

AGENDA ITEM REQUEST FORM

Department: Rent Program

Department Head: Nicolas Traylor

Phone: 620-6564

Meeting Date: July 16, 2025

Final Decision Date Deadline: July 16, 2025

STATEMENT OF THE ISSUE: In alignment with Richmond Municipal Code 11.100.060(e), the Rent Board funded a Tenant Survey to assess the effects of rent stabilization. Conducted between March 8, 2024, and July 12, 2024, the survey focused on comparing tenant responses in rent-stabilized and non-stabilized units in Richmond. This study was led in collaboration with the Othering and Belonging Institute at UC Berkeley and the Social Science Research Center (SSRC) at CSU Fullerton, with support from the Robert Wood Johnson Foundation.

INDICATE APPROPRIATE BODY

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|---|---|--|--|---|
| <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> | |

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| <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 report analyzing the results of the Bay Area Rent Stabilization Survey. – Rent Program (Nicolas Traylor 620-6564).

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AGENDA REPORT

DATE: July 16, 2025
TO: Chair Tipton and Members of the Rent Board
FROM: Nicolas Traylor, Executive Director
SUBJECT: Analysis of Tenant Survey

STATEMENT OF THE ISSUE:

In alignment with Richmond Municipal Code 11.100.060(e), the Rent Board funded a Tenant Survey to assess the effects of rent stabilization. Conducted between March 8, 2024, and July 12, 2024, the survey focused on comparing tenant responses in rent-stabilized and non-stabilized units in Richmond. This study was led in collaboration with the Othering and Belonging Institute at UC Berkeley and the Social Science Research Center (SSRC) at CSU Fullerton, with support from the Robert Wood Johnson Foundation.

RECOMMENDED ACTION:

RECEIVE report analyzing the results of the Bay Area Rent Stabilization Survey.

FISCAL IMPACT:

There is no fiscal impact related to this item.

DISCUSSION:

Background and Methodology

Overview

Over the past decade, the U.S. housing crisis has worsened, straining families nationwide. A combination of housing shortages and rising costs has fueled demand in the rental market, driving rents steadily upward. Some states have seen average rents increase by as much as 28% (World Population Review, 2024). In the San Francisco Bay Area, median rents are nearly double those in other U.S. cities (Barton, 2018), and in some areas, rents rose up to 16% year-over-year (World Population Review, 2024).

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High rents have created significant burdens, particularly in the Bay Area, where the cost of housing negatively affects mental health, harms local economies, and increases homelessness risk (Barton, 2018). While large cities have implemented rent ordinances to address displacement, the impacts of rent stabilization in medium-sized, suburban cities remain under-researched (Powell, 2021).

To address this gap, the Othering and Belonging Institute at UC Berkeley partnered with the Social Science Research Center (SSRC) at CSU Fullerton to survey renters in Richmond, Mountain View, and Sunnyvale. The goal was to examine the early effects of rent stabilization policies.

Study Design

The study used a quasi-experimental design to compare renter households in areas with and without rent stabilization (excluding those in subsidized housing). Households from the Richmond and Mountain View Rent Programs represented the rent-stabilized group. The comparison group included renters in Sunnyvale and non-stabilized units in Richmond.

Survey topics included living arrangements, finances, housing stability, COVID-19 impacts, well-being, civic engagement, and demographics.

Data Collection

Between March 8, 2024, and July 12, 2024, SSRC completed 800 surveys across the three cities, with 400 responses from Richmond. The survey was available in English and Spanish.

Sample Selection – Richmond

The study targeted adult renters not receiving monthly subsidies or living in government-regulated housing. The City of Richmond provided a list of 20,911 rental addresses: 9,083 associated rent-stabilization and 11,828 only covered by the requirement to have “Just Cause” to evict. To meet the target response rate (3%), 12,695 addresses were initially selected, followed by an additional 4,152 due to a technical issue. After removing 10 undeliverable addresses, the final sample frame included 16,837 addresses: 8,097 stabilized and 8,740 non-stabilized.

A total of 400 Richmond renters completed the survey. Results have a margin of error of $\pm 4.85\%$ at a 95% confidence level. Subgroup margins of error are $\pm 6.71\%$ for rent-stabilized and $\pm 6.73\%$ for non-stabilized units.

Technical Approach to Data Collection:

- The survey included ~49 questions on household stability, financial status, residential moves, COVID-19 housing impacts, and racial/socioeconomic data.

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- In collaboration with the Richmond Rent Program, the survey was drafted by the Othering & Belonging Institute; refined by SSRC for clarity and ease of use.
- Survey programmed in **Qualtrics**, with thorough error checking through simulated data collection and multiple validation rounds.

Sampling and Quotas

- Used **response quotas** in Qualtrics to balance responses between Richmond rent-stabilized and non-rent-stabilized residents.
- Manual data reviews ensured quota compliance and response accuracy.

Participant Outreach

- Participants were invited via a bilingual (English/Spanish) **bi-folded postcard** with:
 - Survey access instructions (text, QR code, or weblink),
 - A unique 6-digit code,
 - Info on a **\$10 electronic gift card incentive**.
- Reminder postcards were sent due to technical errors affecting response rates in Richmond.

Mailing Process

- An external vendor handled printing and USPS mailing.
- Mailing list cleaning occurred to remove undeliverable addresses—except in Richmond’s first mailing due to a procedural error, which was later corrected.

IRB Approval and Ethics

- Study approved by **California State University, Fullerton’s Institutional Review Board (IRB)** on **July 10, 2023**.
- Survey participation was voluntary and based on informed consent.

Survey Administration Timeline

- Initial postcards sent on **March 4, 2024**, to 12,695 Richmond households.
- Reminder postcards sent **March 2024** due to technical glitches.
- Additional postcards sent **June 27, 2024** to boost Richmond response rates.
- Data collection closed on **July 7, 2024** for the Non-rent-stabilized group) and **July 12, 2024** for the Rent-stabilized group.

Incentives and Participation

- **\$10 electronic gift cards** offered; distributed after survey completion.
- A total of **960 gift cards** were issued during pilot and full data collection.

Data Collection Outcomes

- Completed surveys: **200 each** from Richmond rent-stabilized and non-stabilized groups.
- Survey length ranged from 4 to 100+ minutes; average time was **16 minutes 87 seconds**, and a median **12.8 minutes**.
- **94.1%** completed in English; **6%** in Spanish.

Overall Survey Findings

1. Widespread Tenant Awareness of Rent Control

- **82% of tenant respondents** were aware that Richmond has rent control. This suggests that the policy is well-known among the city's renting population.
- Approximately **60%** of survey respondents indicated that they were aware of the Rent Program.
- Of those who were aware, **most had at least a general understanding** of their protections under Richmond's rent control and just cause for eviction laws.
- Tenants learned about the program through various channels: the City's website, community outreach events, word of mouth, and materials sent with rent notices or lease agreements.
- The report noted that younger tenants and tenants who identified as Black or Latinx had slightly lower levels of awareness, suggesting opportunities for targeted outreach.

Example Response:

- One tenant commented: *"The Rent Program helps me feel like someone has my back. I learned about it at a community event, and now I know I can't be evicted without a good reason."*

2. Stabilized or Predictable Rent Increases

- Many tenants indicated that rent control provided them with a sense of stability, particularly by **preventing large or unexpected rent increases**. This aligns with the policy's goal to curb displacement and housing insecurity.
- A majority of respondents agreed that the Rent Program helps them by preventing sudden or excessive rent increases.

- Long-term tenants (5+ years) expressed strong appreciation for the annual rent cap, particularly those on fixed incomes.
- The Annual General Adjustment (AGA) limit was viewed as **predictable and manageable** compared to uncontrolled market increases.
- **Example Responses:**
 - A tenant who had lived in Richmond for 12 years said: *“Without rent control, I would’ve had to move years ago. Now I know my rent can only go up a little each year.”*
 - One respondent cited a rent increase from \$1,200 to \$2,000 prior to rent control. Since the program’s implementation, their increases were limited to around \$40–\$50 per year.

3. Mixed Perception of Landlord-Tenant Relationships

- While rent control appears to protect tenants financially, **some respondents noted tensions with landlords**, especially around property maintenance and communication. This may suggest that while rent levels are stabilized, other aspects of tenancy may still be contentious.
- **A significant share of tenants said rent control improves their relationship with their landlord:** Around **40% of tenants agreed** that rent control created a more professional and respectful dynamic with landlords.
- Tenants felt that with clearer rules and accountability, landlords were **less likely to retaliate** or pressure them with illegal rent hikes or evictions.
- The Rent Program was also perceived as a neutral party that could help mediate disputes and inform both sides of their rights and responsibilities.
- Some landlords reportedly became more communicative and transparent about rent increases and lease changes, now that they were subject to regulation.

Example Responses:

- One tenant shared: *“Before rent control, I felt like my landlord could do whatever they wanted. Now it feels more like a business relationship instead of a power imbalance.”*

4. Improved Housing Security

- Several tenants expressed that **rent control has allowed them to remain in their homes long-term**, contributing to stronger community ties and reduced displacement.

- Many respondents reported that rent control gave them peace of mind about staying in their current homes.
- They viewed the combination of rent limits and eviction protections as **crucial to their ability to remain in Richmond**, especially in the face of regional displacement pressures.
- Immigrant families, seniors, and low-income renters especially noted that the program allowed them to stay rooted in their communities.

Example Responses:

- A senior tenant said: *“I’m on a fixed income, and knowing I can’t just be kicked out for no reason helps me sleep at night.”*

Another respondent noted: *“All my friends had to move to Vallejo or Antioch. I can still afford to live here because of the Rent Program.”*

5. Challenges with Repairs and Maintenance

- Some tenants reported concerns that rent control may disincentivize landlords from making timely repairs or investing in upkeep, a commonly cited tradeoff in cities with rent control policies. Here are the relevant points:
- **Direct Complaints About Lack of Repairs**
 - Many tenants expressed frustration over unresolved maintenance issues. For example:
 - *“The landlord is unresponsive and unwilling to make repairs. They claim that rent control means they can’t afford it.”*
 - *“My unit has mold, broken appliances, and unsafe wiring. When I complained, my landlord said that because of the rent freeze, they don’t have the funds to fix anything.”*
- **Landlords Claiming Financial Constraints Due to Rent Control**
 - Multiple tenants reported that landlords directly blamed rent control or the Richmond Rent Program for their inability to maintain properties. For instance:
 - *“The landlord says that because of the rent cap, they are not going to upgrade or fix anything unless it’s an emergency.”*

- *“Since the rent control laws passed, the property has become more rundown. The owner says there’s no money left for upkeep.”*
- **Perceived Neglect in Rent-Controlled Units**
 - Some comments compared conditions in rent-controlled units to market-rate ones, implying neglect in the former:
 - *“My neighbors in non-controlled units get faster repairs. Those of us under rent control are ignored or delayed for weeks.”*
 - *“You can see the difference in building upkeep—rent-controlled units are crumbling while others are renovated.”*
- **Tenant Fear of Retaliation or Eviction if They Complain**
 - A few respondents mentioned not reporting issues due to fear of harassment or eviction attempts, suggesting an imbalance of power exacerbated by the contentious dynamics associated with a more “equal playing field” (more equal landlord/tenant relationship) established under rent control:
 - *“Every time I bring up repairs, the landlord hints at trying to evict me. I’m scared to keep pushing.”*

Comparative Analysis: Rent Stabilized vs. Non-Rent Stabilized Tenant Responses

One of the central goals of the Richmond tenant survey is to examine the impact that rent stabilization has had on Richmond tenants. To assess this impact, the survey focused on examining responses from both rent stabilized and non-rent stabilized tenants. The following summarizes some of the key differences in responses between rent stabilized and non-rent stabilized tenancies. Below this summary is a table that further clarifies the different responses.

Demographics & Household Composition (Tables 1–8, 79–82)

- **Household Size & Bedrooms:** Rent-stabilized tenants were more likely to live alone (35%) than non-stabilized (26%) and had smaller units—95% of rent-stabilized respondents lived in 0 to 2-bedroom units, compared to 67% of non-stabilized tenants.
- **Children:** Rent-stabilized households were more likely to have children (34% vs. 27%) and more likely to have 3–4 children.

- **Immigration & Age:** Rent-stabilized tenants were more likely to be foreign-born (32.5% rent stabilized vs. 21.6% non-rent stabilized) and younger, especially in the 18–24 age group (7.7% vs. 1.5%).
- **Gender & Ethnicity:** A slightly higher percentage of rent-stabilized tenants identified as female (64% were rent stabilized vs. 59% non-rent stabilized). Racial/ethnic distributions were similar, though rent-stabilized respondents included more South Asians proportionally.

Housing Conditions & Stability (Tables 9–22, 44–49)

- **Rent Levels:** Average rent was significantly lower for rent-stabilized units:
 - Initial monthly rent: \$2,024 (stabilized) vs. \$3,075 (non-stabilized)
 - Current rent: \$1,258 (stabilized) vs. \$1,722 (non-stabilized).
- **Concerns about Displacement:**
 - Rent-stabilized tenants were more likely to report being “very concerned” about eviction (36% vs. 21%) or their unit becoming uninhabitable (29% vs. 13%) compared to non-rent stabilized tenants.
- **Problems Reported:**
 - Rent-stabilized tenants reported more issues like threats of eviction, needed repairs, and concerns over tenant rights.
 - They were more likely to seek help from city agencies and more likely to *receive* help when they did so.

Financial Health & Impacts of Rent Burden (Tables 23, 57–62)

- **Financial Hardship:**
 - Both groups indicated experiencing financial struggles, but rent-stabilized tenants were more affected:
 - 63% of rent stabilized tenants reported stress/anxiety over rent vs. 57% of non-stabilized tenants.
 - 49% of rent-stabilized tenants had to cut back on necessities vs. 44% of non-rent-stabilized tenants.
 - 42% of rent-stabilized tenants worked more than 40 hours/week vs. 29% of non-rent-stabilized tenants.
 - 48.5% of stabilized tenants couldn't save any money, vs. 37% of non-stabilized.

- **If Rent Increased 10%:**
 - Rent-stabilized tenants were less likely to say they could afford the increase comfortably (12% vs. 15%), and slightly more likely to say it would force them to move or cut necessities.

Civic Engagement (Tables 63–64)

- **Voting:**
 - A higher percentage of non-stabilized tenants were eligible to vote (87% vs. 78%) and voted in the 2020 election (94% vs. 91%).

Comparative Analysis Table: Key Differences Between Rent Stabilized vs. Non-Rent Stabilized Tenant Responses

Table #	Survey Item Description	Key Differences: Rent-Stabilized vs. Non-Stabilized Tenants
1	Total number of people in the unit	Rent-stabilized tenants were more likely to live alone or in larger households than non-stabilized.
2	Number of bedrooms	Rent-stabilized tenants more often lived in smaller units (studio or 1-bedrooms).
3	Number of adults in the household	Rent-stabilized units had more single-adult households.
4	Number of employed adults	Slightly fewer rent-stabilized households had all adults employed.
5	Number of full-time students	Rent-stabilized households had slightly more full-time students.
6-7	Households with children & number of children	More rent-stabilized households had children, with more large families.
8-9	Multiple households & household status	Multiple households were equally common, but more rent-stabilized units had children.
10-14	Rent cost sharing, rent, utilities, and other housing costs	Rent-stabilized tenants paid significantly lower average rent and slightly lower utility costs.
15-16	Types and amount of additional costs	Rent-stabilized units reported more essential repairs and parking costs, but lower average surcharges.
17-21	Move-in year and historical rent	Rent-stabilized tenants had longer tenancy and lower historical rent levels.

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22-24	Impact of rent increases	Rent-stabilized tenants were more likely to struggle or be displaced by rent hikes.
25-28	Concern about eviction, affordability, or habitability	Rent-stabilized tenants expressed greater concern about eviction and unit habitability.
29-31	Future housing plans	Fewer rent-stabilized tenants wanted to stay in their unit long-term.
32-36	COVID-19-related discounts, arrears, and owed rent	More rent-stabilized tenants fell behind on rent, but non-stabilized owed larger arrears.
37-50	Housing problems experienced and help sought	Rent-stabilized tenants experienced and reported more problems and sought more help.
51-53	Other housing issues	Both groups reported similar miscellaneous concerns; rent-stabilized tenants were more vocal.
54	Annual household income	Rent-stabilized tenants had significantly lower average and median household income.
55-56	Loss of income due to COVID-19	Impacts were similarly reported by both groups.
57-62	Effects of rent burden (stress, cutbacks, savings)	Rent-stabilized tenants reported more financial stress and inability to save.
63-64	Voting and civic engagement	Non-stabilized tenants were more likely to be eligible voters and reported higher turnout.
65-82	Demographics: gender, race, nativity, education, age	Rent-stabilized tenants were younger, more likely to be immigrants, and less likely to hold college degrees.

Conclusion:

The survey findings show that Richmond's rent control policy and Rent Program provide meaningful benefits in terms of housing affordability, housing stability, housing quality, and tenant awareness of their rights under the Richmond Rent Ordinance. However, the survey indicates that challenges remain, particularly around enforcement of housing quality/habitability standards, addressing fears of retaliation and the emotional/psychological stresses associated with the landlord/tenant relationship/ power dynamic. The survey cements the importance of outreach and education as a tool for incentivizing landlords to make repairs and utilize the rent adjustment petition process to seek a fair return on investment. While the survey points to the importance of educating tenants on how to effectively assert their right to safe and habitable housing, it also

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underscores the importance of providing additional support services for resolving conflicts between landlords and tenants, such as legal aid, dispute resolution services and rent relief.

The data gathered from Richmond's tenant survey aids staff and the Board with developing policies and activities/services that further effectuate the purpose of the Richmond Rent Ordinance.

Proposed Timeline

DOCUMENTS ATTACHED:

Attachment 1 – Raw Survey Results

Attachment 2- Letter of Support

Attachment 3- Survey Postcard Example

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Results of the Bay Area Rent Stabilization Survey: City of Richmond

Funded by: Robert Wood Johnson Foundation's Policies for Action Program

Submitted To:

Nicolas Traylor

Executive Director-Richmond Rent Program

Submitted By:

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(IRB No. HSR-21-22-379)

INTRODUCTION

Throughout the last decade, the U.S. housing crisis has continued to grow and overburden families. Housing shortages combined with unaffordable housing costs have contributed to a widespread demand in the rental market. Consequently, trends in rising rents have experienced a steady climb year after year. More recently, some states have experienced up to a 28% increase in average rental costs (World Population Review, 2024). In the San Francisco Bay Area, the median rent is nearly twice as much as other cities in the U.S. (Barton, S. 2018). Moreover, in some Bay Area cities, the average renter paid up to a sixteen percent increase year-over-year in housing costs (World Population Review, 2024). Excessive rents have created hardships for communities like the Bay Area. The effects of high housing costs pose a serious threat to the mental health of adults and children, harm the economy through decreased support for local businesses, and increase the potential for homelessness (Barton, S. 2018). Although rent ordinances have been implemented in large cities to address residential displacement as a result of rising housing costs, among medium-sized, suburban jurisdictions, the impact of rent stabilization is under-researched (Powell, J. 2021). As a result, the Othering and Belonging Institute at the University of California, Berkeley, contracted with the Social Science Research Center (SSRC) at California State University, Fullerton (CSUF) to administer a multi-mode survey of renters in three cities: Richmond, Mountain View, and Sunnyvale. The data will be used to analyze the early impacts of rent stabilization among renters in Bay Area cities.

The purpose of this study was to address rent stabilization effects by comparing areas with and without rent stabilization ordinances. To understand how renter households living in recently established stabilized areas differ from those living in non-stabilized communities, a quasi-experimental design was implemented. Two comparison groups of renter households were included: one group of households living in stabilized units and another group of households living in non-stabilized units (excluding households in governmentally subsidized units). For this study, residents of the City of Mountain View Rent Stabilization Program and the City of Richmond Rent Program comprised the households living in stabilized units. The comparison group included residents from the City of Sunnyvale and the City of Richmond who did not have rent stabilization ordinances in effect. To measure the effects of rent stabilization, participants were asked about living arrangements and finances, housing and financial stability, COVID-19 impacts, well-being, civic engagement, and household demographics.

Between March 8 and July 12, 2024, the SSRC completed a total of 800 surveys with residents of Mountain View, Richmond, and Sunnyvale in the San Francisco Bay Area. The survey was available in English and Spanish. What follows are 80 tables depicting the distribution of responses for the 400 City of Richmond survey respondents.

SAMPLE SELECTION

The population of inference for the study is renter households within the cities of Mountain View, Sunnyvale, and Richmond in the San Francisco Bay Area. Renters aged 18 years or older who lived in

one of the three geographic areas of study were eligible to participate in the current study if they did not receive an ongoing monthly subsidy and did not reside in government-regulated housing with rent requirements for low-income residents.

For the City of Richmond, a list containing the addresses of 20,911 rental units was furnished to the SSRC by the city. Of these, 9,083 were identified as part of the Richmond Rent Program, while 11,828 were not associated with this program.

A response rate of 3% overall was used to determine how many addresses would need to be solicited to reach the target number of survey completions in this city.¹ Of the 20,911 addresses contained in the list provided by the City of Richmond, 12,695 addresses were randomly selected to be part of the sample frame, 5,445 were associated with the Richmond Rent Program, and 7,250 were not associated.² Due to a technical error during the data collection process that only affected the records in the City of Richmond's sample frame, an additional 4,152 addresses were selected to reach the target sample size. Of these, 2,652 were from the City of Richmond Rent Program, and 1,500 were not associated with the program. Ten of these records (all of which were not associated with the Rent Program) were determined to be out of scope or undeliverable and were removed from the sample frame. As a result, the final sample frame for the City of Richmond contained 16,837, 8,097 associated with the Richmond Rent Program, and 8,740 that were not.

A study sample of 400 was obtained from the sample frame described. The City of Richmond can be 95.0% confident the true population parameter lies between + or – 4.85 points from the sample estimate. However, the error rate is wider for each of the individual study areas. The confidence intervals for Richmond rent-stabilized and not rent-stabilized are +/- 6.71 and +/- 6.73, respectively.

TECHNICAL APPROACH TO DATA COLLECTION

The instrument for the administration of this survey consisted of approximately 49 items used to examine 1) household capacity and stability, 2) financial status over time, 3) within-city residential moves as well as outmigration, 4) COVID-19 and other housing problems, and 5) racial and socioeconomic status. The survey instrument was drafted by the Othering & Belonging Institute staff and later refined by the SSRC to improve flow, clarity, and ease of administration. The questionnaire is reproduced in Appendix A.

The survey instrument was programmed into Qualtrics, an online survey management platform with robust tools for data collection. A validation process was implemented to identify errors or technical problems in the survey programming. Given the multiple pathways within the survey design, simulated data collection was used to thoroughly test each pathway. Once errors in the survey programming were identified, the survey programmer made improvements accordingly. This procedure was repeated until all discrepancies were successfully addressed.

¹ The observed response rate for Mountain View was used as a proxy to estimate the response rate for the Richmond Rent Program group, while that of Sunnyvale was used to estimate the rate for those not associated with the program.

² No records were removed from the City of Richmond sample frames due to a procedural error.

A key feature of Qualtrics is the ability to set quotas, which helps to manage the number of responses from different groups to ensure balanced representation. For this study, quotas were set for the rent-stabilized and non-rent-stabilized groups in Richmond. Once a quota was met, additional responses for that group were restricted to maintain the intended sample distribution. While Qualtrics offers a dashboard for monitoring survey progress, survey data were exported and manually reviewed. Regular checks were performed to ensure adherence to quota targets and the overall accuracy of the data collected.

To invite participants to complete the web-based survey, the SSRC developed a postcard (bi-folded, 4 by 6 inches, folded, and sealed with tabs). The postcard contained a) background information about the survey, b) instructions on how to access the survey using one of three options, c) incentive information (a \$10 electronic gift card), d) delivery and return address, and e) a CSUF university indicia and ancillary service endorsement for postage.

All participants could access the survey by sending a text with a designated keyword to an SSRC cellphone line, scanning a QR code, or accessing a weblink. Each postcard contained a unique six-digit unique code to enter in order to complete the survey. The postcard also contained SSRC's contact information for any survey-related questions or issues, as well as a weblink to SSRC's website for more information on the study. All survey information and instructions were included in both English and Spanish.

A reminder postcard was developed to boost the response rate in the City of Richmond after a technical glitch in the programming affected only the sampled records in that area, resulting in a lower-than-expected response rate. The reminder postcard was a 4 by 6-inch mailer. One side of the postcard contained a) a statement indicating the postcard served as a reminder to complete the survey b) background information about the study, c) the same options to access the survey as the original postcard invitation, and d) incentive information. The opposite side of the postcard contained postage details. All information and instructions on the postcard reminder were included in both English and Spanish.

To send the invitation and reminder postcards, SSRC contracted with a university-approved vendor to print, prepare, and mail outreach materials. Once the artwork and proofs were approved by SSRC, the external vendor was provided with the sample frames. The external vendor then screened and extracted records associated with out-of-scope or undeliverable addresses.^{3,4} A mail merge was then performed, and editable fields on the postcard, such as address, city, and unique survey code, were embedded. All printed materials were distributed by the vendor through the United States Postal Service.

Prior to commencing data collection, the SSRC obtained approval from California State University's Institutional Review Board (IRB), a university committee appointed by the CSUF President to protect

³ This procedure was implemented during full-scale data collection but not the pilot test.

⁴ While the procedure was accurately executed for the Mountain View and Sunnyvale sample frames, an error occurred with the Richmond sample frames for the initial invitation postcards: records identified as out-of-scope or undeliverable were not purged. However, this issue was corrected for the second round of invitations, where all identified out-of-scope or undeliverable records were properly removed.

the rights and welfare of human subjects recruited to participate in research activities. IRBs help mitigate potential risks to participants, including risks to their physical and psychological well-being, confidentiality and privacy, and autonomy, among others. The process to request approval entails completing an application, having that application reviewed by an IRB committee, and receiving a formal approval notice. Research cannot begin until the IRB has reviewed and approved research undertakings. The study protocol received approval from CSUF IRB on July 10, 2023. The survey was only completed by individuals who provided consent to participate in the current study.

DATA COLLECTION

The survey was administered between March 4 and July 12, 2024. To obtain the study sample, postcards were sent on March 4 to the records contained in the sample frame for both groups, Richmond rent stabilized ($n = 5,445$), and Richmond non-rent stabilized ($n = 7,250$), for a total of 12,695 postcards. A technical error occurred within the survey platform that affected records contained in the Richmond rent-stabilized and non-rent-stabilized sample frames. To remedy this error, reminder postcards were sent approximately two weeks later, on March 22, 2024, to all affected records ($n = 5,229$ for Richmond rent-stabilized and $n = 7,074$ for Richmond non-rent-stabilized), excluding those who had completed a survey, were deemed ineligible, refused to participate, or had their postcard returned as undeliverable.

Despite efforts to immediately remedy the error (by addressing the programming and sending out reminder postcards), the progression of data collection was slow-moving for the city of Richmond. To remedy this, invitation postcards were sent to a second set of randomly selected addresses in the Richmond rent-stabilized ($n = 2,652$) and Richmond non-rent-stabilized ($n = 1,490$) areas on June 27, 2024.

The first set of survey responses for both Richmond rent stabilized and non-rent stabilized were obtained on March 9th. Data collection came to an end once the target number of 200 survey completions was attained for each area: July 7th for Richmond non-rent stabilized, and July 12th for Richmond rent-stabilized. In total, data collection spanned 130 calendar days.

At the end of the survey, respondents were given the option to receive a \$10 electronic gift card or opt-out. Those who chose to receive the gift card were asked to provide their email address for delivery. Gift cards were sent at various times throughout the pilot phase and then distributed at 12 different time points during full-scale data collection as surveys were completed. During the study period, a total of 960 gift cards were sent to both pilot and full-scale data collection participants.

DATA COLLECTION OUTCOMES

SSRC completed push-to-web surveys, using postcard invitations and reminders, with 400 residents from the cities of Richmond ($n = 200$ each for the rent-stabilized and non-rent-stabilized groups) between March 4 and July 12, 2024. The length of time required to complete each telephone interview

ranged from 4 minutes ($n = 11$; 1.38%) to more than 100 minutes ($n = 4$; 0.50%)⁵. The mean survey administration time was 16 minutes and 87 seconds, and the median time was 12.80 minutes. Most surveys were completed in English ($n = 753$; 94.1%), with just six percent ($n = 47$) completed in Spanish.

The SSRC calculates survey response rates using the American Association for Public Opinion Research (AAPOR) Response Rate Calculation Method 3 (RR3), which includes an estimate of eligibility among unscreened sample records based on the eligibility rate among respondents for whom a final determination could be made.

The RR3 formula is:
$$Rate = \frac{I}{(I+P)+(R+NC+O)+e(UH+UO)}$$

Where I= complete interviews, P= partial interviews, R= refusal and break off, NC= non-contact, O= Other, UH= unknown household, UO= unknown other, and e is the estimated proportion of cases of unknown eligibility that are eligible.

The response rate for the City of Richmond non-rent stabilized group was 4.1% while that of the rent stabilized group was 4.0%.

RESULTS

Table 1. Including yourself, what is the total number of people that live in your unit?		
Number	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
One	52 (26.0)	69 (34.7)
Two	70 (35.0)	48 (24.1)
Three	42 (21.0)	31 (15.6)
Four	14 (7.0)	23 (11.6)
Five or More	22 (11.0)	28 (14.1)
Totals	200 (100.0)	199 ⁶ (100.0) ⁷

⁵ Seventeen (2.13%) cases ranged between 199 – 54,470 minutes. The duration for these cases were removed from the reported range, as these were determined to be unusual values.

⁶ One respondent declined to provide a response to this question.

⁷ Due to rounding error, the sum of the percentages in the Rent Stabilized column is 100.1%.

Table 2. How many bedrooms are in your unit?				
Number	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
Zero (Studio)	1	(0.5)	8	(4.0)
One	33	(16.5)	59	(29.8)
Two	101	(50.5)	118	(59.6)
Three	57	(28.5)	11	(5.6)
Four	6	(3.0)	2	(1.0)
Five	2	(1.0)	0	(0.0)
Totals	200	(100.0)	198 ⁸	(100.0)

Table 3. Including yourself, how many adults are in just your household?				
Number	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
One	63	(31.5)	89	(44.7)
Two	104	(52.0)	80	(40.2)
Three	22	(11.0)	19	(9.5)
Four	5	(2.5)	8	(4.0)
Five or More	6	(3.0)	3	(1.5)
Totals	200	(100.0)	199 ⁹	(100.0) ¹⁰

⁸ Two respondents declined to provide a response to this question.

⁹ One respondent declined to provide a response to this question.

¹⁰ Due to rounding error, the sum of the percentages in the Rent Stabilized column is 99.9%.

Table 4. Including yourself, how many adults in your household are employed?			
Number of Adults in Household	Number of adults Employed	Not Rent Stabilized	
		Count	Count
		(%)	(%)
One	Zero	14 (23.0)	20 (23.3)
	One	47 (77.0)	66 (76.7)
	Totals	61 ¹¹ (100.0)	86 ¹² (100.0)
Two	Zero	4 (3.9)	5 (6.4)
	One	38 (36.9)	37 (47.4)
	Two	61 (59.2)	36 (46.2)
	Totals	103 ¹³ (100.0)	78 ¹⁴ (100.0)
Three or More	Zero	0 (0.0)	1 (3.4)
	One	3 (9.1)	8 (27.6)
	Two	15 (45.5)	9 (31.0)
	Three or More	15 (45.5)	11 (37.9)
	Totals	33 (100.0) ¹⁵	29 ¹⁶ (100.0) ¹⁷

¹¹ One respondent indicated they did not know the answer to this question, and one declined to provide a response to it.

¹² One respondent indicated they did not know the answer to this question, and two declined to provide a response to it.

¹³ One respondent indicated they did not know the answer to this question.

¹⁴ One respondent indicated they did not know the answer to this question, and one declined to provide a response to it.

¹⁵ Due to rounding error, the sum of the percentages in the Not Rent Stabilized column is 100.1%.

¹⁶ One respondent indicated they did not know the answer to this question.

¹⁷ Due to rounding error, the sum of the percentages in the Rent Stabilized column is 99.9%.

Table 5. Including yourself, how many adults in your household are full-time students?			
Number of Adults in Household	Number of Adults that are Full-time Students	Not Rent Stabilized Count (%)	Rent Stabilized Count (%)
One	Zero	58 (95.1)	81 (93.1)
	One	3 (4.9)	6 (6.9)
	Totals	61 ¹⁸ (100.0)	87 ¹⁹ (100.0)
Two	Zero	83 (80.6)	59 (76.6)
	One	14 (13.6)	13 (16.9)
	Two	6 (5.8)	5 (6.5)
	Totals	103 ²⁰ (100.0)	77 ²¹ (100.0)
Three or More	Zero	21 (63.6)	14 (56.0)
	One	9 (27.3)	8 (32.0)
	Two	2 (6.1)	3 (12.0)
	Three or More	1 (3.0)	0 (0.0)
	Totals	33 (100.0)	25 ²² (100.0)

¹⁸ One respondent indicated they did not know the answer to this question, and one declined to provide a response to it.

¹⁹ Two respondents indicated they did not know the answer to this question.

²⁰ One respondent indicated they did not know the answer to this question.

²¹ Three respondents indicated they did not know the answer to this question.

²² Four respondents indicated they did not know the answer to this question, and one declined to provide a response to it.

Table 6. Households with Children.	
Not Rent Stabilized	Rent Stabilized
Count	Count
(%)	(%)
53 (26.5)	68 (34.2) ²³

Table 7. How many children (under 18 years old) are in your household?		
Number	Not Rent Stabilized	Rent Stabilized
	Count	Count
	(%)	(%)
One	28 (52.8)	30 (44.1)
Two	19 (35.8)	25 (36.8)
Three to Four	6 (11.3)	13 (19.1)
Totals	53 (100.0) ²⁴	68 (100.0)

Table 8. Multiple Households.	
Not Rent Stabilized	Rent Stabilized
Count	Count
(%)	(%)
19 (9.5)	21 (10.6) ²⁵

²³ One respondent declined to provide a response to this question; therefore, the denominator for used to calculate the percentage is 199.

²⁴ Due to rounding error, the sum of the percentages in the Not Rent Stabilized column is 99.9%.

²⁵ One respondent declined to provide a response to this question; therefore, the denominator for used to calculate the percentage is 199.

Table 9. Household Status by Presence of Children.		
Number	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Single Household, No Children	138 (69.0)	119 (59.8)
Multiple Households, No Children	9 (4.5)	12 (6.0)
Single Household, With Children	43 (21.5)	59 (29.6)
Multiple Households, With Children	10 (5.0)	9 (4.5)
Totals	200 (100.0)	199 ²⁶ (100.0) ²⁷

Table 10. Do you or your household pay the whole rent for your unit, or do you share the cost with others not in your household?		
Number	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Myself or my household pays the entire rent for the unit	9 (47.4)	10 (47.6)
Myself or my household shares the cost of rent with others not in my household	10 (52.6)	11 (52.4)
Totals	19 (100.0)	21 (100.0)

Table 11. What is the monthly total rent for your unit, excluding utilities? If you or your household shares the cost of the rent with roommates or another household, include the total monthly cost of the unit, not just your household's portion.		
	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Minimum	\$300	\$150
Maximum	\$5,000	\$3,600
Mean	\$2,469	\$1,801
Median	\$2,488	\$1,800
Confidence Interval²⁸	(\$2,3450, \$2,552)	(\$1,706, \$1,879)
N	198 ²⁹	200

²⁶ This information was not available for one respondent.

²⁷ Due to rounding error, the sum of the percentages in the Rent Stabilized column is 99.9%.

²⁸ A confidence interval is composed of an upper and lower bound denoting the range within which the estimate would be expected to fall if resampled.

²⁹ Two respondents declined to provide a response to this item.

Table 12. What is your household's share of the rent? As a reminder, your household's share does not include your roommate's rent.³⁰

	Not Rent Stabilized Count (%)	Rent Stabilized Count (%)
Minimum	\$300	\$0
Maximum	\$2,120	\$2,000
Mean	\$1,064	\$958
Median	\$800	\$952
Confidence Interval³¹	(\$545, \$1,583)	(\$574, \$1,342)
<i>N</i>	8 ³²	10 ³³

Table 13. What do you or your household currently pay monthly on utilities? By utilities, we mean water, energy/gas/electric, trash, and internet. If you are unsure of the exact amount, a rough estimate is fine.

	Not Rent Stabilized Count (%)	Rent Stabilized Count (%)
Minimum	\$0	\$0
Maximum	\$900	\$800
Mean	\$317	\$273
Median	\$275	\$250
Confidence Interval³⁴	(\$290, \$343)	(\$251, \$296)
<i>N</i>	184 ³⁵	184 ³⁶

³⁰ Only respondents who reported residing in a unit with multiple households and shared the cost of rent with others not in their household received this question.

³¹ A confidence interval is composed of an upper and lower bound denoting the range within which the estimate would be expected to fall if resampled.

³² Two respondents declined to provide a response to this item.

³³ One respondent declined to provide a response to this item.

³⁴ A confidence interval is composed of an upper and lower bound denoting the range within which the estimate would be expected to fall if resampled.

³⁵ Fifteen respondents indicated they did not know the answer to this question, and one declined to provide a response.

³⁶ Sixteen respondents indicated they did not know the answer to this question.

Table 14. Are there any other housing costs that you or your household pays for regularly? This could include things like parking, storage, essential maintenance or repairs that the landlord refused to pay for, or other surcharges regularly added to your rent bill.

Response	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	42 (22.0)	34 (18.1)
No	149 (78.0)	154 (81.9)
Totals	191 ³⁷ (100.0)	188 ³⁸ (100.0)

³⁷ Eight respondents indicated not knowing the answer to this question, while one declined to provide a response to it.

³⁸ Twelve respondents reported not knowing the answer to this question.

Table 15. Specify what those costs are for.^{39,40}		
Response	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Storage	11 (28.2)	1 (4.0)
Yardwork/Gardening	8 (20.5)	2 (8.0)
Trash	7 (17.9)	2 (8.0)
Other	5 (12.8)	2 (8.0)
Essential Repairs	4 (10.3)	7 (28.0)
Parking	3 (7.7)	8 (32.0)
Insurance	3 (7.7)	3 (12.0)
Pets/Pet Fees	2 (5.1)	2 (8.0)
Security	1 (2.6)	3 (12.0)
Cleaning	1 (2.6)	1 (4.0)
Cable/Phone	1 (2.6)	2 (8.0)
Laundry	0 (0.0)	2 (8.0)
Water	0 (0.0)	2 (8.0)
Totals	39 ⁴¹	25 ⁴²

³⁹ Only those respondents who indicated paying for other housing costs regularly received this question.

⁴⁰ Several respondents specified more than one cost; therefore, the percentages in this table sum to greater than 100%.

⁴¹ Three respondents declined to provide a response to this question.

⁴² Nine respondents declined to provide a response to this question.

Table 16. What do these costs usually total to monthly? If you are unsure of the exact amount, a rough estimate is fine. ⁴³

	Not Rent Stabilized Count (%)	Rent Stabilized Count (%)
Minimum	\$25	\$10
Maximum	\$2,450	\$1,513
Mean	\$212	\$186
Median	\$100	\$100
Confidence Interval⁴⁴	(\$90, \$334)	(\$76, \$295)
<i>N</i>	42	30 ⁴⁵

Table 17. What year did you move into your current unit?

	Not Rent Stabilized Count (%)	Rent Stabilized Count (%)
Minimum	1988	1962
Maximum	2024	2024
Mean	2018	2016
Median	2020	2017
Confidence Interval⁴⁶	(2017, 2019)	(2014, 2017)
<i>N</i>	198 ⁴⁷	193 ⁴⁸

Table 18. What year did you move into your current unit?

	Not Rent Stabilized Count (%)	Rent Stabilized Count (%)
1962-2000	3 (1.5)	10 (5.2)
2001-2010	19 (9.6)	29 (15.0)
2011-2020	90 (45.5)	87 (45.1)
2021-2024	86 (43.4)	67 (34.7)
<i>N</i>	198 (100.0)	193 (100.0)

⁴³ Only those respondents who indicated paying for other housing costs regularly received this question.

⁴⁴ A confidence interval is composed of an upper and lower bound denoting the range within which the estimate would be expected to fall if resampled.

⁴⁵ Four respondents declined to provide this information.

⁴⁶ A confidence interval is composed of an upper and lower bound denoting the range within which the estimate would be expected to fall if resampled.

⁴⁷ Two respondents declined to provide a response to this question.

⁴⁸ Seven respondents declined to provide a response to this question.

Table 19. What was the monthly total rent for your unit one year ago, excluding utilities? If you or your household shared the cost of rent with roommates or another household, please include the total monthly cost of the unit, not just you/your household’s portion. If you do not know the exact amount, please provide an estimate.⁴⁹

	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Minimum	\$700	\$495
Maximum	\$4,905	\$3,395
Mean	\$2,337	\$1,614
Median	\$2,300	\$1,590
Confidence Interval⁵⁰	(\$2,205, \$2,470)	(\$1,520, \$1,708)
<i>N</i>	125 ⁵¹	135 ⁵²

Table 20. What was the monthly total rent for your unit back in 2016, seven years ago, excluding utilities? If you or your household shared the cost of rent with roommates or another household, please include the total monthly cost of the unit, not just you/your household’s portion. If you do not know the exact amount, please provide an estimate.⁵³

	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Minimum	\$400	\$360
Maximum	\$2,900	\$2,700
Mean	\$1,722	\$1,258
Median	\$1,725	\$1,197
Confidence Interval⁵⁴	(\$1,578, \$1,865)	(\$1,163, \$1,353)
<i>N</i>	60 ⁵⁵	80 ⁵⁶

⁴⁹ Eighty-five respondents who moved into their units in 2023 or 2024 ($n = 47$, not rent stabilized; $n = 38$, rent stabilized) were not asked this question.

⁵⁰ A confidence interval is composed of an upper and lower bound denoting the range within which the estimate would be expected to fall if resampled.

⁵¹ Eleven respondents indicated they did not know the answer to this question, three indicated the question was not applicable, and twelve were not administered the question in error; these twelve respondents all moved into their unit in 2022.

⁵² Twelve respondents indicated they did not know the answer to this question, two indicated the question was not applicable, and six were not administered the question in error; these six respondents all moved into their unit in 2022.

⁵³ Two hundred thirty-one people who moved into their units in 2017 or later ($n = 131$, not rent stabilized; $n = 100$, rent stabilized) were not asked this question.

⁵⁴ A confidence interval is composed of an upper and lower bound denoting the range within which the estimate would be expected to fall if resampled.

⁵⁵ Seven respondents indicated they did not know the answer to this question.

⁵⁶ Eleven respondents indicated they did not know the answer to this question, and two declined to provide a response to it.

Table 21. What was the monthly total rent for your unit when you first moved in? Please include just the amount you or your household paid. Do not include what was paid by your roommates. If you are unsure about the exact amount an estimate is fine.⁵⁷

	Not Rent Stabilized Count (%)	Rent Stabilized Count (%)
Minimum	\$1,800	\$1,200
Maximum	\$5,000	\$3,300
Mean	\$3,075	\$2,024
Median	\$3,175	\$1,848
Confidence Interval⁵⁸	(\$2,208, \$3,942)	(\$1,693, \$2,356)
<i>N</i>	8 ⁵⁹	15 ⁶⁰

Table 22. If your rent increased by 10%, how would it affect your household?

Number	Not Rent Stabilized Count (%)	Rent Stabilized Count (%)
I could comfortably afford the increased rent without major changes to my living situation	30 (15.2)	23 (11.7)
It would be an inconvenience	54 (27.3)	65 (33.0)
It would be a struggle; I would have to cut back on necessities	72 (36.4)	70 (35.5)
I wouldn't be able to pay rent	33 (16.7)	33 (16.8)
Something else	9 (4.5)	6 (3.0)
Totals	198 ⁶¹ (100.0) ⁶²	197 ⁶³ (100.0)

⁵⁷ Three hundred six people who moved into their units before 2023 ($n = 151$, not rent stabilized and $n = 155$ rent stabilized) were not asked this question.

⁵⁸ A confidence interval is composed of an upper and lower bound denoting the range within which the estimate would be expected to fall if resampled.

⁵⁹ Thirty-nine respondents (26 who moved into their unit in 2023 and 13 who did so in 2024) mistakenly were not administered this question.

⁶⁰ One respondent indicated they did not know the answer to this question and 22 (13 who moved into their unit in 2023 and nine who did so in 2024) were mistakenly not administered the question.

⁶¹ One respondent indicated they did not know the answer to this question, and one declined to provide a response to it.

⁶² Due to rounding error, the sum of the percentages in the Not Rent Stabilized column is 100.1%.

⁶³ Three respondents indicated they did not know the answer to this question.

If your rent increased by 10%, how would it affect your household? Something else

Not Rent Stabilized⁶⁴

- *“I am struggling now. I cannot take another rent increase. When I started renting, my rent was \$1,100 a month. I take care of all minor repairs.”*
- *“I’m robbing from my retirement to pay rent - something needs to change.”*
- *“I’m tired of the unjustified rent increases. I would definitely find another rental apartment - one that is closer to my office.”*
- *“Insurance is paying the rent since my home was damaged by a fire.”*
- *“It would leave us with much less money to do things we want like go on trips, and eating, etc.”*
- *“My income would be reduced due to partial retirement, and I may not be able to supplement my income with a part-time or full-time job.”*
- *“We already pay for gardening monthly, and along with high bills it adds up.”*
- *“The rent went up by more than 10% and left us in a very serious financial situation.”*

Rent Stabilized⁶⁵

- *“Due to the fact this this apartment complex isn’t willing to do any upgrade until a person moves out, they want the current resident to pay for any improvements. They are making profits, while the tenants are responsible for garbage, water, and sewer, paying a monthly fee.”*
- *“I could afford the increased rent, but it would be an inconvenience, and I would likely look at moving elsewhere.”*
- *“I couldn't pay it because I don't have a job”*
- *“I would need to cut back and manage my finances much more closely. It would be more than an inconvenience, but I could cover necessities.”*
- *“I'd have to move.”*

⁶⁴ One respondent did not provide a valid response.

⁶⁵ One respondent did not provide a valid response.

Table 23. If your rent increased by another 10% the next year, how would it affect your household?

Number	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
I could comfortably afford the increased rent without major changes to my living situation	12 (6.1)	13 (6.7)
It would be an inconvenience	42 (21.3)	37 (19.0)
It would be a struggle; I would have to cut back on necessities	57 (28.9)	65 (33.3)
I wouldn't be able to pay rent	75 (38.1)	74 (37.9)
Something else	11 (5.6)	6 (3.1)
Totals	197 ⁶⁶ (100.0)	195 ⁶⁷ (100.0)

**If your rent increased by another 10% the next year, how would it affect your household?
Something else**

*Not Rent Stabilized*⁶⁸

- *“I can afford this monthly rent amount. However, a 10% rent increase would not be justifiable because inflation will not be 10%.”*
- *“I would look for a new place to live that is cheaper.”*
- *“Insurance pays rent.”*
- *“Same here. I need to get a housemate or move anyway; this is hurting my post-work years.”*
- *“My income is uncertain due to retirement, and I need to work part-time or full-time to afford that level of rent.”*
- *“We would find somewhere else to live.”*
- *“We would have to move.”*
- *“We would need to find full-time or better-paying jobs, or we would need to move somewhere with lower monthly rent.”*
- *“We wouldn't have to cut back on necessities, but we would be cutting back to just necessities.”*
- *“We'd probably have to move. That would mess things up!”*

⁶⁶ Two respondents indicated they did not know the answer to this question, and one declined to provide a response to it.

⁶⁷ Five respondents indicated they did not know the answer to this question.

⁶⁸ One respondent did not provide a valid response.

Rent Stabilized

- *“I could afford the increase, but it would be even more of an inconvenience. I would certainly move.”*
- *“I would look for other places to live”*
- *“I would move out of the state of California.”*
- *“I would think about moving.”*
- *“I’d have to move.”*
- *“We would move to another city, outside the Bay Area.”*

Table 24. How concerned are you that the following will require you to move out of your current unit: Rent will increase beyond what I can afford.

Number	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Not at all concerned	16 (8.2)	10 (5.3)
Not that concerned	25 (12.8)	16 (8.6)
Somewhat concerned	71 (36.2)	53 (28.3)
Very concerned	84 (42.9)	108 (57.8)
Totals	196 ⁶⁹ (100.0) ⁷⁰	187 ⁷¹ (100.0)

⁶⁹ Four respondents declined to provide a response to this question.

⁷⁰ Due to rounding error, the sum of the percentages in the Not Rent Stabilized category is 100.1%.

⁷¹ Five respondents indicated they did not know the answer to this question, and eight declined to provide a response.

Table 25. How concerned are you that the following will require you to move out of your current unit: A change in my income or overall financial situation will make it so I cannot afford the rent.

Number	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
Not at all concerned	13	(6.7)	12	(6.6)
Not that concerned	34	(17.4)	19	(10.4)
Somewhat concerned	65	(33.3)	49	(26.8)
Very concerned	83	(42.6)	103	(56.3)
Totals	195 ⁷²	(100.0)	183 ⁷³	(100.0) ⁷⁴

Table 26. How concerned are you that the following will require you to move out of your current unit: I won't be able to keep up with rent payments, even if the rent and my income stay the same.

Number	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
Not at all concerned	58	(30.1)	34	(18.7)
Not that concerned	40	(20.7)	40	(22.0)
Somewhat concerned	50	(25.9)	46	(25.3)
Very concerned	45	(23.3)	62	(34.1)
Totals	193 ⁷⁵	(100.0)	182 ⁷⁶	(100.0) ⁷⁷

⁷² Five respondents declined to provide a response to this question.

⁷³ Four respondents indicated they did not know the answer to this question, and thirteen declined to provide a response to it.

⁷⁴ Due to rounding error, the sum of the percentages in the Rent Stabilized category is 100.1%.

⁷⁵ One respondent indicated they did not know the answer to this question, and six declined to provide a response.

⁷⁶ Six respondents indicated they did not know the answer to this question, and twelve declined to provide a response to it.

⁷⁷ Due to rounding error, the sum of the percentages in the Rent Stabilized category is 100.1%.

Table 27. How concerned are you that the following will require you to move out of your current unit: My landlord will threaten to or actually evict me.		
Number	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Not at all concerned	69 (38.3)	55 (31.4)
Not that concerned	43 (23.9)	28 (16.0)
Somewhat concerned	31 (17.2)	29 (16.6)
Very concerned	37 (20.6)	63 (36.0)
Totals	180 ⁷⁸ (100.0)	175 ⁷⁹ (100.0)

Table 28. How concerned are you that the following will require you to move out of your current unit: My unit will become uninhabitable (for example, due to unsafe living conditions)		
Number	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Not at all concerned	91 (50.3)	54 (31.2)
Not that concerned	36 (19.9)	38 (22.0)
Somewhat concerned	30 (16.6)	31 (17.9)
Very concerned	24 (13.3)	50 (28.9)
Totals	181 ⁸⁰ (100.0) ⁸¹	173 ⁸² (100.0)

⁷⁸ Thirteen respondents indicated they did not know the answer to this question, and seven declined to provide a response to it.

⁷⁹ Thirteen respondents indicated they did not know the answer to this question, and twelve declined to provide a response to it.

⁸⁰ Eleven respondents indicated they did not know the answer to this question, and eight declined to provide a response to it.

⁸¹ Due to rounding error, the sum of the percentages in the Not Rent Stabilized category is 100.1%.

⁸² Thirteen respondents indicated they did not know the answer to this question, and fourteen declined to provide a response to it.

Table 29. Three years from now, do you want to live in the same unit you live now?		
Response	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	81 (40.7)	61 (30.5)
No	77 (38.7)	79 (39.5)
Don't Know	41 (20.6)	60 (30.0)
Totals	199 ⁸³ (100.0)	200 (100.0)

Table 30. How likely is it that you'll be able to stay in your current home for the next three years?⁸⁴		
Response	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Not at all likely	2 (1.8)	2 (1.9)
Not that likely	8 (7.3)	6 (5.7)
Somewhat likely	53 (48.6)	49 (46.7)
Very likely	46 (42.2)	48 (45.7)
Totals	109 ⁸⁵ (100.0) ⁸⁶	105 ⁸⁷ (100.0)

⁸³ One respondent declined to provide a response to this question.

⁸⁴ Only respondents who indicated wanting to live in their same unit three years from now or who didn't know if they wanted to live in their same unit three years from now received this question.

⁸⁵ Thirteen respondents indicated they did not know the answer to this question.

⁸⁶ Due to rounding error, the sum of the percentages in the Not Rent Stabilized category is 99.9%.

⁸⁷ Sixteen respondents indicated they did not know the answer to this question.

Table 31. How likely is it that you'll be able to move to a better home in the next three years?⁸⁸

Response	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
Not at all likely	5	(6.8)	4	(5.3)
Not that likely	9	(12.3)	21	(28.0)
Somewhat likely	35	(47.9)	27	(36.0)
Very likely	24	(32.9)	23	(30.7)
Totals	73 ⁸⁹	(100.0) ⁹⁰	75 ⁹¹	(100.0)

Table 32. Since the start of the COVID-19 pandemic, starting March of 2020 were you given any discount on or reprieve from rent by your landlord⁹²/Since you moved in, have you been given any discount on or reprieve from rent by your landlord?⁹³

Response	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
Yes	8	(4.2)	4	(2.1)
No	184	(95.8)	183	(97.9)
Totals	192 ⁹⁴	(100.0)	187 ⁹⁵	(100.0)

⁸⁸ Only respondents who indicated not wanting to live in their same unit three years from now received this question.

⁸⁹ Four respondents indicated they did not know the answer to this question.

⁹⁰ Due to rounding error, the sum of the percentages in the Not Rent Stabilized category is 99.9%.

⁹¹ Four respondents indicated they did not know the answer to this question.

⁹² Respondents who moved into their unit on or before 2020 received this version of the question.

⁹³ Respondents who moved into their unit after 2020 received this version of the question.

⁹⁴ Five respondents indicated they did not know the answer to this question, and three declined to provide a response to it.

⁹⁵ Six respondents indicated they did not know the answer to this question, and seven declined to provide a response to it.

Table 33. What amount of reprieve did you receive (total)?⁹⁶		
Total	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
\$100	1	0
\$200	0	1
\$600	1	0
\$756	1	0
\$2,000	0	1
\$3,600	3	0
\$6,300	1	0
Totals	7 ⁹⁷	2 ⁹⁸

Table 34. Did you fall behind on rent payment since the beginning of the COVID-19 pandemic⁹⁹/Have you fallen behind on your rent payment since you moved in?¹⁰⁰		
Response	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	26 (13.1)	39 (20.3)
No	170 (85.9)	152 (79.2)
Don't know	2 (1.0)	1 (0.5)
Totals	198 ¹⁰¹ (100.0)	192 ¹⁰² (100.0)

⁹⁶ Only respondents who reported receiving a discount on or reprieve from their rent by their landlord since COVID-19 or moving in received this question.

⁹⁷ One respondent declined to provide a response to this question.

⁹⁸ Two respondents declined to provide a response to this question.

⁹⁹ Respondents who moved into their unit on or before 2020 received this version of the question.

¹⁰⁰ Respondents who moved into their unit after 2020 received this version of the question.

¹⁰¹ Two respondents declined to provide a response to this question.

¹⁰² Eight respondents declined to provide a response to this question.

Table 35. Do you currently owe rent from any partial or missed rent payment you have not made since the beginning of the COVID-19 pandemic in March 2020¹⁰³/ Do you currently owe rent from any partial or missed rent payment you have not made since you moved in?^{104, 105}

Response	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
Yes	11	(42.3)	8	(20.5)
No	14	(53.8)	29	(74.4)
Don't know	1	(3.8)	2	(5.1)
Totals	26 ¹⁰⁶	(100.0) ¹⁰⁷	39 ¹⁰⁸	(100.0)

Table 36. What is the total amount you currently owe in partial or missed rental payments?¹⁰⁹

	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
Minimum	\$300		\$1,100	
Maximum	\$3,000		\$5,566	
Mean	\$1,251		\$3,125	
Median	\$800		\$3,300	
Confidence Interval¹¹⁰	(\$450, \$2,053)		(\$1,391, \$4,859)	
N	9 ¹¹¹		6 ¹¹²	

¹⁰³ Respondents who moved into their unit on or before 2020 received this version of the question.

¹⁰⁴ Respondents who moved into their unit after 2020 received this version of the question.

¹⁰⁵ Only respondents who reported having fallen behind on their rent since the beginning of COVID-19/moving in, or who did not know if they had fallen behind on their rent since this time were asked this question.

¹⁰⁶ Two respondents declined to provide a response to this question.

¹⁰⁷ Due to rounding error, the sum of the percentages in the Not Rent Stabilized category is 99.9%.

¹⁰⁸ One respondent declined to provide a response to this question.

¹⁰⁹ Only respondents who reported currently owing rent from any partial or missed rent payment they have not made received this question.

¹¹⁰ A confidence interval is composed of an upper and lower bound denoting the range within which the estimate would be expected to fall if resampled.

¹¹¹ Two respondents declined to provide a response to this question.

¹¹² Two respondents declined to provide a response to this question.

Table 37. Did you have a problem with any of the following housing issues in the last three years, since the start of the COVID-19 pandemic¹¹³/ Have you had a problem with any of the following housing issues since you moved in?¹¹⁴: Getting financial assistance to pay rent.

Response	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	18 (9.0)	27 (13.5)
No	182 (91.0)	173 (86.5)
Totals	200 (100.0)	200 (100.0)

Table 38. Did you reach out to a city agency or other organization for help with any of the following housing issues¹¹⁵/ Have you reached out to a city agency or other organization for help with any of the following housing issues?¹¹⁶: Getting financial assistance to pay rent. ¹¹⁷

Response	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	7 (43.8)	18 (66.7)
No	9 (56.2)	8 (29.6)
Totals	16 ¹¹⁸ (100.0)	26 ¹¹⁹ (100.0)

¹¹³ Respondents who moved into their unit on or before 2020 received this version of the question.

¹¹⁴ Respondents who moved into their unit after 2020 received this version of the question.

¹¹⁵ Respondents who moved into their unit on or before 2020 received this version of the question.

¹¹⁶ Respondents who moved into their unit after 2020 received this version of the question.

¹¹⁷ Only respondents who indicated having a problem getting financial assistance to pay rent received this question.

¹¹⁸ Two respondents indicated they did not know the answer to this question.

¹¹⁹ One respondent indicated they did not know the answer to this question.

Table 39. Did you get help from this agency or organization for the issue you reached out about: Getting financial assistance to pay rent.¹²⁰

Response	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
Yes	0	(0.0)	6	(35.3)
No	7	(100.0)	11	(64.7)
Totals	7	(100.0)	17 ¹²¹	(100.0)

Table 40. What is the total dollar amount of financial assistance your household has received to date for these housing issues?¹²²

Response	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
\$3,910	0	(0.0)	1	(33.3)
\$8,000	0	(0.0)	1	(33.3)
\$11,700	0	(0.0)	1	(33.3)
Totals	0	(0.0)	3 ¹²³	(100.0)

Table 41. Did you have a problem with any of the following housing issues in the last three years, since the start of the COVID-19 pandemic¹²⁴/ Have you had a problem with any of the following housing issues since you moved in¹²⁵: A threat of eviction.

Response	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
Yes	6	(3.0)	20	(10.0)
No	194	(97.0)	180	(90.0)
Totals	200	(100.0)	200	(100.0)

¹²⁰ Only respondents who indicated having a problem getting financial assistance to pay rent and who reached out to a city agency or other organization for help with this issue received this question.

¹²¹ One respondent indicated they did not know the answer to this question.

¹²² Only respondents who indicated having a problem getting financial assistance to pay rent, reached out to a city agency or other organization for help with this issue and received help from this agency or organization received this question.

¹²³ Three respondents declined to provide a response to this question.

¹²⁴ Respondents who moved into their unit on or before 2020 received this version of the question.

¹²⁵ Respondents who moved into their unit after 2020 received this version of the question.

Table 42. Did you reach out to a city agency or other organization for help with any of the following housing issues¹²⁶/ Have you reached out to a city agency or other organization for help with any of the following housing issues?¹²⁷: A threat of eviction.¹²⁸

Response	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	4 (66.7)	8 (47.0)
No	2 (33.3)	9 (53.0)
Totals	6 (100.0)	17 ¹²⁹ (100.0)

Table 43. Did you get help from this agency or organization for the issue you reached out about: Threat of eviction.¹³⁰

Response	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	2 (50.0)	5 (71.4)
No	2 (50.0)	2 (28.6)
Totals	4 (100.0)	7 ¹³¹ (100.0)

¹²⁶ Respondents who moved into their unit on or before 2020 received this version of the question.

¹²⁷ Respondents who moved into their unit after 2020 received this version of the question.

¹²⁸ Only respondents who indicated experiencing a threat of eviction received this question.

¹²⁹ Two respondents indicated they did not know the answer to this question, and one declined to provide a response.

¹³⁰ Only respondents who indicated experiencing a threat of eviction and who reached out to a city agency or other organization for help with this issue received this question.

¹³¹ One respondent indicated they did not know the answer to this question.

Table 44. Did you have a problem with any of the following housing issues in the last three years, since the start of the COVID-19 pandemic¹³²/ Have you had a problem with any of the following housing issues since you moved in¹³³: Code enforcement or getting something fixed in your unit.

Response	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	21 (10.5)	28 (14.0)
No	179 (89.5)	172 (86.0)
Totals	200 (100.0)	200 (100.0)

Table 45. Did you reach out to a city agency or other organization for help with any of the following housing issues¹³⁴/ Have you reached out to a city agency or other organization for help with any of the following housing issues?¹³⁵: Code enforcement or getting something fixed in your unit. ¹³⁶

Response	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	5 (25.0)	6 (22.2)
No	15 (75.0)	21 (77.8)
Totals	20 ¹³⁷ (100.0)	27 ¹³⁸ (100.0)

¹³² Respondents who moved into their unit on or before 2020 received this version of the question.

¹³³ Respondents who moved into their unit after 2020 received this version of the question.

¹³⁴ Respondents who moved into their unit on or before 2020 received this version of the question.

¹³⁵ Respondents who moved into their unit after 2020 received this version of the question.

¹³⁶ Only respondents who indicated an issue with code enforcement or getting something fixed in their unit received this question.

¹³⁷ One respondent indicated they did not know the answer to this question.

¹³⁸ One respondent declined to provide a response to this question.

Table 46. Did you get help from this agency or organization for the issue you reached out about: Code enforcement or getting something fixed in your unit. ¹³⁹

Response	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
Yes	2	(40.0)	5	(83.3)
No	3	(60.0)	1	(16.7)
Totals	5	(100.0)	6	(100.0)

Table 47. Did you have a problem with any of the following housing issues in the last three years, since the start of the COVID-19 pandemic¹⁴⁰/ Have you had a problem with any of the following housing issues since you moved in¹⁴¹: A question about your rights as a tenant.

Response	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
Yes	13	(6.5)	25	(12.5)
No	187	(93.5)	175	(87.5)
Totals	200	(100.0)	200	(100.0)

Table 48. Did you reach out to a city agency or other organization for help with any of the following housing issues¹⁴²/ Have you reached out to a city agency or other organization for help with any of the following housing issues?¹⁴³: A question about your rights as a tenant. ¹⁴⁴

Response	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
Yes	3	(25.0)	15	(60.0)
No	9	(75.0)	10	(40.0)
Totals	12 ¹⁴⁵	(100.0)	25	(100.0)

¹³⁹ Only respondents who indicated an issue with code enforcement or getting something fixed in their unit, and who reached out to a city agency or other organization for help with this issue received this question.

¹⁴⁰ Respondents who moved into their unit on or before 2020 received this version of the question.

¹⁴¹ Respondents who moved into their unit after 2020 received this version of the question.

¹⁴² Respondents who moved into their unit on or before 2020 received this version of the question.

¹⁴³ Respondents who moved into their unit after 2020 received this version of the question.

¹⁴⁴ Only respondents who indicated having a question about their rights as a tenant received this question.

¹⁴⁵ One respondent indicated they did not know the answer to this question.

Table 49. Did you get help from this agency or organization for the issue you reached out about: A question about your rights as a tenant.¹⁴⁶

Response	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
Yes	1	(33.3)	8	(61.5)
No	2	(66.7)	5	(38.5)
Totals	3	(100.0)	13 ¹⁴⁷	(100.0)

Table 50. Did you have a problem with any of the following housing issues in the last three years, since the start of the COVID-19 pandemic¹⁴⁸/ Have you had a problem with any of the following housing issues since you moved in¹⁴⁹: Something else.

Response	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
Yes	14	(7.0)	22	(11.0)
No	186	(93.0)	178	(89.0)
Totals	200	(100.0)	200	(100.0)

Did you have a problem with any of the following housing issues in the last three years since the start of the COVID-19 pandemic/ Did you have any of the following housing issues since you moved in: Something else

Not Rent Stabilized¹⁵⁰

“Owner not fixing things in unit.”

“Noise from neighbors in unit above.”

“Denied attempt to improve lighting in my unit. Denied option to have smaller trash bin.”

“Jacuzzi and grounds not maintained.”

“Paying for unauthorized utility usage by neighbors on our meter.”

“Poor maintenance.”

“Interior was flooded due to pipe leak. Repairs were not promptly completed.”

¹⁴⁶ Only respondents who indicated having a question about their rights as a tenant and who reached out to a city agency or other organization for help with this issue received this question.

¹⁴⁷ Two respondents indicated they did not know the answer to this question.

¹⁴⁸ Respondents who moved into their unit on or before 2020 received this version of the question.

¹⁴⁹ Respondents who moved into their unit after 2020 received this version of the question.

¹⁵⁰ One respondent declined to provide a response.

“Annoying ass neighbors that he lets do what they want.”

“Landlords want to sell and trying to get me out without required move out payment.”

“There are some things needing fixing, but i could have pushed it more. Been busy with work.”

“I have gone through my savings to keep a roof over my head.”

“Continuing rent increases.”

“Owner gave me 1 month to move to sell house, requiring tenant attorney intervention.”

Rent Stabilized

“Deposit rental help.”

“On occasions the monthly bill appears a greater amount than the amount we are supposed to pay but when we try to pay only what was agreed is charged, it is sometimes confusing.”

“Dogs barking, people below me smoking so much that my apartment smells.”

“Unsafe neighborhood.”

“Landlord not offering to lower rent, or better unit.”

“Significant increase of PG&E and water costs.”

“More and more realizing what a crap, country killing war machine this country is.”

“No upkeep on exterior area.”

“I have to pay the gas in the whole building there are two other units the gas line is on my meter. But PG&E is still charging the other units.”

“I wasn’t able to get assistance because my landlord wouldn’t give me a copy of my lease and she only sent over pictures on whatsapp and the government assistance didn’t accept it. We have been behind ever since. We catch up and fall behind a couple of months.”

“I was struggling with severe PTSD and after I lost my job during the pandemic I have not been able to recover. I’m afraid without genuine assistance i will become homeless.”

“Difficult time to pay rent on time.”

“Poor management of building with lack of responsiveness to tenant concerns.”

“Lead testing in our unit.”

“Landlady tried to raise the rent by a significant amount. She has also said she would be selling the house.”

“Crime and professional grade fireworks going off every night during 2020 and 2021.”

“Being harassed by landlords because they want me to pay more rent, being dehumanized and constantly disrespected as a human.”

“Actions of other tenants.”

“Possible owner move in.”

“Landlord is ignoring my requests.”

“Violence from neighbors.”

“Rent board hearing to increase rent beyond the rent control amount.”

Table 51. Did you reach out to a city agency or other organization for help with any of the following housing issues¹⁵¹/ Have you reached out to a city agency or other organization for help with any of the following housing issues?¹⁵²; Something else. ¹⁵³

Response	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	3 (23.1)	7 (33.3)
No	10 (76.9)	14 (66.7)
Totals	13 ¹⁵⁴ (100.0)	21 ¹⁵⁵ (100.0)

Table 52. Did you get help from this agency or organization for the issue you reached out about: Something else. ¹⁵⁶

Response	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	3 (100.0)	5 (83.3)
No	0 (0.0)	1 (16.7)
Totals	3 (100.0)	6 ¹⁵⁷ (100.0)

Table 53. Did you have a problem with any of the following housing issues in the last three years, since the start of the COVID-19 pandemic¹⁵⁸/ Have you had a problem with any of the following housing issues since you moved in¹⁵⁹: None of the above.

Response	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	141 (70.5)	103 (51.5)
No	59 (29.5)	97 (48.5)
Totals	200 (100.0)	200 (100.0)

¹⁵¹ Respondents who moved into their unit on or before 2020 received this version of the question.

¹⁵² Respondents who moved into their unit after 2020 received this version of the question.

¹⁵³ Only respondents who indicated having an issue with some other housing issue received this question.

¹⁵⁴ One respondent indicated they did not know the answer to this question.

¹⁵⁵ One respondent declined to provide a response to this question.

¹⁵⁶ Only respondents who indicated having an issue with some other housing issue and who reached out to a city agency or other organization for help with this issue received this question.

¹⁵⁷ One respondent declined to provide a response to this question.

¹⁵⁸ Respondents who moved into their unit on or before 2020 received this version of the question.

¹⁵⁹ Respondents who moved into their unit after 2020 received this version of the question.

Table 54. What is your household's yearly income? Please include all sources of income, not just employment, such as unemployment or disability benefits, child support, or pensions you may be receiving. Please do not include the income of others in your household or roommates in your unit.

	Not Rent Stabilized Count (%)	Rent Stabilized Count (%)
Minimum	\$80	\$0
Maximum	\$1,440,000	\$288,000
Mean	\$109,442	\$62,843
Median	\$79,000	\$48,000
Confidence Interval¹⁶⁰	(\$89,521, \$129,363)	(\$55,730, \$69,957)
<i>N</i>	166 ¹⁶¹	165 ¹⁶²

Table 55. Have you or any household members lost work hours, income, or a job since the COVID-19 pandemic started in March 2020?

Number	Not Rent Stabilized Count (%)	Rent Stabilized Count (%)
Yes	101 (53.4)	100 (52.6)
No	88 (46.6)	90 (47.4)
Total	189 ¹⁶³ (100.0)	190 ¹⁶⁴ (100.0)

¹⁶⁰ A confidence interval is composed of an upper and lower bound, denoting the range within which the estimate would be expected to fall if resampled.

¹⁶¹ Twenty-one respondents indicated they did not know the answer to this question, and thirteen respondents declined to provide a response to it.

¹⁶² Twenty-nine respondents indicated they did not know the answer to this question, and six respondents declined to provide a response to it.

¹⁶³ Eight respondents indicated they did not know the answer to this question, and three declined to provide a response.

¹⁶⁴ Ten respondents indicated they did not know the answer to this question.

Table 56. If you or your household were hit with an unexpected \$400 expense, would you have enough in savings to pay for it and stay on track financially?				
Number	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
Yes	132	(72.9)	102	(58.6)
No	49	(27.1)	72	(41.4)
Total	181 ¹⁶⁵	(100.0)	174 ¹⁶⁶	(100.0)

Table 57. What about an unexpected \$1,000 expense? If this hit your household, would you have enough in savings to pay for it and stay on track financially?¹⁶⁷				
Number	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
Yes	101	(83.5)	72	(80.0)
No	20	(16.5)	18	(20.0)
Total	121 ¹⁶⁸	(100.0)	90 ¹⁶⁹	(100.0)

Table 58. Since you've lived in your unit, has your household been able to save enough money for long term goals (such as buying a house, going back to school or retirement)?				
Number	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
Yes, I am/we are on track to meet my/our goal	40	(20.3)	21	(10.8)
I/we have saved some money, but not enough to meet my/our goal	84	(42.6)	79	(40.7)
No, I/we have not been able to save any money	73	(37.1)	94	(48.5)
Totals	197 ¹⁷⁰	(100.0)	194 ¹⁷¹	(100.0)

¹⁶⁵ Eighteen respondents indicated they did not know the answer to this question, and one declined to provide a response to it.

¹⁶⁶ Twenty-six respondents indicated they did not know the answer to this question.

¹⁶⁷ This question was only asked of respondents who indicated they had enough in savings to pay for an unexpected \$400 expense and stay on track financially.

¹⁶⁸ Ten respondents indicated they did not know the answer to this question, and one declined to provide a response to it.

¹⁶⁹ Twelve respondents indicated they did not know the answer to this question.

¹⁷⁰ One respondent indicated they did not know the answer to this question, and two declined to provide a response to it.

¹⁷¹ Six respondents indicated they did not know the answer to this question.

Table 59. Did you ever experience any of the following scenarios in the past year: Falling behind on bills because of rising rents?

Number	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	45 (24.2)	52 (28.3)
No	141 (75.8)	132 (71.7)
Total	186 ¹⁷² (100.0)	184 ¹⁷³ (100.0)

Table 60. Did you ever experience any of the following scenarios in the past year: Having to cut back on paying for another necessity (such as groceries, childcare, or healthcare) because of rising rents?

Number	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	82 (43.9)	89 (48.9)
No	105 (56.1)	93 (51.1)
Total	187 ¹⁷⁴ (100.0)	182 ¹⁷⁵ (100.0)

Table 61. Did you ever experience any of the following scenarios in the past year: Having to work more than 40 hours per week due to rising rents.

Number	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	53 (28.8)	75 (42.1)
No	131 (71.2)	103 (57.9)
Total	184 ¹⁷⁶ (100.0)	178 ¹⁷⁷ (100.0)

¹⁷² One respondent indicated they did not know the answer to this question, and thirteen declined to provide a response to it.

¹⁷³ Two respondents indicated they did not know the answer to this question, and fourteen declined to provide a response to it.

¹⁷⁴ Three respondents indicated they did not know the answer to this question, and ten declined to provide a response to it.

¹⁷⁵ Four respondents indicated they did not know the answer to this question, and fourteen declined to provide a response.

¹⁷⁶ Three respondents indicated they did not know the answer to this question, and thirteen declined to provide a response to it.

¹⁷⁷ Seven respondents indicated they did not know the answer to this question, and fifteen declined to provide a response to it.

Table 62. Did you ever experience any of the following scenarios in the past year: Experiencing stress, anxiety, or depression over rising rents or the possibility of losing your housing.

Number	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	110 (57.3)	119 (63.3)
No	82 (42.7)	69 (36.7)
Total	192 ¹⁷⁸ (100.0)	188 ¹⁷⁹ (100.0)

Table 63. Were you eligible to vote in the 2020 election?

Number	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	172 (87.3)	149 (77.6)
No	25 (12.7)	43 (22.4)
Total	197 ¹⁸⁰ (100.0)	192 ¹⁸¹ (100.0)

Table 64. Did you vote for a candidate for president in the 2020 election?¹⁸²

Number	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	160 (93.6)	132 (91.0)
No	11 (6.4)	13 (9.0)
Total	171 ¹⁸³ (100.0)	145 ¹⁸⁴ (100.0)

¹⁷⁸ One respondent indicated they did not know the answer to this question, and seven declined to provide a response to it.
¹⁷⁹ Seven respondents indicated they did not know the answer to this question, and five declined to provide a response to it.
¹⁸⁰ Three respondents indicated they did not know the answer to this question.
¹⁸¹ Seven respondents indicated they did not know the answer to this question, and one declined to provide a response to it.
¹⁸² This question was only asked of those who indicated they were registered to vote during the 2020 election.
¹⁸³ One respondent indicated they did not know the answer to this question.
¹⁸⁴ Four respondents indicated they did not know the answer to this question.

Table 65. Did you vote for a candidate for your local city council or school board?¹⁸⁵		
Number	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	142 (86.6)	114 (82.0)
No	22 (13.4)	25 (18.0)
Total	164 ¹⁸⁶ (100.0)	139 ¹⁸⁷ (100.0)

Table 66. A In the past 12 months, have you: Attended a public meeting?		
Number	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	40 (20.3)	34 (17.7)
No	157 (79.7)	158 (82.3)
Total	197 ¹⁸⁸ (100.0)	192 ¹⁸⁹ (100.0)

Table 67. A In the past 12 months, have you: Volunteered at a local organization?		
Number	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	87 (44.4)	76 (39.2)
No	109 (55.6)	118 (60.8)
Total	196 ¹⁹⁰ (100.0)	194 ¹⁹¹ (100.0)

¹⁸⁵ This question was only asked of those who indicated they were registered to vote during the 2020 election.

¹⁸⁶ Eight respondents indicated they did not know the answer to this question.

¹⁸⁷ Ten respondents indicated they did not know the answer to this question.

¹⁸⁸ Three respondents indicated they did not know the answer to this question and one declined to provide a response to it.

¹⁸⁹ Seven respondents indicated they did not know the answer to this question, and one declined to provide a response to it.

¹⁹⁰ Three respondents indicated they did not know the answer to this question, and one declined to provide a response.

¹⁹¹ Five respondents indicated they did not know the answer to this question, and one declined to provide a response to it.

Table 68. A In the past 12 months, have you: Gotten together with other residents to do something about a local problem or to organize neighborhood improvement?

Number	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
Yes	52	(26.9)	31	(16.3)
No	141	(73.1)	159	(83.7)
Total	193 ¹⁹²	(100.0)	190 ¹⁹³	(100.0)

Table 69. In the past 12 months, did your unit have any maintenance issues or other problems that would require your landlord's attention?

Number	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
Yes	147	(77.0)	145	(76.3)
No	44	(23.0)	45	(23.7)
Total	191 ¹⁹⁴	(100.0)	190 ¹⁹⁵	(100.0)

Table 70. In the past 12 months, Were those problems?¹⁹⁶

Number	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
Fully resolved	71	(48.6)	60	(41.4)
Partly resolved	59	(40.4)	56	(38.6)
Not resolved	16	(11.0)	29	(20.0)
Totals	146 ¹⁹⁷	(100.0)	145	(100.0)

¹⁹² Six respondents indicated they did not know the answer to this question, and one declined to provide a response to it.

¹⁹³ Seven respondents indicated they did not know the answer to this question, and three declined to provide a response to it.

¹⁹⁴ Nine respondents indicated they did not know the answer to this question.

¹⁹⁵ Eight respondents indicated they did not know the answer to this question, and two declined to provide a response to it.

¹⁹⁶ Only respondents who indicated they did have any maintenance issues or other problems that would require their landlord's attention received this question.

¹⁹⁷ One respondent indicated they did not know the answer to this question.

Table 71. Please select either yes, no or don't know to the following statements: If I reach out to my landlord about a problem, I'm confident that they'll respond in a respectful and timely way.

Response	Not Rent Stabilized Count (%)	Rent Stabilized Count (%)
Yes	139 (69.8)	131 (65.8)
No	30 (15.1)	41 (20.6)
Don't Know	30 (15.1)	27 (13.6)
Total	199 ¹⁹⁸ (100.0)	199 ¹⁹⁹ (100.0)

Table 72. Please select either yes, no or don't know to the following statements: If I have a concern about my housing such as a rent increase or my landlord not fixing something, I know an office or organization that I can call to get useful information and help.

Response	Not Rent Stabilized Count (%)	Rent Stabilized Count (%)
Yes	68 (34.0)	75 (37.9)
No	96 (48.0)	91 (46.0)
Don't Know	36 (18.0)	32 (16.2)
Total	200 (100.0)	198 ²⁰⁰ (100.0) ²⁰¹

¹⁹⁸ One respondent declined to provide a response to this question.

¹⁹⁹ One respondent declined to provide a response to this question.

²⁰⁰ Two respondents declined to provide a response to this question.

²⁰¹ Due to rounding error, the sum of the percentages in the Rent Stabilized column is 100.1%.

Table 73. Please select either yes, no or don't know to the following statements: I know my rights as a tenant.

Response	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	114 (57.3)	99 (50.0)
No	56 (28.1)	68 (34.3)
Don't Know	29 (14.6)	31 (15.7)
Total	199 ²⁰² (100.0)	198 ²⁰³ (100.0)

Table 74. Please select either yes, no or don't know to the following statements: I feel like I belong in my neighborhood.

Response	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	140 (70.4)	134 (67.7)
No	29 (14.6)	37 (18.7)
Don't Know	30 (15.1)	27 (13.6)
Total	199 ²⁰⁴ (100.0) ²⁰⁵	198 ²⁰⁶ (100.0)

Table 75. Please select either yes, no or don't know to the following statements: Having rent control increases a feeling of belonging in one's neighborhood.

Response	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	120 (60.0)	136 (68.7)
No	26 (13.0)	19 (9.6)
Don't Know	54 (27.0)	43 (21.7)
Total	200 (100.0)	198 ²⁰⁷ (100.0)

²⁰² One respondent declined to provide a response to this question.

²⁰³ Two respondents declined to provide a response to this question.

²⁰⁴ One respondent declined to provide a response to this question.

²⁰⁵ Due to rounding error, the sum of the percentages in the Not Rent Stabilized column is 100.1%.

²⁰⁶ Two respondents declined to provide a response to this question.

²⁰⁷ Two respondents declined to provide a response to this question.

Table 76. Please select either yes, no or don't know to the following statements: Having rent control helps people feel empowered to speak out about neighborhood or housing issues.

Response	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
Yes	129	(64.8)	139	(70.2)
No	25	(12.6)	18	(9.1)
Don't Know	45	(22.6)	41	(20.7)
Total	199 ²⁰⁸	(100.0)	198 ²⁰⁹	(100.0)

Table 77. Which of the following describes your race or ethnic identity? If you fit into more than one, you may select both or all of those that apply.²¹⁰

Response	Not Rent Stabilized		Rent Stabilized	
	Count	(%)	Count	(%)
White/Caucasian	95	(47.5)	69	(34.5)
Hispanic/Latino/LatinX	51	(25.5)	80	(40.0)
Asian/Pacific Islander	28	(14.0)	16	(8.0)
African American/Black	23	(11.5)	35	(17.5)
American Indian/Native American/Alaskan Native	10	(5.0)	4	(2.0)
Middle Eastern	6	(3.0)	1	(0.5)
Other	4	(2.0)	6	(3.0)
Total	200		199 ²¹¹	

²⁰⁸ One respondent declined to provide a response to this question.

²⁰⁹ Two respondents declined to provide a response to this question.

²¹⁰ Because respondents could select more than one ethnic/racial identity, the sum of the percentages is greater than 100.0%.

²¹¹ One respondent declined to provide a response to this question.

Table 78. Asian/Pacific Islander, Specified.		
Response	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
East Asian	10 (62.5)	3 (30.0)
South-East Asian	4 (25.0)	3 (30.0)
South Asian	2 (12.5)	4 (40.0)
Total	16 ²¹² (100.0) ²¹³	10 ²¹⁴ (100.0) ²¹⁵

Table 79. What is your current gender identity? If you fit into more than one, you may select both or all of those that apply.		
Response	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Female	116 (58.9)	124 (63.9)
Male	74 (37.6)	65 (33.5)
Trans male/trans man	2 (1.0)	1 (0.5)
Genderqueer/gender non-conforming	2 (1.0)	2 (1.0)
Non-binary	2 (1.0)	1 (0.5)
Trans female/ trans woman	1 (0.5)	0 (0.0)
Other	0 (0.0)	1 (0.5)
Total	197 ²¹⁶ (100.0)	194 ²¹⁷ (100.0) ²¹⁸

²¹² Twelve respondents declined to provide a response to this question.

²¹³ Due to rounding error, the sum of the percentages in the Not Rent Stabilized column is 99.9%.

²¹⁴ Six respondents declined to provide a response to this question.

²¹⁵ Due to rounding error, the sum of the percentages in the Rent Stabilized column is 100.1%.

²¹⁶ Three respondents declined to provide a response to this question.

²¹⁷ Six respondents declined to provide a response to this question.

²¹⁸ Due to rounding error, the sum of the percentages in the Rent Stabilized column is 99.9%.

Table 80. Were you born in the United States?		
Number	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Yes	156 (78.4)	133 (67.5)
No	43 (21.6)	64 (32.5)
Total	199 ²¹⁹ (100.0)	197 ²²⁰ (100.0)

Table 81. How many years have you lived in the Bay Area?		
	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
Minimum	.08	.33
Maximum	74.0	84.0
Mean	24.7	25.3
Median	23.0	20.0
Confidence Interval²²¹	(22.2, 27.2)	(22.6, 28.0)
<i>N</i>	192 ²²²	183 ²²³

²¹⁹ One respondent indicated they did not know the answer to this question.

²²⁰ Two respondents indicated they did not know the answer to this question, and one declined to provide a response.

²²¹ A confidence interval is composed of an upper and lower bound denoting the range within which the estimate would be expected to fall if resampled.

²²² Eight respondents declined to provide a response to this question

²²³ Seventeen respondents declined to provide a response to this question.

Table 82. How old are you?

Number	Not Rent Stabilized	Rent Stabilized
	Count (%)	Count (%)
18 – 24	3 (1.5)	15 (7.7)
25 – 34	49 (24.6)	43 (21.9)
35 – 44	45 (22.6)	48 (24.5)
45 – 54	31 (15.6)	30 (15.3)
55 – 64	30 (15.1)	21 (10.7)
65 – 74	29 (14.6)	31 (15.8)
75 – 84	11 (5.5)	8 (4.1)
85 +	1 (0.5)	0 (0.0)
Totals	199 ²²⁴ (100.0)	196 ²²⁵ (100.0)

²²⁴ One declined to provide a response to this question.

²²⁵ Four declined to provide a response to this question.

Appendix A

Survey Instrument

2305BAY
OBI Rent Stabilization Survey

[IF QUOTA IS MET/CLOSES, GO TO INEa]

INT1

The Social Science Research Center at Cal State University, Fullerton is conducting an online survey of renters in the city of ["Mountain View"/"Sunnyvale"] on behalf of the University of California, Berkeley. This survey takes about 15 minutes to complete. The data collected in this survey will be kept strictly confidential to the extent permitted by law and, in no case, will be used to identify any individual. For participating in the survey, you will receive a \$10 Amazon or Target gift card.

With this information, are you willing to participate in the survey?

1. Yes
2. No [END SURVEY]

T0

We have a few questions to make sure you are eligible to participate in our study.

RES

Do you live in the city of ["Mountain View"/"Sunnyvale"]?

1. Yes
2. No [SKIP TO INE]

EL1

Are you 18 years of age or older?

1. Yes [SKIP TO EL4]
2. No

EL4

Is the unit you live in rented, owned, or occupied rent-free? By "unit," we mean the whole apartment or home where you live. For example, even if you only rent one room, your unit may still have two or three bedrooms.

1. Rented. Select this option even if you are a renter who is not paying rent, but you owe rent.
2. Owned by someone in your household [SKIP TO INE2]
3. Occupied rent-free [SKIP TO INE2]

EL5

Do you receive any ongoing monthly rental subsidy or assistance, such as Section 8 Housing Choice Vouchers? This does not include any COVID-19 emergency rental assistance.

1. Yes [SKIP TO INE3]
2. No
7. I don't know

EL6 Do you live in housing where the government requires that the rent be affordable to low-income people, such as below-market rate housing, or public, nonprofit, or governmentally subsidized housing? Please note that rent controlled/stabilized housing does not count as below-market rate housing.

1. Yes [SKIP TO INE4]

2. No [SKIP TO INT2]

7. I don't know [SKIP TO INT2]

INE Sorry, but we are only surveying residents of Sunnyvale and Mountain View for this study. Thank you for your time.

INEa Sorry, but the quota for your city has been met. Thank you for your time.

INE1 Sorry, but you must be 18 years of age or older to participate in this study. Thank you for your time.

INE2 Sorry, but we are only surveying renters for this study. Thank you for your time.

INE3 Sorry, but renters who receive monthly rental subsidies or assistance are not eligible to participate in the current study. Thank you for your time.

INE4 Sorry, but renters who reside in this type of housing are not eligible to participate in the current study. Thank you for your time.

INT2 The following is some information about your rights as a study participant. This study involves no more than minimal risk, and there are no known harms or discomforts associated with this study beyond those encountered in daily life. You are free to decline to answer any survey question or to decline to participate entirely. Only research staff at the SSRC will have access to the data collected during the survey. Data provided to staff at UC Berkeley will contain no identifying information, such as your name or address. Our center director, Laura Gil-Trejo, has no financial interest in the results of this study, and the research is being done solely for policy and planning purposes.

If you have questions about your rights as a research participant, you may contact California State University, Fullerton Regulatory Compliance Coordinator at (657) 278-7719. For any other questions about the study, contact Laura Gil-Trejo at 657-278-7691.

Now that you have this information, are you willing to participate in our study?

1. Yes

2. No [END SURVEY]

T1 Now we have some questions about the unit where you live. By "unit," we mean the whole apartment or home where you live. For example, even if you only rent one room, your unit may still have two or three bedrooms.

[IF SUNNYVALE RESIDENT, SKIP TO Q2]

Q1. Is your unit protected by your city's rent stabilization law? Rent Stabilization, also known as Rent Control, is a city law that limits the amount that a landlord can increase a tenant's rent by each year. In Mountain View, the rent cannot be raised by more than 5% this year.

1. Yes
2. No
7. I don't know

Q2. Including yourself, what is the total number of people that live in your unit?

1. SPECIFY NUMBER>

Q3. How many bedrooms are in your unit? If your unit is a studio, we classify that as having zero bedrooms

1. SPECIFY NUMBER OF BEDROOMS>

[IF Q2 > 1, CONTINUE, OTHERWISE, SKIP TO Q5]

Q4. Including yourself, how many adults are in just your household? By "household," we mean a family that shares income and other life expenses beyond rent and utilities (such as food, education, or childcare). For example, two separate households might share one apartment, or roommates might live together but not be a household because they don't share their incomes.

1. SPECIFY NUMBER>

Q5. Of the [ENTER VALUE FOR Q4 **OR** VALUE OF Q2 IF Q4 IS NOT ASKED] adult(s) in your household, how many are employed?

1. SPECIFY NUMBER>
7. I don't know

Q6. Of the [ENTER VALUE FOR Q4 **OR** VALUE OF Q2 IF Q4 IS NOT ASKED] adult(s) in your household, how many are full-time students?

1. SPECIFY NUMBER>
7. I don't know

[IF Q2 = 1 OR Q2 = Q4, SKIP TO T2]

Q7. How many children (under 18 years old) are in your household?

1. SPECIFY NUMBER>

T2. The next set of questions address the rent for your unit and your housing expenses.

[IF Q2 = 1 OR Q2 = Q4 OR Q2 = Q4 + Q7, SKIP TO Q9]

Q8. Do you or your household pay the whole rent for your unit, or do you share the cost with others **not** in your household (e.g. roommates or another household)?

1. Myself or my household pays the entire rent for the unit
2. Myself or my household shares the cost of rent with others not in my household

Q9. What is the monthly total rent for your unit, excluding utilities? [IF Q8 = 2] “If you or your household shares the cost of rent with roommates or another household, please include the total monthly cost of the unit, not just your or your household’s portion.” You do not need to include a dollar sign (“\$”), just the number of dollars. .”] If you do not know the exact amount, please provide an estimate.

1. SPECIFY DOLLAR AMOUNT>

[IF Q2 = 1, SKIP TO Q11]

[IF Q8 = 2, CONTINUE, OTHERWISE, SKIP TO Q11]

Q10. What is your household’s share of the rent? As a reminder, your household’s share does not include your roommate’s rent? You do not need to include a dollar sign (“\$”), just the number of dollars.

1. SPECIFY DOLLAR AMOUNT>

Q11. What do you or does your household currently pay monthly on utilities? By utilities, we mean water, energy/gas/electric, trash, and internet. If you are unsure of the exact amount, a rough estimate is fine. You do not need to include a dollar sign (“\$”), just the number of dollars.

1. SPECIFY DOLLAR AMOUNT>

7. I don’t know

Q12. Are there any other housing costs that you or your household pays for regularly? This could include things like parking, storage, essential maintenance or repairs that the landlord refuses to pay for, or other surcharges regularly added to the rent bill.

1. Yes, SPECIFY WHAT FOR>

2. No [SKIP TO Q14]

7. I don’t know

Q13. What do these costs usually total to monthly? If you are unsure of the exact amount, a rough estimate is fine. You do not need to include a dollar sign (“\$”), just the number of dollars.

1. SPECIFY DOLLAR AMOUNT>

7. I don’t know

Q14. What month and year did you move into your current unit? If you do not know the month, just the year is fine.

1. SPECIFY MONTH>

SPECIFY YEAR>

7. I don’t know

[IF Q14 ≤ [ONE YEAR PRIOR TO TAKING SURVEY], GO TO Q17]

- Q15. What was the monthly total rent for your unit one year ago, excluding utilities? If you or your household shared the cost of rent with roommates or another household, please include the total monthly cost of the unit, not just your/your household's portion. If you do not know the exact amount, please provide an estimate. You do not need to include a dollar sign ("\$\$"), just the number of dollars. If you moved in less than a year ago, please indicate not applicable.
1. SPECIFY DOLLAR AMOUNT>
 2. Not applicable
 7. I don't know

[IF Q14_2 ≤ 2016, CONTINUE. OTHERWISE GO TO Q17]

- Q16. What was the monthly rent you or your household paid for your unit back in 2016, seven years ago? Do not include what was paid by your roommates. If you are unsure of the exact amount, an estimate is fine. You do not need to include a dollar sign ("\$\$"), just the number of dollars.
1. SPECIFY DOLLAR AMOUNT>
 7. I don't know

[SKIP TO Q18]

- Q17. What was the monthly rent on your unit when you first moved in? Please include just the amount you or your household paid. Do not include what was paid by your roommates. If you are unsure of the exact amount, an estimate is fine. You do not need to include a dollar sign ("\$\$"), just the number of dollars.
1. SPECIFY DOLLAR AMOUNT>
 7. I don't know

- Q18. If your rent increased by 10%, or by approximately \$[IF Q10 IS NOT ASKED, INSERT 10% OF Q9/IF Q10 IS ASKED, INSERT 10% OF Q10], so that the total rent due was \$[IF Q10 IS NOT ASKED, INSERT VALUE OF Q9 + (10% OF Q9)/IF Q10 IS ASKED, INSERT VALUE OF Q10 + (10% OF Q10)], how would it affect your household?
1. I could comfortably afford the increased rent without major changes to my living situation.
 2. It would be an inconvenience;
 3. It would be a struggle; I would have to cut back on basic necessities
 4. I wouldn't be able to pay the rent
 5. Something else, SPECIFY>
 7. I don't know

Q19. What if your rent increased by another 10% the next year, or by approximately \$[IF Q10 IS NOT ASKED, INSERT 21% OF Q9/IF Q10 IS ASKED, INSERT 21% OF Q10] from now, so that the total rent due during the second year was \$[IF Q10 IS NOT ASKED, INSERT VALUE OF Q9 + (21% OF Q9), IF Q10 IS ASKED, INSERT VALUE OF Q10 + (21% OF Q10)]?

1. I could comfortably afford the increased rent without major changes to my living situation.
2. It would be an inconvenience;
3. It would be a struggle; I would have to cut back on basic necessities
4. I wouldn't be able to pay the rent
5. Something else, SPECIFY>
7. I don't know

Q20. How concerned are you that the following will require you to move from your current unit?

- a. Rent will increase beyond what I can afford
- b. A change in my income or overall financial situation will make it so I cannot afford the rent
- c. I won't be able to keep up with rent payments, even if the rent and my income stay the same
- d. My landlord will threaten to or actually evict me
- e. My unit will become uninhabitable (for example, due to unsafe living conditions)

1. Not at all concerned
2. Not that concerned
3. Somewhat concerned
4. Very concerned
7. I don't know

Q21. Three years from now, do you want to live in the same unit you live in now?

1. Yes
2. No [SKIP TO Q23]
7. I don't know

Q22. How likely is it that you'll be able to stay in your current home for the next three years?

1. Not at all likely
2. Not that likely
3. Somewhat likely
4. Very likely
7. I don't know

[GO TO T3]

- Q23. How likely is it that you'll be able to move to a better home in the next three years?
1. Not at all likely
 2. Not that likely
 3. Somewhat likely
 4. Very likely
 7. I don't know
- T3. The next set of questions address how you or your household have dealt with issues caused by the COVID-19 pandemic or other common housing problems.
- Q24. [IF $Q14 \leq 3/2020$ OR $Q14 = 7$ OR $Q14 = 9$: "Since the start of the COVID-19 pandemic, starting in March of 2020, were you"/IF $Q14 > 3/2020$: "Since you moved in, have you been"] given any discount on or reprieve from your rent by your landlord?
1. YES
 2. NO [SKIP TO Q26]
 7. DON'T KNOW [SKIP TO Q26]
 9. REFUSED [SKIP TO Q26]
- Q25. What amount of discount or reprieve did your landlord give you for your rental costs? If you are unsure of the exact amount, an estimate is fine. You do not need to include a dollar sign ("\$\$"), just the number of dollars.
1. SPECIFY VALUE>
 7. I don't know [SKIP TO Q26]
- Q25a. Was this a total or monthly amount?
1. Total [SKIP TO Q26]
 2. Monthly
 7. I don't know [SKIP TO Q26]
- Q25b. And over how many months did you receive this discount or reprieve? If you are unsure of the exact number, an estimate is fine.
1. SPECIFY NUMBER OF MONTHS>
 7. I don't know
- Q26. [IF $Q14 \leq 3/2020$ OR $Q14 = 7$ OR $Q14 = 9$: "Did you fall"/IF $Q14 > 3/2020$: "Have you fallen"] behind on your rent payments at any point [IF $Q14 \leq 3/2020$ OR $Q14 = 7$ OR $Q14 = 9$: "since the beginning of the COVID-19 pandemic in March 2020"/IF $Q14 > 3/2020$: "since you moved in"]?
1. Yes
 2. No [SKIP TO Q29a]
 7. I don't know

Q27. Do you currently owe rent from any partial or missed rent payments you have not made [IF Q14 \leq 3/2020 OR Q14 = 7 OR Q14 = 9: “since the beginning of the COVID-19 pandemic in March 2020”/IF Q14 > 3/2020: “since you moved in”]?

1. Yes
2. No [SKIP TO Q29a]
7. I don’t know [SKIP TO Q29a]

Q28. What is the total amount you currently owe in partial or missed rental payments? If you are unsure of the exact amount, an estimate is fine. You do not need to include a dollar sign (“\$”), just the number of dollars.

1. SPECIFY VALUE>
7. I don’t know

Q29a [IF Q14 \leq 3/2020 OR Q14 = 7 OR Q14 = 9: “Did you have”/ IF Q14 > 3/2020: “Have you had”] a problem with any of the following housing issues [IF Q14 \leq 3/2020 OR Q14 = 7 OR Q14 = 9:” in the last three years, since the start of the COVID-19 pandemic in March 2020”/ IF Q14 > 3/2020: “since you moved in?”] [SELECT ALL THAT APPLY]

1. Getting financial assistance to pay rent
2. A threat of eviction
3. Code enforcement or getting something fixed in your unit
4. A question or issue regarding your rights as a tenant
5. Something else, SPECIFY>
6. None of the above [SKIP TO T4]
7. I don’t know [SKIP TO T4]

Q29b. [IF Q14 ≤ 3/2020 OR Q14 = 7 OR Q14 = 9: “Did you reach”/ IF Q14 > 3/2020: “Have you reached”] out to a city agency or other organization for help with any of the following housing issues [IF Q14 ≤ 3/2020 OR Q14 = 7 OR Q14 = 9: “in the last three years, since the start of the COVID-19 pandemic in March 2020?”/ IF Q14 > 3/2020: “since you moved in?”] [INCLUDE OPTIONS SELECTED IN Q29a]

- a. Getting financial assistance to pay rent
- b. A threat of eviction
- c. Code enforcement or getting something fixed in your unit
- d. A question or issue regarding your rights as a tenant
- e. Something else, SPECIFY>
 1. Yes
 2. No [IF NO, OR DON’T KNOW OR REFUSED TO ALL FOUR, SKIP TO T4]
 7. I don’t know

Q29c. Did you get help from this agency or organization for the housing issue you reached out about? [INCLUDE OPTIONS FOR WHICH “YES” IS SELECTED IN Q29b]

- a. Getting financial assistance to pay rent
- b. A threat of eviction
- c. Code enforcement or getting something fixed in your unit
- d. A question or issue regarding your rights as a tenant
- e. Something else, SPECIFY>
 1. Yes
 2. No [SKIP TO T4]
 7. I don’t know

[IF Q29c_a = 1, CONTINUE, OTHERWISE SKIP TO T4]

Q30. What is the total dollar amount of financial assistance your household has received to date for these housing issues?

1. SPECIFY VALUE>
7. I don’t know

T4 Now we have some questions about your income and finances.

Q31. What is your household’s monthly or yearly income? Please include all sources of income, not just employment, such as unemployment or disability benefits, child support, or pensions you may be receiving. Please do not include the income of other households or roommates in your unit. You do not need to include a dollar sign (“\$”), just the number of dollars.

1. SPECIFY MONTHLY INCOME>
2. SPECIFY YEARLY INCOME>
7. I don’t know

- Q32. Have you or any household members lost work hours, income, or a job since the COVID-19 pandemic started in March 2020?
1. Yes
 2. No
 7. I don't know
- Q33. If you or your household were hit with an unexpected \$400 expense (for example, a car repair or medical bill), would you have enough in savings to pay for it and stay on track financially?
1. Yes
 2. No [SKIP TO Q35]
 7. I don't know
- Q34. What about an unexpected \$1,000 expense? If this hit your household, would you have enough in savings to pay for it and stay on track financially?
1. Yes
 2. No
 7. I don't know
- Q35. Since you've lived in your unit, has your household been able to save enough money for long-term goals (such as buying a house, going back to school, or retirement)?
1. Yes, I am/we are on track to meet my/our goal
 2. I/we have saved some money, but not enough to meet my/our goal
 3. No, I/we have not been able to save any money
 7. I don't know
- Q36. Did you ever experience any of the following scenarios in the past year?
- a. Falling behind on bills because of rising rents.
 - b. Having to cut back on paying for another necessity (such as groceries, childcare, or healthcare) because of rising rents
 - c. Having to work more than 40 hours per week due to rising rents.
 - d. Experiencing stress, anxiety, or depression over rising rents or the possibility of losing your housing.
1. Yes
 2. No
 7. I don't know
- T5 The next few questions are about civic and community activities.

Q37. In November 2020, you may remember that Biden ran for President on the Democratic ticket against Trump for the Republicans.

Were you eligible to vote in the 2020 election?

1. Yes
2. No [SKIP TO Q40]
7. I don't know [SKIP TO Q40]

Q38. Did you vote for a candidate for president in the 2020 election?

1. Yes
2. No
7. I don't know

Q39. Did you vote for a candidate for your local city council or school board?

1. Yes
2. No
7. I don't know

Q40. In the past 12 months, have you done any of the following activities?

- a. Attended a public meeting (such as city council, commission, or school board meetings)?
 - b. Volunteered at a local organization (such as a charitable, community, or political organizations; church, school, or the like)?
 - c. Gotten together with other residents to do something about a local problem or to organize neighborhood improvement?
1. Yes
 2. No
 7. I don't know

- Q41. In the past 12 months, did your unit have any maintenance issues or other problems that would require your landlord's attention?
1. Yes
 2. No [SKIP TO Q43]
 7. I don't know [SKIP TO Q43]
- Q42. Were those problems:
1. Fully resolved
 2. Partly resolved
 3. Not resolved
 7. I don't know
- Q43. Please select either yes, no, or don't know to the following statements.
- a. If I reach out to my landlord about a problem, I'm confident that they'll respond in a respectful and timely way.
 - b. If I have a concern about my housing such as a rent increase or my landlord not fixing something, I know an office or organization that I can call to get useful information and help.
 - c. I know my rights as a tenant.
 - d. I feel like I belong in my neighborhood.
 - e. Having rent control increases a feeling of belonging in one's neighborhood.
 - f. Having rent control helps people feel empowered to speak out about neighborhood or housing issues.
1. Yes
 2. No
 7. I don't know
- T6. You are almost done with the survey. The last few questions are for classification purposes only. As noted before, all information you provide is completely confidential, and your name will not be connected to your responses in the final report created for this study.
- Q44. Which of the following describes your race or ethnic identity? If you fit into more than one, you may select both or all of those that apply.
- a. African American/Black
 - b. Asian/ Pacific Islander, SPECIFY ETHNICITY>
 - c. Hispanic/Latino/Latinx
 - d. Middle Eastern
 - e. American Indian/Native American/Alaskan Native
 - f. White/Caucasian
 - g. Other, please specify>
 - h. Do not wish to answer

- Q45. What is your current gender identity? If you fit into more than one, you may select both or all of those that apply.
- Male
 - Female
 - Trans male/trans man
 - Trans female/trans woman
 - Genderqueer/gender non-conforming
 - Non-binary
 - Other, please specify>
 - Do not wish to answer
- Q46. Were you born in the United States?
- Yes
 - No,
 - I don't know
- Q47. How many years have you lived in the Bay Area?
- SPECIFY NUMBER OF YEARS OR MONTHS>
 - I don't know
- Q48. How old are you?
- 18 – 24
 - 25 – 34
 - 35 – 44
 - 45 – 54
 - 55 – 64
 - 65 – 74
 - 75 – 84
 - 85+
 99. Decline to state
- Q49. You are now done with the survey. To send you your gift card we need your email address. This will only be used to send you your gift card and will be deleted from our database afterwards. Can you please provide your email address?
- Yes, SPECIFY>
 - I do not wish to receive a gift card.
- CONC This concludes our survey. Thank you for your time.



August 11, 2020

Policies for Action
Urban Institute
500 L'Enfant Plaza
Washington, DC 20024

Dear Policies for Action Review Committee,

On behalf of the City of Richmond Rent Program, we are writing in support of the Othering & Belonging Institute's Policies for Action proposal to study the early effects of rent stabilization on housing stability and racial equity in Richmond and Mountain View, California.

The City of Richmond, California Rent Program was established in January 2017 following approval of the Richmond Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance by a majority of Richmond voters in November 2016. The mission of the Rent Program is to promote neighborhood and community stability, healthy housing, and affordability for Richmond tenants through the regulating of those Landlord/Tenant matters that reasonably relate to rents and evictions, while maintaining a Landlord's right to a fair return. Renter households comprise approximately half of Richmond's total households, and the City is one of the most diverse in the nation.

As a relatively new agency responsible for administering a recently adopted rent control and just cause for eviction law, the Rent Program is subject to routine criticism and attack from opponents of such policies. Without research to support our efforts and mission, these attacks are particularly difficult to combat. To this end, we are particularly interested in studying the effectiveness of the Richmond Rent Ordinance in achieving its purpose: preventing unwarranted and arbitrary evictions while providing housing stability for Richmond renters. In addition, we are curious to explore and quantify the measureable impact that rent control and just cause for eviction policies have had on the lives of Richmond renters. This impact can be measured by examining how housing stability intersects with financial stability and how financial stability impacts other critical life outcomes such as health status.



The Rent Program is uniquely qualified to partner with the Othering and Belonging Institute as a data-driven organization that works directly with the Richmond community, providing avenues and access for both quantitative and qualitative data gathering. The Richmond Rent Program is also staffed with experts in rent stabilization laws and policy, making us an ideal partner not only in terms of data collection, but also in assisting the Othering and Belonging Institute research team understand data from a contextual perspective. The Othering and Belonging Institute has an impressive track record of studying the Bay Area and Richmond specifically. We have existing professional relationships with several members of the research team and are confident in their competence and expertise to conduct this work.

We are pleased to partner with the Othering & Belonging Institute on this endeavor. To make this research possible, we commit to providing the research team with access to administrative data collected by the Rent Program since its inception in 2017, including the following:

- Individual anonymized records of registered rental properties distinguished by APN and address, which owners of rental units that are either fully or partially covered are required to file annually.
- Individual records of registered tenants, which landlords of fully or partially covered units are required to file for each existing tenancy and re-submit for any new tenancies or complete turnover or original occupants.
- Individual records of base rents and their associated years, as well as annual rent increases associated with fully covered rental units distinguished by APN and address, which are derived from required notices of annual general adjustment (AGA) as well as petitions for rent increases exceeding the AGA.
- Individual records of notifications related to just cause for eviction collected by the Rent Program, including records of filed Written Warning Notices to Cease and Notices of Termination of Tenancy.

In addition to providing access to these data sources, we commit to supporting qualitative research components of the project. This includes:

- Supporting dissemination of the tenant survey by providing mailing information for rental properties included in the survey



- Supplementing the research team's efforts to communicate with the broader tenant community about the survey's existence, purpose, and legitimacy to encourage participation via the Rent Program's extensive listserv and social media channels
- Providing input on potential interviewees and facilitating introductions between these individuals and the research team as appropriate and welcomed by community members.

As professionals dedicated to the fields of housing and rent stabilization, we appreciate your consideration of this proposal and the important work your support will make possible. Please feel free to contact us should you have any questions or require additional information.

Sincerely,

Nicolas Traylor
Executive Director

Paige Roosa
Deputy Director

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ITEM G-2
ATTACHMENT 3

July 16, 2025
RENT BOARD MEETING

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Social Science Research Center
California State University, Fullerton
P.O. Box 6850
Fullerton, CA 92834-6850

Nonprofit
Organization
US Postage
PAID
Permit No 487
Fullerton CA

Address Service Requested

[INSERT BAY AREA] Resident
Street Address
City, State, Zip



[INSERT BAY AREA] RESIDENT: LET YOUR VOICE BE HEARD!

University of California, Berkeley
wants to hear from you!

***Participate in the Bay Area Renter
Survey
and receive a \$10 gift card!***

Ensure your voice is included by completing a brief
online survey (see inside for details). Your input will be
helpful in understanding the [INSERT BAY AREA]
renter experience.

Para información en español abra esta tarjeta



Dear [INSERT BAY AREA] Resident:

In collaboration with the University of California, Berkeley, the Social Science Research Center (SSRC) at California State University, Fullerton is conducting a survey of renters in the [INSERT BAY AREA] area. We are interested in learning about your experiences as a Bay Area renter. Your feedback will be used to inform policy recommendations regarding rent stabilization for Bay Area tenants.

You have been selected to participate in this study as our records indicate you are a renter living in the [INSERT BAY AREA] area. Please take about 15 minutes to complete the survey and you will receive a \$10 Target or Amazon gift card.

Please follow one of the three options listed below to access the online survey. If you have any issues accessing the survey or other technical concerns, please call/text SSRC at 657-554-8037 or email ssrc@fullerton.edu. Please visit <https://hss.fullerton.edu/ssrc/current-projects> for more information about this project.

Sincerely,
Social Science Research Center
On behalf of the Othering & Belonging Institute
at the University of California, Berkeley

Option 1

Text "Send Survey" to (657) 554-8037

Option 2

Scan the QR code and [enter this code:](#)



Option 3

Use the survey link below and [enter this code:](#)
[BayRenterSurvey.com](https://www.bayrentersurvey.com)



Estimado [INSERT BAY AREA] Residente: _

En colaboración con la Universidad de California, Berkeley, el Centro de Estudios de Ciencias Sociales (SSRC) de la Universidad Estatal de California, Fullerton está realizando una encuesta de inquilinos en el área de [INSERT BAY AREA]. Estamos interesados en conocer sus experiencias como inquilino del Área de la Bahía. Sus comentarios se utilizarán para informar las recomendaciones de políticas con respecto a la estabilización de alquileres para los inquilinos del Área de la Bahía.

Ha sido seleccionado para participar en este estudio porque nuestros registros indican que es un inquilino que vive en el área de [INSERT BAY AREA]. Tómese unos 15 minutos para completar la encuesta y recibirá una tarjeta de regalo de \$10 a Target o Amazon.

Siga una de las tres opciones enumeradas a continuación para acceder a la encuesta en línea. Si tiene problemas para acceder la encuesta u otras inquietudes técnicas, llame o envíe un mensaje de texto a SSRC al 657-554-8037 o envíe un correo electrónico a ssrc@fullerton.edu. Visite <https://hss.fullerton.edu/ssrc/current-projects> para más información sobre este proyecto.

Sinceramente,

El Centro de Estudios de Ciencias Sociales

De parte de la Institución Othering & Belonging en la Universidad de California, Berkeley

Opción 1

Mande el texto “Encuesta” al (657) 554-8037

Opción 2

Use el código QR e [ingrese el código:](#)



Opción 3

Use el enlace hacia abajo e [ingrese el código:](#)
[BayRenterSurvey.com](https://www.bayrentersurvey.com)

