</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ 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.</li> </ul>

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)	<ul style="list-style-type: none"> <li>➤ 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.</li> </ul>	<ul style="list-style-type: none"> <li>➤ The owner of record may not recover possession more than once in any thirty-six (36) month period.</li> <li>➤ 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].</li> <li>➤ Only one specific unit per building may undergo a Subsection 6(A)(9) [8.22.360 A.9] Owner/Relative Move-in eviction.</li> </ul>	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.	<p>Landlords are required to submit the following forms:</p> <ul style="list-style-type: none"> <li>➤ Certificate of No-Fault Eviction</li> <li>➤ Certificate for Owner Occupancy of Property with Two or Three Units.</li> <li>➤ Certificate Upon Occupancy Following Owner or Relative Move-In Eviction.</li> <li>➤ Continued Certificate Upon Occupancy Following Owner or Relative Move-In Eviction.</li> <li>➤ Certificate Upon Re-Rental Following No-Fault Eviction.</li> <li>➤ 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.</li> <li>➤ If owner offers the unit for re-rental, file a Certificate Upon Re-Rental (Form NFE-04) with the Rent Program.</li> <li>➤ 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.).</li> <li>➤ 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).</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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)</li> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ 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.</li> </ul>

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	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ If ownership was recorded on or before February 21, 1991, then the owner is only required to have a 10% minimum interest.</li> <li>➤ Domestic partners can combine their interests to achieve the required 10% or 25% interest in order to occupy a unit.</li> </ul>	<ul style="list-style-type: none"> <li>➤ No restrictions.</li> <li>➤ 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.</li> <li>➤ Owner must live in the building as primary resident.</li> <li>➤ 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.</li> </ul>	<ul style="list-style-type: none"> <li>➤ AGA's applied when tenant returns – Allow annual and banked increases.</li> <li>➤ The rental unit must be offered back to the tenant vacating the and served with a proper rent increase notice.</li> <li>➤ There is no maximum allowable rent level as it is based on 60% of CPI.</li> <li>➤ Vacancy control is enforced regardless of whether the tenant moves back to the property.</li> </ul>	<p>Landlords are required to submit the following forms:</p> <ul style="list-style-type: none"> <li>➤ Statement of Occupancy Following Service of Owner or Relative Move-In Eviction (Form 546A, 546B, and 546C)</li> <li>➤ Request for Rescission of Owner Move-In Eviction Notice</li> <li>➤ Notice of Tenant's Change of Address Following Owner or Relative Move-In Eviction</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ 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</li> <li>➤ The Ordinance generally permits the eviction of tenants from only one unit per building for the owner's use and occupancy.</li> <li>➤ 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.</li> <li>➤ An owner move-in rescission request must be submitted to the Rent Board.</li> </ul>

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.	<ul style="list-style-type: none"> <li>➤ AGAs may be applied when the tenant returns to the property.</li> <li>➤ The tenant returns at the rent paid prior to vacating the property</li> <li>➤ AGAs can be applied 12 months from tenant's last increase.</li> <li>➤ AGAs would not be immediate. The owner must review the rental history information to determine if AGAs can be applied.</li> </ul>	<p>Landlords are required to submit the following forms:</p> <ul style="list-style-type: none"> <li>➤ On-line Notice of Termination of Tenancy for Owner Move-in evictions</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ Relocation benefits must be provided at the time of service to the tenant, if applicable.</li> <li>➤ 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.</li> <li>➤ 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.</li> </ul>

**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	<p>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</p> <p>9002. Evictions Under §1806(a)(8) through 1806(d)</p> <p>[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]</p>	<ul style="list-style-type: none"> <li>➤ 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.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Owners are limited to one owner move-in eviction. If there is already a close relative living on the property, Landlord cannot evict.</li> </ul>	<ul style="list-style-type: none"> <li>➤ AGA's may be applied when the tenant returns.</li> <li>➤ After one year, the owner is not required to offer the rental property back to the tenant.</li> <li>➤ The intervening tenant can only be charged the rent the displaced tenant paid plus any AGAs.</li> </ul>	<p>Landlords are required to submit the following forms:</p> <ul style="list-style-type: none"> <li>➤ Application for Exemption Owner-Occupancy of a Property of Three or Fewer Units includes: <ul style="list-style-type: none"> <li>○ Verification of Occupancy</li> <li>○ Property Ownership</li> <li>○ Tenant Information</li> <li>○ Submission Checklist</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ 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.</li> </ul>

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	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ LLC's and corporations are not qualified as a real person.</li> <li>➤ If two persons purchase a duplex and each own 50% of the building each may evict a tenant.</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ 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.</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ 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.</li> </ul>	<p>Landlords are required to submit the following forms:</p> <ul style="list-style-type: none"> <li>➤ Relocation Counseling Assistance Form</li> <li>➤ 60-Day Notice to Terminate Tenancy for Owner/Relative Occupancy</li> <li>➤ Exemption Application</li> </ul>	<ul style="list-style-type: none"> <li>➤ The 60-day noticing period will not start until the appropriate fees have been paid to the tenant and all required documents are submitted.</li> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ 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.</li> <li>➤ A landlord must instruct the tenant on how to report to the landlord any future address changes.</li> </ul>

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**OWNER MOVE-IN POLICY OPTION MATRIX  
REVISED February 19, 2020**

Options highlighted reflect policy directives received by the Rent Board at its November 20, 2019, December 18, 2019, and January 15, 2020, Regular Meetings.

POLICY QUESTION	OPTION 1	OPTION 2	OPTION 3
1. Should a policy exist that allows two individuals who share ownership of a property (each individual has a 50% recorded interest) <u>each</u> 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?)	<b>No</b>  Only one Owner Move-In Eviction should be permitted to take place on the property.	<b>Yes</b>  Each individual owner who holds 50% interest in the property should be able to conduct an Owner Move-In eviction on the property.	<b>Yes</b>  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?	<b>No</b>  Only natural persons should be able to conduct an Owner Move-In eviction.	<b>Yes, with limitations</b>  An owner of a property that is held in a Revocable Living Trust may conduct an Owner Move-In eviction, but only if the owner is both the trustor and trustee.  <i>Note: In all cases, the owner must hold at least 50% interest in the property in accordance with section 11.100.050(a)(6)(A) of the Rent Ordinance</i>	<b>Yes, with limitations</b>  An owner of a property that is held in a Trust may conduct an Owner Move-In eviction, with the exclusion of Real Estate Investment Trusts, LLCs with a Corporate Members, Corporations, or Land Trusts.  <i>Note: In all cases, the owner must hold at least 50% interest in the property in accordance with section 11.100.050(a)(6)(A) of the Rent Ordinance</i>
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?	<b>No</b>  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.	<b>Yes</b>  Owners may conduct one Owner-Move In eviction once every three years.	<b>Yes</b>  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?	<b>No</b>  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.	<b>Yes</b>  When an owner lives in the building as a primary resident, the owner may move to another unit because of a reasonable accommodation.	<b>Yes</b>  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?	<b>Yes</b>  The Tenant should have up to seven days to respond.	<b>Yes</b>  The Tenant should have up to one month to respond.	<b>Yes</b>  The Tenant should have up to one year to respond.

**OWNER MOVE-IN POLICY OPTION MATRIX  
REVISED February 19, 2020**

Options highlighted reflect policy directives received by the Rent Board at its November 20, 2019, December 18, 2019, and January 15, 2020, Regular Meetings.

POLICY QUESTION	OPTION 1	OPTION 2	OPTION 3
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?	<b>No</b>  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.	<b>Yes</b>  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).	<b>Yes, but only after a properly-noticed rent increase</b> 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).
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?	<b>Yes</b>  Tenant's contact information should be maintained for a period of one year.	<b>Yes</b>  Tenant's contact information should be maintained for a period of three years.	<b>Yes</b>  Tenant's contact information should be maintained for as long as the obligation exists. <i>(Option modified to reflect Rent Board direction provided at the December 18, 2019, Regular Meeting)</i>
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. <i>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.</i>
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?	<b>No</b>  Compliance forms are not required.	<b>Yes</b>  (a) 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.  (b) 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.	



**Owner Occupancy Notice to  
Landlord of Interest in Renewing  
Tenancy**  
LAMC 151.09 A8

**ITEM G-1  
ATTACHMENT 3A**



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 7<sup>th</sup> Street, 1<sup>st</sup> 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*.**

**ITEM G-1  
ATTACHMENT 3A**

**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.*

**↓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.*

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 all 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.**

## San Francisco Residential Rent Stabilization and Arbitration Board

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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

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%
<b>TOTAL</b>	<b>6,357</b>	<b>162</b>	<b>51</b>	<b>5</b>	<b>5</b>	<b>47</b>	<b>7</b>	<b>1</b>	<b>6,635</b>	<b>100.0%</b>
<b>Proportion of Termination Notices by Just Cause Cited</b>	<b>95.8%</b>	<b>2.4%</b>	<b>0.8%</b>	<b>0.1%</b>	<b>0.1%</b>	<b>0.7%</b>	<b>0.1%</b>	<b>0.0%</b>	<b>100.0%</b>	

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."

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# AGENDA ITEM REQUEST FORM

Department: Rent Program

Department Head: Nicolas Traylor

Phone: 620-6564

Meeting Date: February 19, 2020

Final Decision Date Deadline: February 19, 2020

**STATEMENT OF THE ISSUE:** At their Regular Meeting on January 15, 2020, the Rent Board received a presentation regarding possible governance policies and subsequently directed staff to move forward with drafting regulations per their approved policy recommendations. Staff members have drafted regulations for the Board's consideration.

## INDICATE APPROPRIATE BODY

- |   |   |  |  |   |
|---|---|--|--|---|
| <input type="checkbox"/> City Council               | <input type="checkbox"/> Redevelopment Agency                             | <input type="checkbox"/> Housing Authority     | <input type="checkbox"/> Surplus Property Authority          | <input type="checkbox"/> Joint Powers Financing Authority |
| <input type="checkbox"/> Finance Standing Committee | <input type="checkbox"/> Public Safety Public Services Standing Committee | <input type="checkbox"/> Local Reuse Authority | <input checked="" type="checkbox"/> Other: <u>Rent Board</u> |   |

## ITEM

- |   |  |                                 |
|---|--|---------------------------------|
| <input type="checkbox"/> Presentation/Proclamation/Commendation (3-Minute Time Limit) | <input type="checkbox"/> Regulation  | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Public Hearing   | <input checked="" type="checkbox"/> Rent Board As Whole                          |                                 |
| <input type="checkbox"/> Contract/Agreement   | <input type="checkbox"/> Claims Filed Against City of Richmond                   |                                 |
| <input type="checkbox"/> Grant Application/Acceptance                                 | <input type="checkbox"/> Video/PowerPoint Presentation (contact KCRT @ 620.6759) |                                 |
| <input type="checkbox"/> Resolution   |  |                                 |

**RECOMMENDED ACTION:** RECEIVE draft Rent Board governance regulations and PROVIDE direction to staff. Rent Program (Nicolas Traylor, 620-6564).

AGENDA ITEM NO:

**G-2.**

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# AGENDA REPORT

**DATE:** February 19, 2020  
**TO:** Chair Maddock and Members of the Rent Board  
**FROM:** Nicolas Traylor, Executive Director  
**SUBJECT:** RENT BOARD GOVERNANCE POLICIES

## **STATEMENT OF THE ISSUE:**

At their Regular Meeting on January 15, 2020, the Rent Board received a presentation regarding possible governance policies and subsequently directed staff to move forward with drafting regulations per their approved policy recommendations. Staff members have drafted regulations for the Board's consideration.

## **RECOMMENDED ACTION:**

RECEIVE draft Rent Board governance regulations and PROVIDE direction to staff. Rent Program (Nicolas Traylor, 620-6564).

## **FISCAL IMPACT:**

There is no fiscal impact related to this item.

## **DISCUSSION:**

### Background

At their January 15, 2020, Regular Meeting of the Rent Board, Boardmembers examined the following governance regulations policies:

1. Policies regarding procedural requirements for the adoption, amendment, and repeal of Rent Board regulations
2. Policies concerning meeting procedures
3. Policies concerning conflicts of interest

Each of these topics, and related policy questions, were contemplated and discussed by Boardmembers after the Staff presentation on January 15, 2020. Boardmembers voted to approve a series of recommendations for each of the below policy questions.

## ITEM G-2

Based on direction provided by the Rent Board at their January meeting, staff drafted a series of regulation to help govern the Rent Board. These regulations include those for which the Rent Board provided specific policy direction as well as related foundational regulations. The purpose of these regulations is to ensure consistency and predictability during Rent Board meetings by creating a framework in which Rent Boardmembers will conduct the business of the public in adherence with existing State law.

### Timeline and Next Steps

Upon receiving direction from the Board, staff will make any requested amendments and present the regulations to the Board at a future meeting for their consideration and potential adoption.

### **DOCUMENTS ATTACHED:**

Attachment 1 – Draft Rent Board Regulations Chapter 3

Attachment 2 – Rosenberg's Rules of Order

**300. Purpose**

The purpose of this Chapter is to ensure consistency and predictability during Rent Board meetings by creating a framework in which Rent Boardmembers will conduct the business of the public in adherence with existing State law.

**301. Boardmember Qualifications**

- A. Consistent with both City of Richmond Municipal Code Section 11.100 et.seq, and the City of Richmond Charter, the Mayor and City Council are vested with the power to both appoint and remove Boardmembers. The Rent Board shall consist of five (5) Boardmembers, all of whom must maintain Richmond residency during their tenure.
- B. There shall not be more than two Boardmembers serving on the Board that either own or manage any rental property or are realtors.

**302. Election of Chairperson**

The members of the Rent Board shall elect from among themselves a Chair and Vice Chair for a term not to exceed one year. The election of the Chair and Vice Chair requires a majority vote. At the end of the Chair and Vice Chair term, neither person will be eligible to hold the same position until at least one year after the expiration of their chairship. The election of the Chair and Vice Chair must be held at a properly agendized, Regular Rent Board meeting.

**303. Rent Board Motions**

All Rent Board motions taken at a properly agendized Rent Board meeting requires the affirmative vote of three (3) Rent Boardmembers. All decisions by the Rent Board shall be recorded by roll call vote and a record of such action shall be available to the public.

**304. Quorum**

Three (3) Boardmembers shall constitute a quorum of the Board.

**305. Agenda**

The Rent Board clerk shall compile the agenda. The agenda, with all supporting matters, shall be transmitted to the Boardmembers and be available to the public at least seventy-two (72) hours prior to the regularly scheduled Board Meeting, unless specified otherwise by state law. Any item of public interest or concern added to the agenda after its publication to the general public shall not be considered unless it is accompanied by a full explanation by the advocate of such item and not until after a majority of the Board has voted to do so.

**306. Time and Place for Holding Regular Meeting**

The City of Richmond Rent Board shall hold regularly scheduled meetings as are necessary to ensure the timely performance of its duties under the Richmond Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance. At the minimum, the Rent Board must hold at least one (1) meeting per year. All meetings shall be called and conducted in accordance with state law. Accordingly:

- A. The City of Richmond Rent Board hereby establishes regular meetings to be held on the third Wednesday of each month at 5:00 P.M., unless the agenda includes a closed-session item, in which case the regular meeting shall commence at the conclusion of closed session. If any such Wednesday falls on any day designated by law or by the City Council as a holiday or City closure, or if a change in the date for a regular meeting is reasonably necessary for the Board to perform its duties, the Board shall give the public reasonable notice of the alternative date for the regular meeting.
- B. The City Council Chamber in City Hall located at 440 Civic Center Plaza, Richmond, California, is established as the location for holding the Rent Board's meetings. If, for any reason, the City Council Chamber is unavailable for a particular regular meeting, the Board shall give the public reasonable notice of the alternative site of the meeting in its published agenda. If, however, the City Council Chamber becomes permanently unavailable, the Board shall, with reasonable notice, amend this regulation to set forth the new location(s) of its regular meetings, in its published agenda.

**307. Meetings must be Public -- Exception for Closed Sessions**

In accordance with the Brown Act, all regular, adjourned regular, and special meetings of the Rent Control Board shall be public except that the Rent Board may hold Closed Sessions during a regular or special meeting, from which the public may be excluded, for the purpose of considering the matters referred to in §§54956.7-54957.10 of the California Government Code relating to Closed Sessions of the legislative body, or pursuant to other provisions of law.

**308. Rent Board Correspondence**

- A. The Rent Board Clerk is authorized to open all mail or other written communications addressed collectively to the Rent Board and to give it immediate attention so that all administrative business referred to in said communication which does not necessarily require Rent Board action may be acted upon.
- B. All written communications addressed to the Rent Board, the subject matter of which comes within the Rent Board, shall be placed on the agenda of the earliest regular meeting if the Executive Director deems Board receipt appropriate, except for those written communication containing material which:
  - 1. is profane;

## ITEM G-2 ATTACHMENT 1

2. is in the nature of a criminal or civil slander, or is potentially slanderous or libelous;
  3. advocates or opposes the candidacy of any person or party for any elective office;
  4. is primarily an advertisement or promotion or has as a substantial purpose the advancement of any cause the major benefit of which is private and not public; or
  5. does not necessitate Board action.
- C. Written communications addressed to individual Boardmembers shall not be opened by the Rent Board Clerk unless authorized to do so by individual Boardmembers. Such communications shall not become public records until received and filed by the Board at a regular, special or adjourned meeting of the Board, or retained or used as provided in §6250 of the California Government Code.
- D. Written communication received by the Rent Board Clerk after the deadline to publish the agenda shall not be placed on that agenda unless it concerns a matter to be considered by the Board at the upcoming regular meeting and is determined by the Rent Board Clerk to be an urgent matter which should be brought to the immediate attention of the Board. If it is determined that the communication must be placed on the agenda, Rent Board staff shall amend the agenda, to include the written communication.
- E. Written communications received by the Rent Board shall not be read aloud at a Board Meeting unless requested by a majority vote of the Board. No item which is exempted by §6254 of the California Government Code shall be disclosed or treated as a public record.

### 309. Order of Business

- A. The Board will ordinarily consider and dispose of its business in the following order, unless otherwise specified by the Board:
1. Call to Order. The Chair will call the meeting to order, and the Rent Board Clerk will call the roll.
  2. Closed Session. The Board will recess to closed session to consider items on the closed-session agenda.
  3. Reconvene to Open Session. The Chair will call the open session to order and invite the Rent Board and public to salute the flag.
  4. Report of Closed Session. The Staff Attorney will provide a report of the Rent Board's closed session.
  5. Roll Call. The Rent Board Clerk will call roll of the Boardmembers and shall announce for the record the names of the absent Boardmember(s). If a Boardmember has been recorded as absent, but later arrives at the meeting, the Rent Board Clerk shall announce that Boardmembers and the time of arrival for the record.

## ITEM G-2 ATTACHMENT 1

6. Statement of Conflict of Interest. The Rent Board Clerk will inquire as to whether any Rent Boardmember has a conflict of interest as it relates to any of the items appearing on that meeting's agenda.
7. Agenda Review. The Rent Board Chair or one serving in the Chair's capacity will inquire as to whether Rent Boardmembers and/or Rent Board staff would like to make changes to the agenda.
8. Swearing in New Boardmembers. Where applicable, the Rent Board Clerk will swear-in new Boardmembers at the first meeting they appear.
9. Electing Chair and Vice-Chair. Where applicable, the Rent Boardmembers will elect a Chair and Vice-Chair consistent with Regulation 302 of this Chapter.
10. Special Agenda Items. The Chair or any member of the Board, may make relevant announcements, present commendations or awards, introduce special guests, or conduct other brief business of a like nature.
11. Public Forum. Members of the public will be given the opportunity to directly address the Board on any item of interest to the public that is within the Board's subject-matter jurisdiction; however, members of the public wishing to address the Board on specific agenda items should address the Board on those items when they are under consideration by the Board. All speakers must complete and file a speaker's card with Rent Board staff prior to the commencement of Public Forum. The amount of time allotted to individual speakers shall be determined based on the number of persons requesting to speak during this item. The time allocation for each speaker will be as follows: 15 or fewer speakers, a maximum of 2 minutes; 16 to 24 speakers, a maximum of 1 and one-half minutes; and 25 or more speakers, a maximum of 1 minute.
12. Rent Board Consent Calendar. The Rent Board will consider all consent items as a group by a single motion to approve the consent calendar. Because the consent calendar includes only items of a noncontroversial nature that do not require a public hearing such as receiving reports, approving minutes or making technical, non-substantive changes to regulations, the title to the individual consent items will not be read unless a request to do so is made by a member of the Board. Public discussion by the Rent Board is permitted only if the item is removed from the consent agenda and a specific request to be heard is made.
13. Continued Business. The Rent Board will consider any unconcluded items from previous Board Meeting agendas.
14. Appeals. The Rent Board will hear matters in which the Board is required to make a decision concerning an appeal.
15. Administrative Items, Including Regulations. The Rent Board will consider issues placed on the agenda by the Rent Program staff members, including those items placed on the agenda on behalf of non-Rent Program staff members.

16. Reports of Officers. The Executive Director and/or Deputy Director may share relevant news or updates to the Rent Board as it relates to the Rent Program or Rent Board's course of business.
  17. Adjournment. The Rent Board will adjourn, and will remain adjourned until its next regularly scheduled meeting unless an emergency or special meeting is called before the next regularly-scheduled meeting.
- B. The Rent Board may alter the order of its agenda for an individual meeting, except the call to order and adjournment, by a majority vote.

### **310. Preparation of Minutes**

The Rent Board Clerk shall have exclusive responsibility for preparation of the minutes, and any directions for changes in the minutes shall be made only by a majority action of the Rent Board.

### **311. Presiding Officer**

The Chair shall be the Presiding Officer at all meetings of the Rent Board. In the absence of the Chair, the Vice-Chair shall preside. In the absence of both the Chair and the Vice-Chair, the Rent Board Clerk shall call the Rent Board to order whereupon a temporary Presiding Officer shall be elected by a majority of the Boardmembers present to serve until the arrival of the Chairperson or Vice Chairperson or until adjournment.

### **312. Powers and Duties of Presiding Officer**

- A. Duties. The Presiding Officer shall preserve order at all regular, adjourned regular, and special meetings of the Board. Such officer shall state each agenda item or question coming before the Board, announce the decisions of the Board on all subjects, and decide all questions of order.
- B. Signing of Documents. The Presiding Officer shall sign all Resolutions and other documents necessitating their signature which were adopted in their presence, unless they are unavailable, in which case the signature of the alternate Presiding Officer may be used.
- C. Sworn Testimony. Where appropriate, the Presiding Officer may require any person addressing the Board to be sworn as a witness and to testify under oath, and the Presiding Officer shall so require if directed to do so by a majority vote of the Board. Any member of the Board may request that anyone appearing before the Board on any matter shall be sworn.
- D. Subpoena. The Rent Board may, through the Presiding Officer, compel the attendance of witnesses, to examine them under oath, and to compel the production of evidence before it.

**313. Rules of Debate**

- A. Getting the Floor. Every Rent Boardmember desiring to speak shall first address the Chair, gain recognition by the Presiding Officer, and shall confine their remarks to the question under debate.
- B. Questions to Staff. Every Rent Boardmember desiring to question Board staff shall, after recognition by the Presiding Officer, address his/her questions to the Executive Director, the Deputy Director, the Rent Board's counsel, or any staff member then present on the dais. If either the Executive Director or the Rent Board's counsel feels another staff member who is not located on the dais could best respond to the Boardmember's question, he or she may direct the question to a member of his/her staff in the audience for that purpose.
- C. Interruptions. A Boardmember, once recognized, shall not be interrupted when speaking unless:
  - 1. Called to order by the Presiding Officer;
  - 2. a point of order, point of information, or of personal privilege is raised by another Boardmember; or
  - 3. the speaker chooses to yield to a question by another Boardmember.
- D. Points of Order. The Presiding Officer shall determine all points of order subject to the right of any Rent Boardmember to appeal to the Board. Appropriate points of order relate to anything that would not be considered appropriate procedural conduct of a meeting. If an appeal is taken, the question shall be, "Shall the decision of the Presiding Officer be sustained?" A majority vote shall conclusively determine such question of order.
- E. Point of Personal Privilege. The right of a Rent Boardmember to address the Board on a question of personal privilege shall be limited to those issues that would interfere with the normal comfort of the meeting.
- F. Calling the Question. Rent Boardmembers may move to end debate on individual items. However, neither the moving party nor the party seconding any motion is permitted to call for the question.
- G. Motion to Reconsider. A motion to reconsider any action taken by the Board may be made only by a Rent Boardmember of the prevailing side and may be made only on the same day the action is taken and shall have precedence over all other motions or while a member has the floor and said motion shall be debatable.
- H. Limitation of Debate. No Boardmember shall be allowed to speak more than once upon any particular subject until every other Boardmember desiring to do so shall have spoken. Each Boardmember speaking on any item on the agenda shall be limited to ten (10) minutes per item to state his/her opinion and his/her views.
- I. Continue or Table a Matter. Any Rent Boardmember may move to table or continue an agenda item that is currently being discussed. If a Rent Boardmember makes said motion,

the motion must contain a specific reference as to when the agenda item will come back to the body.

- J. Recess. Any Rent Boardmember may move the Board to take a recess. If the motion passes, the chair shall determine the length of the recess.
- K. Adjourn. Any Rent Boardmember may move the Board to adjourn. If passed, the Board must immediately adjourn to the next regularly scheduled meeting.
- L. Close Nomination. When choosing a presiding officer, a Rent Boardmember may make a motion to close nomination. Where such a motion is passed, no further Rent Boardmembers may be nominated.
- M. Suspension of the Rules. Any Rent Boardmember may move to suspend the rules for a particular purpose. The suspensions of the rules permit Rent Boardmembers to deviate from the rules or regulations that guide particular procedures and conduct of Rent Board meetings.

### **314. Rules of Order**

Except as otherwise provided in this Chapter or by law, the procedures of this Board shall be governed by the latest revised edition of Rosenberg's Rules of Order.

### **315. Failure to Observe Rules of Order**

Rules under this Chapter are deemed to be procedural only and the failure to strictly observe such rules shall not affect the jurisdiction of the Board or invalidate any action taken at a meeting that is otherwise lawful.

### **316. Voting Procedure**

Any vote of the Board, including a roll call vote, may be registered by the members by answering "AYE" or "YES" for an affirmative vote or "NO" for a negative vote upon their name being called by the Rent Board Clerk. Unless a member of the Board states that they are not voting, silence shall be recorded as an affirmative vote.

### **317. Disqualification for Conflict of Interest**

Pursuant to the conflict of interest code adopted by the City of Richmond in accordance with Government Code Section 87300, all Rent Boardmembers shall disclose all present holdings and interests in real property, including interests in corporations, trusts, or other entities with real property holdings, in accordance with applicable state law.

- A. Any Rent Boardmember who is disqualified from voting on a particular matter by reason of a conflict of interest shall publicly state or have the Presiding Officer state the nature of such disqualification in an open meeting.

- B. Where no thoroughly disqualifying conflict of interest appears, the matter of disqualification may, at the request of the Rent Boardmember affected, be decided by other Rent Boardmembers.
- C. A Rent Boardmember who is disqualified by reason of conflict of interest in any matter shall not remain in their seat during the debate and shall not vote on such matter, but shall request and be given the permission of the Presiding Officer to step down from the dais and leave the Council Chamber or other room where the meeting is held.
- D. A Rent Boardmember stating such disqualification shall not be counted as part of a quorum and shall be considered absent for the purpose of determining the outcome of any vote on such matter.

**318. Impartiality**

Where the Rent Board sits as an adjudicative body to hear matters that fall within its jurisdiction, those members must strive to uphold the integrity of the Rent Board by avoiding impropriety and the appearance of impropriety. Thus, Rent Boardmembers must strive to perform their duties in adjudicating matters that fall within its jurisdiction in a fashion that is impartial, competent, and diligent. To that end, no Rent Boardmember may participate in the consideration or decision of any adjudicative matter in which such person has any personal interest, including equity interest, financial interest, an interest as a landlord, tenant, or management person, or is related by blood or marriage or adoption to a landlord or tenant involved. For the purposes of this Chapter, a personal interest is one where a Boardmember has a vested interest in the outcome of a matter thereby impairing their ability to evaluate the matter impartially. Where issues of partiality arise, Rent Boardmembers shall treat such partiality as a conflict of interest and adhere to Regulation 317, as it relates to disclosure and recusal.

**319. Failure to Vote**

Every Rent Boardmember is entitled to vote unless disqualified by reason of conflict of interest.

**320. Tie Vote**

Tie votes shall be lost motions and may be reconsidered.

**321. Changing Vote**

A member may change their vote only if they make a timely request to do so immediately following the announcement of the vote by the Rent Board Clerk and prior to the time that the next item in the order of business is taken up.

**322. Consideration of Agenda Items**

- A. The Board will ordinarily consider agenda items in the following order, unless otherwise specified by the Board:
- a. The Rent Board Clerk or Presiding Officer will read the title of the agenda item to be considered.
  - b. A report will be presented by staff, if called for by the Presiding Officer.
  - c. Rent Boardmembers may ask questions of staff.
  - d. The Presiding Officer will call for public comment public
  - e. After all members of the public wishing to address the Board have done so, the Presiding Officer will announce the close of discussion by the public.
  - f. The Board may publicly deliberate.
  - g. A Rent Boardmember may make a motion, or the Presiding Officer may ask for a motion. If the motion is seconded, the motion is before the Board.
  - h. The Board may discuss the motion that is before it.
  - i. At the conclusion of the discussion, the Presiding Officer will restate the motion and request that the Rent Board Clerk call the for a vote.
  - j. The Board will vote on the motion. If more than one motion is before the Board, the Board must vote on the last-made motion first, then proceed in reverse order to the first-made motion.

**323. Effective Date of Adopted Regulations and Resolutions**

Where the Rent Board by majority vote adopts a Regulation or Resolution, the effective date of the adopted Regulation or Resolution shall be thirty (30) calendar days from the date of the Board meeting where the Rent Board adopted said Regulation or Resolution.

**324. Adjournment**

All Board Meetings shall adjourn at nine o'clock p.m., unless a majority of the Rent Boardmembers vote otherwise.

**325. Record of Meetings**

All public meetings of the Board shall be electronically recorded. The recording shall be made available on the Rent Board's website and shall be part of the records of the Board.

**326. Interpretation and Modification of the Rules**

These rules shall be interpreted liberally in order to provide for the optimum in the free interchange of information and public debate without any unnecessary waste of time or duplication of effort.

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# Rosenberg's Rules of Order

REVISED 2011

*Simple Rules of Parliamentary Procedure for the 21st Century*

*By Judge Dave Rosenberg*



## MISSION AND CORE BELIEFS

To expand and protect local control for cities through education and advocacy to enhance the quality of life for all Californians.

## VISION

To be recognized and respected as the leading advocate for the common interests of California's cities.

### About the League of California Cities

Established in 1898, the League of California Cities is a member organization that represents California's incorporated cities. The League strives to protect the local authority and autonomy of city government and help California's cities effectively serve their residents. In addition to advocating on cities' behalf at the state capitol, the League provides its members with professional development programs and information resources, conducts education conferences and research, and publishes Western City magazine.

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### ABOUT THE AUTHOR

Dave Rosenberg is a Superior Court Judge in Yolo County. He has served as presiding judge of his court, and as presiding judge of the Superior Court Appellate Division. He also has served as chair of the Trial Court Presiding Judges Advisory Committee (the committee composed of all 58 California presiding judges) and as an advisory member of the California Judicial Council. Prior to his appointment to the bench, Rosenberg was member of the Yolo County Board of Supervisors, where he served two terms as chair. Rosenberg also served on the Davis City Council, including two terms as mayor. He has served on the senior staff of two governors, and worked for 19 years in private law practice. Rosenberg has served as a member and chair of numerous state, regional and local boards. Rosenberg chaired the California State Lottery Commission, the California Victim Compensation and Government Claims Board, the Yolo-Solano Air Quality Management District, the Yolo County Economic Development Commission, and the Yolo County Criminal Justice Cabinet. For many years, he has taught classes on parliamentary procedure and has served as parliamentarian for large and small bodies.

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## INTRODUCTION

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The rules of procedure at meetings should be simple enough for most people to understand. Unfortunately, that has not always been the case. Virtually all clubs, associations, boards, councils and bodies follow a set of rules — *Robert's Rules of Order* — which are embodied in a small, but complex, book. Virtually no one I know has actually read this book cover to cover. Worse yet, the book was written for another time and for another purpose. If one is chairing or running a parliament, then *Robert's Rules of Order* is a dandy and quite useful handbook for procedure in that complex setting. On the other hand, if one is running a meeting of say, a five-member body with a few members of the public in attendance, a simplified version of the rules of parliamentary procedure is in order.

Hence, the birth of *Rosenberg's Rules of Order*.

What follows is my version of the rules of parliamentary procedure, based on my decades of experience chairing meetings in state and local government. These rules have been simplified for the smaller bodies we chair or in which we participate, slimmed down for the 21st Century, yet retaining the basic tenets of order to which we have grown accustomed. Interestingly enough, *Rosenberg's Rules* has found a welcoming audience. Hundreds of cities, counties, special districts, committees, boards, commissions, neighborhood associations and private corporations and companies have adopted *Rosenberg's Rules* in lieu of *Robert's Rules* because they have found them practical, logical, simple, easy to learn and user friendly.

This treatise on modern parliamentary procedure is built on a foundation supported by the following four pillars:

1. **Rules should establish order.** The first purpose of rules of parliamentary procedure is to establish a framework for the orderly conduct of meetings.
2. **Rules should be clear.** Simple rules lead to wider understanding and participation. Complex rules create two classes: those who understand and participate; and those who do not fully understand and do not fully participate.
3. **Rules should be user friendly.** That is, the rules must be simple enough that the public is invited into the body and feels that it has participated in the process.
4. **Rules should enforce the will of the majority while protecting the rights of the minority.** The ultimate purpose of rules of procedure is to encourage discussion and to facilitate decision making by the body. In a democracy, majority rules. The rules must enable the majority to express itself and fashion a result, while permitting the minority to also express itself, but not dominate, while fully participating in the process.

### Establishing a Quorum

The starting point for a meeting is the establishment of a quorum. A quorum is defined as the minimum number of members of the body who must be present at a meeting for business to be legally transacted. The default rule is that a quorum is one more than half the body. For example, in a five-member body a quorum is three. When the body has three members present, it can legally transact business. If the body has less than a quorum of members present, it cannot legally transact business. And even if the body has a quorum to begin the meeting, the body can lose the quorum during the meeting when a member departs (or even when a member leaves the dais). When that occurs the body loses its ability to transact business until and unless a quorum is reestablished.

The default rule, identified above, however, gives way to a specific rule of the body that establishes a quorum. For example, the rules of a particular five-member body may indicate that a quorum is four members for that particular body. The body must follow the rules it has established for its quorum. In the absence of such a specific rule, the quorum is one more than half the members of the body.

### The Role of the Chair

While all members of the body should know and understand the rules of parliamentary procedure, it is the chair of the body who is charged with applying the rules of conduct of the meeting. The chair should be well versed in those rules. For all intents and purposes, the chair makes the final ruling on the rules every time the chair states an action. In fact, all decisions by the chair are final unless overruled by the body itself.

Since the chair runs the conduct of the meeting, it is usual courtesy for the chair to play a less active role in the debate and discussion than other members of the body. This does not mean that the chair should not participate in the debate or discussion. To the contrary, as a member of the body, the chair has the full right to participate in the debate, discussion and decision-making of the body. What the chair should do, however, is strive to be the last to speak at the discussion and debate stage. The chair should not make or second a motion unless the chair is convinced that no other member of the body will do so at that point in time.

### The Basic Format for an Agenda Item Discussion

Formal meetings normally have a written, often published agenda. Informal meetings may have only an oral or understood agenda. In either case, the meeting is governed by the agenda and the agenda constitutes the body's agreed-upon roadmap for the meeting. Each agenda item can be handled by the chair in the following basic format:

**First**, the chair should clearly announce the agenda item number and should clearly state what the agenda item subject is. The chair should then announce the format (which follows) that will be followed in considering the agenda item.

**Second**, following that agenda format, the chair should invite the appropriate person or persons to report on the item, including any recommendation that they might have. The appropriate person or persons may be the chair, a member of the body, a staff person, or a committee chair charged with providing input on the agenda item.

**Third**, the chair should ask members of the body if they have any technical questions of clarification. At this point, members of the body may ask clarifying questions to the person or persons who reported on the item, and that person or persons should be given time to respond.

**Fourth**, the chair should invite public comments, or if appropriate at a formal meeting, should open the public meeting for public input. If numerous members of the public indicate a desire to speak to the subject, the chair may limit the time of public speakers. At the conclusion of the public comments, the chair should announce that public input has concluded (or the public hearing, as the case may be, is closed).

**Fifth**, the chair should invite a motion. The chair should announce the name of the member of the body who makes the motion.

**Sixth**, the chair should determine if any member of the body wishes to second the motion. The chair should announce the name of the member of the body who seconds the motion. It is normally good practice for a motion to require a second before proceeding to ensure that it is not just one member of the body who is interested in a particular approach. However, a second is not an absolute requirement, and the chair can proceed with consideration and vote on a motion even when there is no second. This is a matter left to the discretion of the chair.

**Seventh**, if the motion is made and seconded, the chair should make sure everyone understands the motion.

This is done in one of three ways:

1. The chair can ask the maker of the motion to repeat it;
2. The chair can repeat the motion; or
3. The chair can ask the secretary or the clerk of the body to repeat the motion.

**Eighth**, the chair should now invite discussion of the motion by the body. If there is no desired discussion, or after the discussion has ended, the chair should announce that the body will vote on the motion. If there has been no discussion or very brief discussion, then the vote on the motion should proceed immediately and there is no need to repeat the motion. If there has been substantial discussion, then it is normally best to make sure everyone understands the motion by repeating it.

**Ninth**, the chair takes a vote. Simply asking for the “ayes” and then asking for the “nays” normally does this. If members of the body do not vote, then they “abstain.” Unless the rules of the body provide otherwise (or unless a super majority is required as delineated later in these rules), then a simple majority (as defined in law or the rules of the body as delineated later in these rules) determines whether the motion passes or is defeated.

**Tenth**, the chair should announce the result of the vote and what action (if any) the body has taken. In announcing the result, the chair should indicate the names of the members of the body, if any, who voted in the minority on the motion. This announcement might take the following form: “The motion passes by a vote of 3-2, with Smith and Jones dissenting. We have passed the motion requiring a 10-day notice for all future meetings of this body.”

## Motions in General

Motions are the vehicles for decision making by a body. It is usually best to have a motion before the body prior to commencing discussion of an agenda item. This helps the body focus.

Motions are made in a simple two-step process. First, the chair should recognize the member of the body. Second, the member of the body makes a motion by preceding the member’s desired approach with the words “I move . . .”

A typical motion might be: “I move that we give a 10-day notice in the future for all our meetings.”

The chair usually initiates the motion in one of three ways:

1. **Inviting the members of the body to make a motion**, for example, “A motion at this time would be in order.”
2. **Suggesting a motion to the members of the body**, “A motion would be in order that we give a 10-day notice in the future for all our meetings.”
3. **Making the motion**. As noted, the chair has every right as a member of the body to make a motion, but should normally do so only if the chair wishes to make a motion on an item but is convinced that no other member of the body is willing to step forward to do so at a particular time.

## The Three Basic Motions

There are three motions that are the most common and recur often at meetings:

**The basic motion.** The basic motion is the one that puts forward a decision for the body’s consideration. A basic motion might be: “I move that we create a five-member committee to plan and put on our annual fundraiser.”

**The motion to amend.** If a member wants to change a basic motion that is before the body, they would move to amend it. A motion to amend might be: “I move that we amend the motion to have a 10-member committee.” A motion to amend takes the basic motion that is before the body and seeks to change it in some way.

**The substitute motion.** If a member wants to completely do away with the basic motion that is before the body, and put a new motion before the body, they would move a substitute motion. A substitute motion might be: “I move a substitute motion that we cancel the annual fundraiser this year.”

“Motions to amend” and “substitute motions” are often confused, but they are quite different, and their effect (if passed) is quite different. A motion to amend seeks to retain the basic motion on the floor, but modify it in some way. A substitute motion seeks to throw out the basic motion on the floor, and substitute a new and different motion for it. The decision as to whether a motion is really a “motion to amend” or a “substitute motion” is left to the chair. So if a member makes what that member calls a “motion to amend,” but the chair determines that it is really a “substitute motion,” then the chair’s designation governs.

A “friendly amendment” is a practical parliamentary tool that is simple, informal, saves time and avoids bogging a meeting down with numerous formal motions. It works in the following way: In the discussion on a pending motion, it may appear that a change to the motion is desirable or may win support for the motion from some members. When that happens, a member who has the floor may simply say, “I want to suggest a friendly amendment to the motion.” The member suggests the friendly amendment, and if the maker and the person who seconded the motion pending on the floor accepts the friendly amendment, that now becomes the pending motion on the floor. If either the maker or the person who seconded rejects the proposed friendly amendment, then the proposer can formally move to amend.

### Multiple Motions Before the Body

There can be up to three motions on the floor at the same time. The chair can reject a fourth motion until the chair has dealt with the three that are on the floor and has resolved them. This rule has practical value. More than three motions on the floor at any given time is confusing and unwieldy for almost everyone, including the chair.

When there are two or three motions on the floor (after motions and seconds) at the same time, the vote should proceed *first* on the *last* motion that is made. For example, assume the first motion is a basic “motion to have a five-member committee to plan and put on our annual fundraiser.” During the discussion of this motion, a member might make a second motion to “amend the main motion to have a 10-member committee, not a five-member committee to plan and put on our annual fundraiser.” And perhaps, during that discussion, a member makes yet a third motion as a “substitute motion that we not have an annual fundraiser this year.” The proper procedure would be as follows:

**First**, the chair would deal with the *third* (the last) motion on the floor, the substitute motion. After discussion and debate, a vote would be taken first on the third motion. If the substitute motion *passed*, it would be a substitute for the basic motion and would eliminate it. The first motion would be moot, as would the second motion (which sought to amend the first motion), and the action on the agenda item would be completed on the passage by the body of the third motion (the substitute motion). No vote would be taken on the first or second motions.

**Second**, if the substitute motion *failed*, the chair would then deal with the second (now the last) motion on the floor, the motion to amend. The discussion and debate would focus strictly on the amendment (should the committee be five or 10 members). If the motion to amend *passed*, the chair would then move to consider the main motion (the first motion) as *amended*. If the motion to amend *failed*, the chair would then move to consider the main motion (the first motion) in its original format, not amended.

**Third**, the chair would now deal with the first motion that was placed on the floor. The original motion would either be in its original format (five-member committee), or if *amended*, would be in its amended format (10-member committee). The question on the floor for discussion and decision would be whether a committee should plan and put on the annual fundraiser.

### To Debate or Not to Debate

The basic rule of motions is that they are subject to discussion and debate. Accordingly, basic motions, motions to amend, and substitute motions are all eligible, each in their turn, for full discussion before and by the body. The debate can continue as long as members of the body wish to discuss an item, subject to the decision of the chair that it is time to move on and take action.

There are exceptions to the general rule of free and open debate on motions. The exceptions all apply when there is a desire of the body to move on. The following motions are not debatable (that is, when the following motions are made and seconded, the chair must immediately call for a vote of the body without debate on the motion):

**Motion to adjourn.** This motion, if passed, requires the body to immediately adjourn to its next regularly scheduled meeting. It requires a simple majority vote.

**Motion to recess.** This motion, if passed, requires the body to immediately take a recess. Normally, the chair determines the length of the recess which may be a few minutes or an hour. It requires a simple majority vote.

**Motion to fix the time to adjourn.** This motion, if passed, requires the body to adjourn the meeting at the specific time set in the motion. For example, the motion might be: “I move we adjourn this meeting at midnight.” It requires a simple majority vote.

**Motion to table.** This motion, if passed, requires discussion of the agenda item to be halted and the agenda item to be placed on “hold.” The motion can contain a specific time in which the item can come back to the body. “I move we table this item until our regular meeting in October.” Or the motion can contain no specific time for the return of the item, in which case a motion to take the item off the table and bring it back to the body will have to be taken at a future meeting. A motion to table an item (or to bring it back to the body) requires a simple majority vote.

**Motion to limit debate.** The most common form of this motion is to say, “I move the previous question” or “I move the question” or “I call the question” or sometimes someone simply shouts out “question.” As a practical matter, when a member calls out one of these phrases, the chair can expedite matters by treating it as a “request” rather than as a formal motion. The chair can simply inquire of the body, “any further discussion?” If no one wishes to have further discussion, then the chair can go right to the pending motion that is on the floor. However, if even one person wishes to discuss the pending motion further, then at that point, the chair should treat the call for the “question” as a formal motion, and proceed to it.

When a member of the body makes such a motion (“I move the previous question”), the member is really saying: “I’ve had enough debate. Let’s get on with the vote.” When such a motion is made, the chair should ask for a second, stop debate, and vote on the motion to limit debate. The motion to limit debate requires a two-thirds vote of the body.

**NOTE:** A motion to limit debate could include a time limit. For example: “I move we limit debate on this agenda item to 15 minutes.” Even in this format, the motion to limit debate requires a two-thirds vote of the body. A similar motion is a *motion to object to consideration of an item*. This motion is not debatable, and if passed, precludes the body from even considering an item on the agenda. It also requires a two-thirds vote.

### Majority and Super Majority Votes

In a democracy, a simple majority vote determines a question. A tie vote means the motion fails. So in a seven-member body, a vote of 4-3 passes the motion. A vote of 3-3 with one abstention means the motion fails. If one member is absent and the vote is 3-3, the motion still fails.

All motions require a simple majority, but there are a few exceptions. The exceptions come up when the body is taking an action which effectively cuts off the ability of a minority of the body to take an action or discuss an item. These extraordinary motions require a two-thirds majority (a super majority) to pass:

**Motion to limit debate.** Whether a member says, “I move the previous question,” or “I move the question,” or “I call the question,” or “I move to limit debate,” it all amounts to an attempt to cut off the ability of the minority to discuss an item, and it requires a two-thirds vote to pass.

**Motion to close nominations.** When choosing officers of the body (such as the chair), nominations are in order either from a nominating committee or from the floor of the body. A motion to close nominations effectively cuts off the right of the minority to nominate officers and it requires a two-thirds vote to pass.

**Motion to object to the consideration of a question.** Normally, such a motion is unnecessary since the objectionable item can be tabled or defeated straight up. However, when members of a body do not even want an item on the agenda to be considered, then such a motion is in order. It is not debatable, and it requires a two-thirds vote to pass.

**Motion to suspend the rules.** This motion is debatable, but requires a two-thirds vote to pass. If the body has its own rules of order, conduct or procedure, this motion allows the body to suspend the rules for a particular purpose. For example, the body (a private club) might have a rule prohibiting the attendance at meetings by non-club members. A motion to suspend the rules would be in order to allow a non-club member to attend a meeting of the club on a particular date or on a particular agenda item.

### Counting Votes

The matter of counting votes starts simple, but can become complicated.

Usually, it’s pretty easy to determine whether a particular motion passed or whether it was defeated. If a simple majority vote is needed to pass a motion, then one vote more than 50 percent of the body is required. For example, in a five-member body, if the vote is three in favor and two opposed, the motion passes. If it is two in favor and three opposed, the motion is defeated.

If a two-thirds majority vote is needed to pass a motion, then how many affirmative votes are required? The simple rule of thumb is to count the “no” votes and double that count to determine how many “yes” votes are needed to pass a particular motion. For example, in a seven-member body, if two members vote “no” then the “yes” vote of at least four members is required to achieve a two-thirds majority vote to pass the motion.

What about tie votes? In the event of a tie, the motion always fails since an affirmative vote is required to pass any motion. For example, in a five-member body, if the vote is two in favor and two opposed, with one member absent, the motion is defeated.

Vote counting starts to become complicated when members vote “abstain” or in the case of a written ballot, cast a blank (or unreadable) ballot. Do these votes count, and if so, how does one count them? The starting point is always to check the statutes.

In California, for example, for an action of a board of supervisors to be valid and binding, the action must be approved by a majority of the board. (California Government Code Section 25005.) Typically, this means three of the five members of the board must vote affirmatively in favor of the action. A vote of 2-1 would not be sufficient. A vote of 3-0 with two abstentions would be sufficient. In general law cities in

California, as another example, resolutions or orders for the payment of money and all ordinances require a recorded vote of the total members of the city council. (California Government Code Section 36936.) Cities with charters may prescribe their own vote requirements. Local elected officials are always well-advised to consult with their local agency counsel on how state law may affect the vote count.

After consulting state statutes, step number two is to check the rules of the body. If the rules of the body say that you count votes of “those present” then you treat abstentions one way. However, if the rules of the body say that you count the votes of those “present and voting,” then you treat abstentions a different way. And if the rules of the body are silent on the subject, then the general rule of thumb (and default rule) is that you count all votes that are “present and voting.”

Accordingly, under the “present and voting” system, you would **NOT** count abstention votes on the motion. Members who abstain are counted for purposes of determining quorum (they are “present”), but you treat the abstention votes on the motion as if they did not exist (they are not “voting”). On the other hand, if the rules of the body specifically say that you count votes of those “present” then you **DO** count abstention votes both in establishing the quorum and on the motion. In this event, the abstention votes act just like “no” votes.

*How does this work in practice?*

*Here are a few examples.*

Assume that a five-member city council is voting on a motion that requires a simple majority vote to pass, and assume further that the body has no specific rule on counting votes. Accordingly, the default rule kicks in and we count all votes of members that are “present and voting.” If the vote on the motion is 3-2, the motion passes. If the motion is 2-2 with one abstention, the motion fails.

Assume a five-member city council voting on a motion that requires a two-thirds majority vote to pass, and further assume that the body has no specific rule on counting votes. Again, the default rule applies. If the vote is 3-2, the motion fails for lack of a two-thirds majority. If the vote is 4-1, the motion passes with a clear two-thirds majority. A vote of three “yes,” one “no” and one “abstain” also results in passage of the motion. Once again, the abstention is counted only for the purpose of determining quorum, but on the actual vote on the motion, it is as if the abstention vote never existed — so an effective 3-1 vote is clearly a two-thirds majority vote.

Now, change the scenario slightly. Assume the same five-member city council voting on a motion that requires a two-thirds majority vote to pass, but now assume that the body **DOES** have a specific rule requiring a two-thirds vote of members “present.” Under this specific rule, we must count the members present not only for quorum but also for the motion. In this scenario, any abstention has the same force and effect as if it were a “no” vote. Accordingly, if the votes were three “yes,” one “no” and one “abstain,” then the motion fails. The abstention in this case is treated like a “no” vote and effective vote of 3-2 is not enough to pass two-thirds majority muster.

Now, exactly how does a member cast an “abstention” vote?

Any time a member votes “abstain” or says, “I abstain,” that is an abstention. However, if a member votes “present” that is also treated as an abstention (the member is essentially saying, “Count me for purposes of a quorum, but my vote on the issue is abstain.”) In fact, any manifestation of intention not to vote either “yes” or “no” on the pending motion may be treated by the chair as an abstention. If written ballots are cast, a blank or unreadable ballot is counted as an abstention as well.

Can a member vote “absent” or “count me as absent?” Interesting question. The ruling on this is up to the chair. The better approach is for the chair to count this as if the member had left his/her chair and is actually “absent.” That, of course, affects the quorum. However, the chair may also treat this as a vote to abstain, particularly if the person does not actually leave the dais.

### The Motion to Reconsider

There is a special and unique motion that requires a bit of explanation all by itself; the motion to reconsider. A tenet of parliamentary procedure is finality. After vigorous discussion, debate and a vote, there must be some closure to the issue. And so, after a vote is taken, the matter is deemed closed, subject only to reopening if a proper motion to consider is made and passed.

A motion to reconsider requires a majority vote to pass like other garden-variety motions, but there are two special rules that apply only to the motion to reconsider.

First, is the matter of timing. A motion to reconsider must be made at the meeting where the item was first voted upon. A motion to reconsider made at a later time is untimely. (The body, however, can always vote to suspend the rules and, by a two-thirds majority, allow a motion to reconsider to be made at another time.)

Second, a motion to reconsider may be made only by certain members of the body. Accordingly, a motion to reconsider may be made only by a member who voted in the majority on the original motion. If such a member has a change of heart, he or she may make the motion to reconsider (any other member of the body — including a member who voted in the minority on the original motion — may second the motion). If a member who voted in the minority seeks to make the motion to reconsider, it must be ruled out of order. The purpose of this rule is finality. If a member of minority could make a motion to reconsider, then the item could be brought back to the body again and again, which would defeat the purpose of finality.

If the motion to reconsider passes, then the original matter is back before the body, and a new original motion is in order. The matter may be discussed and debated as if it were on the floor for the first time.

## Courtesy and Decorum

The rules of order are meant to create an atmosphere where the members of the body and the members of the public can attend to business efficiently, fairly and with full participation. At the same time, it is up to the chair and the members of the body to maintain common courtesy and decorum. Unless the setting is very informal, it is always best for only one person at a time to have the floor, and it is always best for every speaker to be first recognized by the chair before proceeding to speak.

The chair should always ensure that debate and discussion of an agenda item focuses on the item and the policy in question, not the personalities of the members of the body. Debate on policy is healthy, debate on personalities is not. The chair has the right to cut off discussion that is too personal, is too loud, or is too crude.

Debate and discussion should be focused, but free and open. In the interest of time, the chair may, however, limit the time allotted to speakers, including members of the body.

Can a member of the body interrupt the speaker? The general rule is “no.” There are, however, exceptions. A speaker may be interrupted for the following reasons:

**Privilege.** The proper interruption would be, “point of privilege.” The chair would then ask the interrupter to “state your point.” Appropriate points of privilege relate to anything that would interfere with the normal comfort of the meeting. For example, the room may be too hot or too cold, or a blowing fan might interfere with a person’s ability to hear.

**Order.** The proper interruption would be, “point of order.” Again, the chair would ask the interrupter to “state your point.” Appropriate points of order relate to anything that would not be considered appropriate conduct of the meeting. For example, if the chair moved on to a vote on a motion that permits debate without allowing that discussion or debate.

**Appeal.** If the chair makes a ruling that a member of the body disagrees with, that member may appeal the ruling of the chair. If the motion is seconded, and after debate, if it passes by a simple majority vote, then the ruling of the chair is deemed reversed.

**Call for orders of the day.** This is simply another way of saying, “return to the agenda.” If a member believes that the body has drifted from the agreed-upon agenda, such a call may be made. It does not require a vote, and when the chair discovers that the agenda has not been followed, the chair simply reminds the body to return to the agenda item properly before them. If the chair fails to do so, the chair’s determination may be appealed.

**Withdraw a motion.** During debate and discussion of a motion, the maker of the motion on the floor, at any time, may interrupt a speaker to withdraw his or her motion from the floor. The motion is immediately deemed withdrawn, although the chair may ask the person who seconded the motion if he or she wishes to make the motion, and any other member may make the motion if properly recognized.

## Special Notes About Public Input

The rules outlined above will help make meetings very public-friendly. But in addition, and particularly for the chair, it is wise to remember three special rules that apply to each agenda item:

**Rule One:** Tell the public what the body will be doing.

**Rule Two:** Keep the public informed while the body is doing it.

**Rule Three:** When the body has acted, tell the public what the body did.



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