



Rent Stabilization Board

**RENT STABILIZATION BOARD**  
**OUTREACH COMMITTEE MEETING**

**Monday, June 12, 2023 – 5:30 p.m.**

**Rent Stabilization Board Law Library – 2001 Center Street, 2<sup>nd</sup> floor, Berkeley**

**PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED IN A HYBRID MODEL WITH BOTH IN-PERSON ATTENDANCE AND VIRTUAL PARTICIPATION.**

For in-person attendees, face coverings or masks that cover both the nose and the mouth are encouraged. If you are feeling sick, please do not attend the meeting in person.

**To access this meeting remotely:** Join from a PC, Mac, iPad, iPhone, or Android device by clicking on this URL: <https://us06web.zoom.us/j/82891049570?pwd=RVZaYnoxelhjM3lNTmpQMhVYnVqQT09>. If you do not wish for your name to appear on the screen, then use the drop-down menu and click on "Rename" to rename yourself to be anonymous. To request to speak, use the "Raise Hand" icon by rolling over the bottom of the screen.

**To join by phone:** Dial 1-669-900-6833 and enter Webinar ID: 828 9104 9570 and Passcode: 607295. If you wish to comment during the public comment portion of the agenda, Press \*9 and wait to be recognized by the Committee Chair.

To submit an e-mail comment for the Committee's consideration and inclusion in the public record, email [ndahl@cityofberkeley.info](mailto:ndahl@cityofberkeley.info) with the Subject line in this format: "PUBLIC COMMENT ITEM FOR OUTREACH COMMITTEE". Please observe a 150-word limit. Time limits on public comments will apply. Written comments will be entered into the public record. **Email comments must be submitted to the email address above by 3:30 p.m. on the day of the Committee meeting in order to be included.**

Please be mindful that this will be a public meeting and all rules of procedure and decorum apply for both in-person attendees and those participating by teleconference or videoconference.

This meeting will be conducted in accordance with Government Code Section 54953 and all current state and local requirements allowing public participation in meetings of legislative bodies. Any member of the public may attend this meeting. Questions regarding this matter may be addressed to DéSeana Williams, Executive Director of the Rent Board, at 510-981-7368 (981-RENT). The Committee may take action related to any subject listed on the Agenda.



**COMMUNICATION ACCESS INFORMATION:**

This meeting is being held in a wheelchair accessible location. To request disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services Specialist at (510) 981-6418 (voice) or (510) 981-6347 (TDD) at least three (3) business days before the meeting date.

Attendees at public meetings are reminded that other attendees may be sensitive to various scents, whether natural or manufactured, in products and materials. Please help the City respect these needs.



**RENT STABILIZATION BOARD**  
**OUTREACH COMMITTEE MEETING**

**Monday, June 12, 2023 – 5:30 p.m.**

**Rent Stabilization Board Law Library – 2001 Center Street, 2<sup>nd</sup> floor, Berkeley**

**AGENDA**

1. Roll call (1 min)
2. Land Acknowledgment Statement: *The Berkeley Rent Stabilization Board recognizes that the rental housing units we regulate are built on the territory of xučyun (Huchiun-(Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors, and descendants of the sovereign Verona Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's landlords and tenants have and continue to benefit from the use and occupation of this unceded stolen land since the City of Berkeley's incorporation in 1878 and since the Rent Stabilization Board's creation in 1980. As stewards of the laws regulating rental housing, it is not only vital that we recognize the history of this land but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today.*
3. Approval of the Agenda (2 min)
4. Approval of the Minutes of the May 8, 2023 Meeting (5 min)
5. Public Comment (5 min)
6. Outreach Efforts Related to Transition and End of Eviction Moratorium (5 min)
7. Review of RSB 2022 Tenant Survey Data and Report (40 min)
8. Next Meeting Scheduled for July 10, 2023 (2 min)
9. Future Agenda Items: (5 min)
  - Eviction Moratorium Outreach Efforts
  - Review of Draft Report of Tenant Survey – July Meeting
  - 2022 Counseling Data (calls, emails, appts. counseling cases) – July Meeting
  - Rent Board Outreach Activities and Metrics Tracking – July Meeting
  - Exploring Costs of Ads (Bart, Bus)
  - Exploring Costs of Digital Ads and Robo Calls for landlines.
10. Announcements (5 min)
11. Adjournment (2 min)

**STAFF CONTACT: Nathan Dahl, Public Information Unit Manager (510) 981-4935**  
**COMMITTEE:** Soli Alpert (Chair), Stefan Elgstrand, Andy Kelley, Vanessa Marrero



Rent Stabilization Board

**RENT STABILIZATION BOARD  
OUTREACH COMMITTEE MEETING**

**Monday, May 8, 2023 – 5:30 p.m.**

**Rent Stabilization Board Law Library – 2001 Center Street, 2<sup>nd</sup> floor, Berkeley**

**Minutes (Unapproved)**

1. Roll call: N. Dahl called Roll.  
Members present: Alpert, Elgstrand and Marrero. Commissioner Kelley was absent.  
Staff Present: N. Dahl and D. Williams.
2. Land Acknowledgment Statement: The Land Acknowledgment Statement was played.
3. Approval of the Agenda: M/S/C (Elgstrand/Marrero) Motion to approve the agenda. Voice vote.  
Carried: 3-0-0-1.
4. Approval of the Minutes of the April 10, 2023 Meeting: M/S/C (Elgstrand/Marrero) Motion to approve the Minutes of the April 10, 2023 Meeting. Voice vote. Carried: 3-0-0-1.
5. Public Comment: No public comment.
6. Outreach Efforts Related to Transition and End of Eviction Moratorium: Committee Staffer Dahl gave a brief update on the continued outreach to Landlords, Tenants, Service Providers and Community Partners during the transition period and plans for additional Workshops and Webinars.
7. Review of RSB Agency-Wide Outreach Plan and Budget from 2017-2018: Committee Staffer Dahl gave a brief update on the Agency Wide Outreach Plan and Budget from Fiscal Year (FY) 2017-2018 and the Committee discussed necessary changes to the Outreach Model following the recent Health Emergency.
8. Next Meeting: Scheduled for Monday, June 12, 2023 at 5:30 p.m.
9. Future Agenda Items:
  - Eviction Moratorium Outreach Efforts
  - Review of The California Apartment Associations Eviction Moratorium Outreach Information
  - Evaluation Forms from Attendees at recent Workshops and Webinars.
  - Review of Draft Data Results from Tenant Survey – June Meeting
  - 2022 Counseling Data (calls, emails, appts. counseling cases) – July Meeting
  - Rent Board Outreach Activities and Metrics Tracking – July Meeting
  - Exploring Costs of Ads (Bart, Bus)
  - Exploring Costs of Digital Ads and Robo Calls for landlines.
  - Exploring Budget Projections for next Fiscal Year (FY 2024-2025)

10. Announcements: No announcements.

11. Adjournment: M/S/C (Elgstrand/Marrero) Motion to adjourn. Voice vote. Carried: 3-0-0-1. Meeting adjourned at 6:26 p.m.

**STAFF CONTACT: Nathan Dahl, Public Information Unit Manager (510) 981-4935**

COMMITTEE: Soli Alpert (Chair), Stefan Elgstrand, Andy Kelley, Vanessa Marrero

## 2022 BERKELEY TENANTS SURVEY RESULTS

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question A.** Do you receive monthly rental assistance from the Berkeley Housing Authority, the City, or the Federal government?

YES	8	3%	11	2%	19	2%
NO	305	97%	593	98%	898	98%
<b>TOTALS</b>	<b>313</b>	<b>100%</b>	<b>604</b>	<b>100%</b>	<b>917</b>	<b>100%</b>

**Question B.** Is the place where you live rent controlled?

YES	168	93%	342	48%	510	57%
NO	3	2%	108	15%	111	12%
I DON'T KNOW	9	5%	267	37%	276	31%
I/ WE DON'T PAY RENT	1	1%	0	0%	1	0%
<b>TOTALS</b>	<b>181</b>	<b>100%</b>	<b>717</b>	<b>100%</b>	<b>898</b>	<b>100%</b>

**Question 1.** How would you rate the overall condition of your housing unit?

EXCELLENT	18	10%	81	11%	99	11%
GOOD	73	41%	384	54%	457	51%
FAIR	76	43%	206	29%	282	32%
POOR	12	7%	45	6%	57	6%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>715</b>	<b>100%</b>	<b>894</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 2.** Since you moved in, is the condition of the building...?

BETTER	39	22%	88	12%	127	14%
SAME	80	45%	497	69%	578	64%
WORSE	60	34%	131	18%	191	21%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>716</b>	<b>100%</b>	<b>896</b>	<b>100%</b>

**Question 3.** In the last year, have the smoke detectors been checked to make sure they work?

YES	123	69%	328	46%	451	50%
NO	44	25%	220	31%	265	30%
DON'T KNOW	10	6%	155	22%	165	18%
NO SMOKE DETECTORS	2	1%	13	2%	15	2%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>716</b>	<b>100%</b>	<b>896</b>	<b>100%</b>

**Question 4.** In the last year, have the carbon monoxide detectors been checked to make sure they work?

YES	110	61%	254	35%	364	41%
NO	44	24%	206	29%	249	28%
DON'T KNOW	14	8%	206	29%	219	24%
NO CARBON MONOXIDE DETECTORS	12	7%	51	7%	63	7%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>716</b>	<b>100%</b>	<b>896</b>	<b>100%</b>

**Question 5.** Does your building have recycling containers that are accessible to the tenants?

YES	178	99%	701	98%	878	98%
NO	0	0%	12	2%	12	1%
DON'T KNOW	2	1%	5	1%	7	1%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>718</b>	<b>100%</b>	<b>897</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 5a.** If yes, are the recycling containers big enough or do they often get filled to overflowing?

BIG ENOUGH	116	65%	420	59%	536	60%
OFTEN GET FILLED TO OVERFLOWING	61	35%	281	41%	342	38%
<b>TOTALS</b>	<b>176</b>	<b>100%</b>	<b>701</b>	<b>100%</b>	<b>877</b>	<b>98%</b>

**Question 6.** Does your building have compost (Green Bin) containers that are accessible to the tenants?

YES	155	87%	559	78%	714	80%
NO	18	10%	122	17%	141	16%
DON'T KNOW	5	3%	36	5%	42	5%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>718</b>	<b>100%</b>	<b>896</b>	<b>100%</b>

**Question 7.** In the last year, has the landlord or manager inspected your rental unit to see if there are any problems that need fixing?

YES	90	50%	300	42%	390	44%
NO	79	44%	312	44%	391	44%
DON'T KNOW	10	6%	103	14%	113	13%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>715</b>	<b>100%</b>	<b>895</b>	<b>100%</b>

**Question 8.** In the last year, has the landlord or manager given you a safety checklist?

YES	44	24%	123	17%	167	19%
NO	121	67%	490	68%	611	68%
DON'T KNOW	15	8%	103	14%	118	13%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>716</b>	<b>100%</b>	<b>896</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 8a.** If yes, did the landlord certify that your rental unit was in good condition with no safety problems?

YES	34	78%	92	75%	126	76%
NO	1	3%	6	5%	7	4%
DON'T KNOW	8	19%	25	21%	34	20%
<b>TOTALS</b>	<b>44</b>	<b>100%</b>	<b>123</b>	<b>100%</b>	<b>167</b>	<b>100%</b>

**Question 9.** Are there problems within your building with any of the following?

A. HEAT	33	20%	177	27%	210	26%
B. PLUMBING	50	31%	186	28%	237	28%
C. DOORS/WINDOWS	71	43%	267	39%	338	40%
D. ROOF	18	14%	50	9%	67	10%
E. STAIRS/PORCH	26	15%	54	8%	80	10%
F. ELEVATOR	8	6%	50	8%	58	8%
G. SECURITY	40	27%	138	21%	178	22%
H. EXTERIOR LIGHTING	34	21%	120	18%	154	18%
I. SECURE MAILBOXES	46	27%	163	24%	209	25%
J. PAINT	59	34%	140	140%	199	23%
K. APPLIANCES	45	28%	151	23%	197	24%
L. MOLD	44	32%	160	27%	203	28%
M. INSECTS/BED BUGS	15	10%	76	12%	92	11%
N. RATS/MICE	24	16%	53	8%	77	10%
O. CONSTRUCTION NOISE	22	13%	138	20%	160	19%
P. OTHER TENANTS	35	22%	132	20%	167	20%
Q. OTHER (PLEASE DESCRIBE)	46	88%	121	88%	167	88%
R. ANY PROBLEM (8A - 8N)	137	77%	563	79%	700	79%
S. ANY PROBLEM (excluding "Other")	134	75%	557	78%	691	78%
<b>TOTALS</b>	<b>888</b>	<b>---</b>	<b>3297</b>	<b>---</b>	<b>4185</b>	<b>---</b>

NOTE: Bottom totals are for 8A - 8P only



Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 10.** Do you have an elevator in your building?

YES	34	19%	129	18%	164	18%
NO	144	81%	581	81%	725	81%
DON'T KNOW	0	0%	5	1%	5	1%
<b>TOTALS</b>	<b>178</b>	<b>100%</b>	<b>715</b>	<b>100%</b>	<b>893</b>	<b>100%</b>

**Question 10a.** If yes, how often is your elevator out of service?

NEVER	2	7%	30	23%	33	20%
RARELY	17	49%	46	36%	63	38%
SOMETIMES	12	37%	30	23%	43	26%
OFTEN	2	5%	13	10%	15	9%
ALWAYS	1	2%	10	7%	10	6%
<b>TOTALS</b>	<b>34</b>	<b>100%</b>	<b>129</b>	<b>100%</b>	<b>163</b>	<b>100%</b>

**Question 10b.** When your elevator is out of service, how long does it take your landlord or manager to fix it?

LESS THAN 30 DAYS	28	86%	71	56%	100	62%
MORE THAN 30 DAYS	1	2%	13	10%	14	9%
DON'T KNOW	4	13%	42	33%	46	29%
<b>TOTALS</b>	<b>33</b>	<b>100%</b>	<b>127</b>	<b>100%</b>	<b>160</b>	<b>100%</b>

**Question 11.** Other than this survey, have you received mailings from the Berkeley Rent Board?

YES	147	83%	310	43%	457	51%
NO	22	12%	281	39%	303	34%
DON'T KNOW	8	5%	126	18%	134	15%
<b>TOTALS</b>	<b>177</b>	<b>100%</b>	<b>716</b>	<b>100%</b>	<b>893</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 12.** Have you or anyone in your household ever contacted the Berkeley Rent Board for free information or assistance?

YES	93	52%	115	16%	208	23%
NO	80	45%	559	78%	639	72%
DON'T KNOW	4	2%	42	6%	46	5%
<b>TOTALS</b>	<b>177</b>	<b>100%</b>	<b>716</b>	<b>100%</b>	<b>893</b>	<b>100%</b>

**Question 12a.** If yes, what was the reason for your contact with the Rent Board?

A proposed rent increase (The Lawful Rent Ceiling)	22	24%	41	36%	64	31%
Getting something fixed in the building	29	32%	31	27%	61	29%
Getting back a security deposit or interest	3	3%	13	12%	16	8%
Loss of services such as parking or storage	8	9%	10	8%	18	9%
Landlord asked that I/we move out	9	10%	7	6%	16	8%
Eviction notice	8	9%	12	11%	20	10%
Other, please describe	58	63%	48	42%	107	51%
<b>TOTALS</b>	<b>139</b>	<b>150%</b>	<b>163</b>	<b>142%</b>	<b>302</b>	<b>145%</b>

**Question 12b.** If yes, was the Berkeley Rent Board staff ...

VERY HELPFUL	52	57%	69	60%	121	59%
SOMEWHAT HELPFUL	31	33%	29	25%	60	29%
NOT HELPFUL	8	8%	13	12%	21	10%
DON'T KNOW	1	1%	4	3%	5	2%
<b>TOTALS</b>	<b>92</b>	<b>100%</b>	<b>115</b>	<b>100%</b>	<b>207</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 13.** If you wanted to contact Rent Board staff, how would you prefer to reach them?

PHONE CALL	128	71%	356	50%	484	54%
COMPUTER APPOINTMENTS SUCH AS ZOOM	49	27%	236	33%	285	32%
E-MAIL	113	63%	556	77%	668	74%
IN-PERSON VISIT	64	36%	157	22%	221	25%
OTHER	4	2%	15	2%	19	2%
<b>TOTALS</b>	<b>357</b>	<b>199%</b>	<b>1319</b>	<b>184%</b>	<b>1677</b>	<b>187%</b>

**Question 14.** Are you aware of the City of Berkeley's Rental Housing Safety Program (also known as housing code enforcement)?

YES	71	40%	114	16%	185	21%
NO	107	60%	592	84%	699	79%
<b>TOTALS</b>	<b>178</b>	<b>100%</b>	<b>706</b>	<b>100%</b>	<b>884</b>	<b>100%</b>

**Question 15.** Have you or anyone in your household ever contacted the City of Berkeley's Rental Housing Safety Program for information or assistance or to request an inspection with a problem that needed fixing?

YES	24	13%	24	3%	48	5%
NO	149	83%	647	91%	796	90%
DON'T KNOW	6	3%	39	5%	45	5%
<b>TOTALS</b>	<b>178</b>	<b>100%</b>	<b>710</b>	<b>100%</b>	<b>889</b>	<b>100%</b>

**Question 15a.** If yes, was the City of Berkeley's housing inspection staff:

VERY HELPFUL	10	42%	12	50%	22	46%
SOMEWHAT HELPFUL	9	38%	11	45%	20	41%
NOT HELPFUL	4	17%	1	5%	5	11%
DON'T KNOW	1	3%	0	0%	1	1%
<b>TOTALS</b>	<b>24</b>	<b>100%</b>	<b>24</b>	<b>100%</b>	<b>48</b>	<b>100%</b>



Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 18.** How did you find this rental?

FROM A TENANT OR FORMER TENANT KNOWING THE LANDLORD	43	24%	70	10%	113	13%
OTHER WORD OF MOUTH	15	8%	34	5%	49	5%
CRAIGSLIST, FACEBOOK MARKETPLACE	18	10%	33	5%	50	6%
UNIVERSITY HOUSING SERVICES	57	32%	536	75%	593	66%
NEWSPAPER AD	5	3%	6	1%	11	1%
VISITED A RENTAL AGENCY	9	5%	2	0%	11	1%
OTHER, PLEASE SPECIFY	13	7%	13	2%	26	3%
	19	11%	19	3%	38	4%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>714</b>	<b>100%</b>	<b>893</b>	<b>100%</b>

**Question 19.** Where did you live just before moving into this rental unit?

BERKELEY	88	49%	316	44%	404	45%
OTHER EAST BAY	48	27%	132	18%	180	20%
OTHER CITY IN CALIFORNIA, SPECIFY CITY	28	15%	144	20%	172	19%
OTHER STATE IN THE UNITED STATES, SPECIFY	15	8%	75	11%	90	10%
INTERNATIONAL	1	0%	47	7%	48	5%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>714</b>	<b>100%</b>	<b>893</b>	<b>100%</b>

**Question 20.** What kind of housing unit do you rent?

HOUSE (DUPLEX/TRIPLEX)	31	17%	119	17%	149	17%
APARTMENT	144	80%	553	77%	697	78%
ROOM (A HOUSE WITH FIVE OR MORE ROOMS)	2	1%	24	3%	26	3%
OTHER (PLEASE DESCRIBE)	3	2%	18	3%	21	2%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>714</b>	<b>100%</b>	<b>893</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 21.** How many units are in your building?

1 unit	6	4%	30	5%	36	5%
2 units	23	14%	65	12%	88	12%
3 units	12	8%	45	8%	57	8%
4 units	24	15%	86	16%	110	15%
5 units	8	5%	33	6%	41	6%
6 units	11	6%	48	9%	59	8%
7 units	4	2%	21	4%	24	3%
8 units	9	5%	53	10%	62	9%
9 units	5	3%	15	3%	20	3%
10-14 units	22	13%	53	10%	75	10%
15-19 units	11	7%	35	6%	46	6%
20-24 units	12	7%	27	5%	38	5%
25-29 units	4	3%	7	1%	11	2%
30-39 units	8	5%	21	4%	28	4%
40-49 units	2	1%	5	1%	7	1%
50-59 units	1	1%	4	1%	5	1%
60-74 units	1	0%	4	1%	4	1%
75-99 units	2	1%	1	0%	4	0%
100 or more units	1	0%	2	0%	3	0%
<b>TOTALS</b>	<b>165</b>	<b>100%</b>	<b>554</b>	<b>100%</b>	<b>719</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 22.** How many bedrooms are in your rental unit?

Studio or Room (Zero Bedrooms)	21	12%	93	13%	114	13%
1 bedroom	84	47%	266	37%	350	39%
2 bedrooms	63	35%	261	37%	324	36%
3 bedrooms	9	5%	56	8%	65	7%
4 bedrooms	1	0%	16	2%	16	2%
5 or more bedrooms	1	0%	19	3%	20	2%
<b>TOTALS</b>	<b>178</b>	<b>100%</b>	<b>712</b>	<b>100%</b>	<b>889</b>	<b>100%</b>

**Question 23.** How many bathrooms are in your rental unit?

Zero bathrooms	1	0%	5	1%	5	1%
1 bathroom	163	92%	625	88%	788	89%
1 & 1/2 bathrooms	5	3%	15	2%	20	2%
2 bathrooms	7	4%	48	7%	55	6%
2 & 1/2 bathrooms	0	0%	5	1%	5	1%
3 bathrooms	0	0%	7	1%	7	1%
4 or more bathrooms	1	1%	6	1%	7	1%
<b>TOTALS</b>	<b>178</b>	<b>100%</b>	<b>710</b>	<b>100%</b>	<b>888</b>	<b>100%</b>

**Question 24.** How many other separate rooms are in your rental unit?

No other rooms	12	7%	97	14%	109	12%
1 other room	46	26%	277	39%	323	36%
2 other rooms	67	38%	224	32%	291	33%
3 other rooms	27	15%	67	9%	94	11%
4 or more other rooms	25	14%	45	6%	70	8%
<b>TOTALS</b>	<b>177</b>	<b>100%</b>	<b>709</b>	<b>100%</b>	<b>886</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 25.** What is the total monthly rent for your rental unit?

LESS THAN \$100	0	0%	1	0%	1	0.1%
\$100 - \$199	0	0%	0	0%	0	0.0%
\$200 - \$299	0	0%	1	0%	1	0.1%
\$300 - \$399	0	0%	0	0%	0	0.0%
\$400 - \$499	1	1%	0	0%	1	0.1%
\$500 - 599	3	2%	0	0%	3	0.3%
\$600 - \$699	4	2%	2	0%	7	0.8%
\$700 - \$799	15	9%	5	1%	20	2.3%
\$800 - \$899	18	11%	10	1%	27	3.2%
\$900 - \$999	19	11%	6	1%	25	2.9%
\$1000 - \$1249	28	17%	15	2%	43	4.9%
\$1250 - \$1499	25	15%	21	3%	46	5.3%
\$1500 - \$1749	19	12%	65	9%	85	9.8%
\$1750 - \$1999	15	9%	127	18%	142	16.4%
\$2000 - \$2249	7	4%	86	12%	93	10.7%
\$2250 - \$2499	5	3%	86	12%	91	10.5%
\$2500 - \$2749	2	1%	84	12%	85	9.8%
\$2750 - \$2999	2	1%	54	8%	57	6.6%
\$3000 OR MORE	3	2%	137	20%	140	16.1%
<b>TOTALS</b>	<b>167</b>	<b>100%</b>	<b>700</b>	<b>100%</b>	<b>866</b>	<b>100%</b>

**Question "25a" -- Rent Burden by percentage of household income**

Up to 30%	74	56%	180	45%	255	48%
31% to 40%	17	13%	65	16%	82	15%
41% to 50%	11	8%	42	10%	53	10%
Over 50%	30	23%	115	29%	145	27%
<b>TOTALS</b>	<b>132</b>	<b>100%</b>	<b>402</b>	<b>100%</b>	<b>535</b>	<b>100%</b>



Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
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<b>MEDIAN Rent Burden</b>	<b>27%</b>	<b>34%</b>	<b>32%</b>
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**Question 26.** On average, how much does your household pay every month for gas and electricity?

DOESN'T PAY FOR GAS AND ELECTRICITY	8	5%	46	8%	54	7%
\$0 - \$49.99	31	19%	97	16%	128	17%
\$50 - \$99.99	55	34%	217	36%	272	36%
\$100 - \$199.99	30	18%	103	17%	133	17%
\$150 - \$199.99	21	13%	54	9%	75	10%
\$200 or more	17	11%	81	14%	98	13%
<b>TOTALS</b>	<b>163</b>	<b>100%</b>	<b>598</b>	<b>100%</b>	<b>761</b>	<b>100%</b>

**Question 27.** On average, how much does your household pay quarterly (every three months) for water and sewer?

DOESN'T PAY WATER AND SEWAGE	123	80%	356	71%	479	73%
Less than \$100	5	3%	17	3%	22	3%
\$100 - \$249.99	17	11%	90	18%	106	16%
\$250 - \$399.99	7	5%	30	6%	37	6%
\$400 or more	2	2%	10	2%	12	2%
<b>TOTALS</b>	<b>154</b>	<b>100%</b>	<b>502</b>	<b>100%</b>	<b>656</b>	<b>100%</b>

**Question 28.** Compared with the current market rent on similar rental units in this neighborhood, the rent I am paying is:

MUCH LOWER	109	63%	63	9%	172	19%
SOMEWHAT LOWER	45	26%	211	30%	255	29%
ABOUT THE SAME	8	4%	271	38%	279	31%
HIGHER	1	1%	59	8%	60	7%
DON'T KNOW	11	6%	108	15%	119	13%
<b>TOTALS</b>	<b>174</b>	<b>100%</b>	<b>712</b>	<b>100%</b>	<b>886</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 29.** Do you expect to stay where you are or move in the next few years?

MOVE IN ONE OR TWO YEARS	17	10%	373	52%	390	44%
MOVE IN THREE OR FOUR YEARS	15	8%	114	16%	129	14%
MOVE IN FIVE YEARS	5	3%	24	3%	30	3%
STAY MORE THAN FIVE YEARS	83	47%	53	7%	136	15%
DON'T KNOW	55	32%	149	21%	204	23%
<b>TOTALS</b>	<b>175</b>	<b>100%</b>	<b>713</b>	<b>100%</b>	<b>888</b>	<b>100%</b>

**Question 30.** Do you expect to own your own home within the next ten years?

YES	29	17%	246	34%	275	31%
NO	98	56%	244	34%	342	39%
DONT KNOW	48	28%	223	31%	271	31%
<b>TOTALS</b>	<b>176</b>	<b>100%</b>	<b>713</b>	<b>100%</b>	<b>889</b>	<b>100%</b>

**Question 31.** If the building you live in was put up for sale by the owner, would you be interested in joining with other residents to purchase it?

YES	77	46%	212	30%	288	33%
NO	90	54%	494	70%	584	67%
<b>TOTALS</b>	<b>167</b>	<b>100%</b>	<b>706</b>	<b>100%</b>	<b>873</b>	<b>100%</b>

**Question 32.** If the landlord told you that you had to move out in 60 days, which would you be most likely to do first?

Start looking for another place to live	14	8%	235	33%	249	28%
Look into whether I have a right to stay	41	23%	244	34%	285	32%
Seek advice/guidance from Berkeley Rent Board	107	62%	185	26%	293	33%
Seek other free legal advice and guidance	8	5%	38	5%	46	5%
Pay for legal advice or guidance	4	2%	10	1%	13	1%
<b>TOTALS</b>	<b>174</b>	<b>100%</b>	<b>712</b>	<b>100%</b>	<b>886</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 33.** Including yourself, how many people live in this unit?

1 person	109	64%	234	34%	343	39%
2 people	40	23%	292	42%	332	38%
3 people	14	8%	90	13%	104	12%
4 people	7	4%	51	7%	58	7%
5 or more people	1	1%	31	5%	33	4%
<b>TOTALS</b>	<b>172</b>	<b>100%</b>	<b>697</b>	<b>100%</b>	<b>869</b>	<b>100%</b>

**Question 34.** What type of household are you?

Person living alone	106	60%	251	35%	357	40%
Couple without children	29	16%	157	22%	186	21%
Couple with children	18	10%	40	6%	58	7%
Single parent with children	8	4%	31	4%	39	4%
Related adults other than parents and children	4	2%	12	2%	16	2%
Unrelated adults other than couples	10	6%	215	30%	225	25%
Other	2	1%	6	1%	8	1%
<b>TOTALS</b>	<b>177</b>	<b>100%</b>	<b>713</b>	<b>100%</b>	<b>890</b>	<b>100%</b>

**Question 35.** Including yourself, does a person with a chronic illness or disability live in your household?

YES	42	24%	97	14%	139	16%
NO	135	76%	616	86%	751	84%
<b>TOTALS</b>	<b>178</b>	<b>100%</b>	<b>713</b>	<b>100%</b>	<b>890</b>	<b>100%</b>

**Question 35a.** If yes, does this disability substantially limit walking or climbing stairs?

YES	15	35%	18	19%	33	24%
NO	28	65%	77	81%	105	76%
<b>TOTALS</b>	<b>42</b>	<b>100%</b>	<b>96</b>	<b>100%</b>	<b>138</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 36.** Does your building have an automatic door opener at the ground level?

YES	11	6%	44	6%	55	6%
NO	165	94%	667	94%	832	94%
<b>TOTALS</b>	<b>176</b>	<b>100%</b>	<b>710</b>	<b>100%</b>	<b>887</b>	<b>100%</b>

**Question 37.** Does your unit have a wheel-chair accessible shower?

YES	1	1%	7	1%	8	1%
NO	176	99%	704	99%	881	99%
<b>TOTALS</b>	<b>178</b>	<b>100%</b>	<b>712</b>	<b>100%</b>	<b>889</b>	<b>100%</b>

**Question 38.** Including yourself, how many people in your household are in each of the following categories?

Under 5 years old	6	2%	31	2%	37	2%
5 to 17	21	8%	59	4%	81	4%
18 to 24	6	2%	616	40%	622	34%
25 to 34	15	6%	528	34%	543	30%
35 to 54	82	30%	238	15%	320	18%
55 to 64	55	20%	40	3%	95	5%
65 and over	84	31%	44	3%	127	7%
<b>TOTALS</b>	<b>269</b>	<b>100%</b>	<b>1556</b>	<b>100%</b>	<b>1825</b>	<b>100%</b>

**Question 39.** Are you or anyone you know involved with a neighborhood disaster preparedness or neighborhood crime watch group?

Yes, Disaster Preparedness	19	11%	31	4%	51	6%
Yes, Crime Watch	3	2%	10	1%	13	1%
Yes, Disaster Preparedness and Crime	7	4%	5	1%	12	1%
No	147	83%	666	94%	813	92%
<b>TOTALS</b>	<b>177</b>	<b>100%</b>	<b>712</b>	<b>100%</b>	<b>889</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 40.** In the last year, have you or anyone in your household complained to the landlord or building manager about any problems in your building?

YES	125	70%	523	73%	648	73%
NO	40	22%	128	18%	168	19%
DON'T KNOW	14	8%	64	9%	78	9%
<b>TOTALS</b>	<b>178</b>	<b>100%</b>	<b>715</b>	<b>100%</b>	<b>893</b>	<b>100%</b>

**Question 40a.** If yes, how soon did the landlord or manager respond?

Responded quickly	67	55%	350	67%	417	65%
Responded after repeated complaints	45	37%	144	28%	189	29%
Don't Know	11	9%	28	5%	38	6%
<b>TOTALS</b>	<b>123</b>	<b>100%</b>	<b>522</b>	<b>100%</b>	<b>645</b>	<b>100%</b>

**Question 40b.** If yes, what did the landlord or manager do?

Fixed the problem entirely	51	41%	248	48%	299	46%
Fixed part of the problem	46	37%	194	37%	240	37%
Did not fix the problem	22	18%	74	14%	96	15%
Don't Know	5	4%	6	1%	11	2%
<b>TOTALS</b>	<b>124</b>	<b>100%</b>	<b>522</b>	<b>100%</b>	<b>645</b>	<b>100%</b>

**Question 40c.** If yes, the manager fixed the problem entirely or partially, how long did it take them to do so?

Less than 30 days	73	75%	370	84%	443	82%
More than 30 days	22	23%	54	12%	77	14%
Don't Know	2	2%	16	4%	18	3%
<b>TOTALS</b>	<b>97</b>	<b>100%</b>	<b>441</b>	<b>100%</b>	<b>537</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 41.** Have you or anybody in your household ever had a disagreement with your current landlord or manager about something?

YES	65	36%	144	20%	209	23%
NO	100	56%	483	68%	583	65%
DON'T KNOW	13	7%	87	12%	100	11%
<b>TOTALS</b>	<b>178</b>	<b>100%</b>	<b>714</b>	<b>100%</b>	<b>892</b>	<b>100%</b>

**Question 41a.** If yes, what was the nature of the disagreement between you and your current landlord or manager?

MAINTENANCE/ REPAIRS	44	68%	102	71%	146	70%
RENT	9	14%	34	24%	43	20%
SECURITY OR SAFETY	12	18%	35	24%	47	22%
PARKING	11	16%	16	11%	26	13%
BEING TOLD TO MOVE OUT	9	15%	8	6%	18	9%
ANOTHER TENANT	11	16%	19	13%	30	14%
SOMETHING ELSE	22	34%	31	22%	53	26%
<b>TOTALS</b>	<b>117</b>	<b>181%</b>	<b>246</b>	<b>171%</b>	<b>363</b>	<b>174%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 41b.** If yes, you had a disagreement with your landlord, did you contact any of the following for advice or assistance?

FAMILY MEMBER OR FRIEND	18	29%	58	41%	76	37%
OTHER TENANTS	21	33%	35	25%	56	27%
LAWYER/LEGAL ASSISTANCE	18	28%	23	16%	41	20%
BERKELEY RENT BOARD	40	63%	42	30%	82	40%
CITY INSPECTOR	9	15%	11	8%	20	10%
STUDENT GROUP	0	0%	2	2%	2	1%
COMMUNITY GROUP	2	4%	7	5%	10	5%
CHURCH/RELIGIOUS GROUP	1	1%	0	0%	1	0%
NO ONE	11	17%	36	26%	47	23%
OTHER	3	5%	6	4%	9	4%
<b>TOTALS</b>	<b>123</b>	<b>194%</b>	<b>221</b>	<b>156%</b>	<b>345</b>	<b>168%</b>

**Question 42.** During your time in Berkeley, has your landlord ever offered you money to move out?

YES	27	15%	13	2%	40	5%
NO	151	84%	696	97%	847	95%
DON'T KNOW	1	0%	7	1%	8	1%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>716</b>	<b>100%</b>	<b>895</b>	<b>100%</b>

**Question 42a.** If you did receive a buyout offer, did you accept it?

YES	1	2%	1	9%	2	5%
NO	26	98%	12	91%	38	95%
<b>TOTALS</b>	<b>27</b>	<b>100%</b>	<b>13</b>	<b>100%</b>	<b>40</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 42b.** If you accepted it, how much was the offer?

23,000	1	100%	---	---	1	100%
<b>TOTALS</b>	---	---	---	---	---	---

**Question 43.** Has your household experienced any financial hardships due to impacts related to COVID?

YES	52	29%	188	26%	239	27%
NO	116	66%	478	67%	594	67%
DON'T KNOW	8	5%	50	7%	58	6%
<b>TOTALS</b>	<b>176</b>	<b>100%</b>	<b>715</b>	<b>100%</b>	<b>892</b>	<b>100%</b>

**Question 43a.** If yes please indicate below.

Loss of a job or income due to COVID	45	88%	161	86%	206	86%
Falling behind on rent	5	9%	35	19%	40	17%
Threatened with eviction	0	0%	6	3%	6	3%
Temporarily moved or was displaced	1	1%	13	7%	14	6%
Reduction of total number of housemates	5	10%	15	8%	20	8%
Other	6	13%	15	8%	21	9%
<b>TOTALS</b>	<b>63</b>	<b>120%</b>	<b>244</b>	<b>130%</b>	<b>307</b>	<b>128%</b>

**Question 43b.** If yes, have you received any of the following related to COVID?

Rent relief or other financial assistance	21	41%	52	28%	73	31%
Advice or guidance regarding tenants' rights	5	10%	22	12%	27	11%
Representation or guidance from a legal assistance	1	2%	4	2%	5	2%
Other	6	13%	11	6%	17	7%
<b>TOTALS</b>	<b>34</b>	<b>66%</b>	<b>88</b>	<b>48%</b>	<b>123</b>	<b>52%</b>



Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 44.** Please indicate if you are concerned about any of the following impacting your housing or the habitability of your unit.

DANGER OF WILDFIRE OR WILDFIRE	55	31%	184	26%	239	27%
FLOODING	15	8%	99	14%	114	13%
EARTHQUAKES AND EARTHQUAKE	120	67%	404	56%	525	58%
HEAT WAVES	54	30%	207	29%	261	29%
LOSS OF ELECTRICITY DUE TO POWER	96	54%	340	47%	436	49%
OTHER	30	17%	64	9%	94	11%
<b>TOTALS</b>	<b>370</b>	<b>207%</b>	<b>1299</b>	<b>181%</b>	<b>1669</b>	<b>186%</b>

**Question 45.** Including yourself, how many adults in your household are currently doing each of the following?

Working full time	100	40%	533	33%	633	34%
Working part time	37	14%	257	16%	293	16%
Full-time student	13	5%	585	36%	598	32%
Part-time student	4	2%	70	4%	74	4%
Unemployed, looking for work	14	5%	70	4%	84	4%
Retired	65	26%	31	2%	96	5%
Homemaker	10	4%	28	2%	38	2%
Other	11	4%	45	3%	55	3%
<b>TOTALS</b>	<b>253</b>	<b>100%</b>	<b>1618</b>	<b>100%</b>	<b>1871</b>	<b>100%</b>

**Question 46.** Is any adult in your household, including yourself a student?

YES	17	10%	380	54%	397	45%
NO	157	90%	327	46%	484	55%
DON'T KNOW	1	0%	2	0%	3	0%
<b>TOTALS</b>	<b>175</b>	<b>100%</b>	<b>709</b>	<b>100%</b>	<b>884</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 46a.** Including yourself, how many adults in your household are currently attending each of the following...

UNIVERSITY OF CALIFORNIA, BERKELEY	4	3%	646	86%	650	85%
BERKELEY CITY COLLEGE	3	2%	27	4%	30	4%
ANOTHER SCHOOL IN BERKELEY	2	1%	23	3%	25	3%
A SCHOOL OUTSIDE OF BERKELEY	7	5%	42	6%	49	6%
OTHER	1	0%	11	1%	11	1%
<b>TOTALS</b>	<b>17</b>	<b>12%</b>	<b>749</b>	<b>100%</b>	<b>766</b>	<b>100%</b>

**Question 47.** What was the approximate total income for your entire household before taxes in 2021?

LESS THAN \$10,000	6	4%	84	12%	89	10%
\$10,000 TO \$19,999	15	9%	38	5%	52	6%
\$20,000 TO \$29,999	17	10%	30	4%	47	5%
\$30,000 TO \$39,999	13	8%	40	6%	53	6%
\$40,000 TO \$49,999	12	8%	38	5%	50	6%
\$50,000 TO \$59,999	9	6%	38	5%	47	5%
\$60,000 TO \$69,999	11	7%	46	7%	57	7%
\$70,000 TO \$79,999	17	10%	34	5%	50	6%
\$80,000 TO \$99,999	14	9%	56	8%	70	8%
\$100,000 TO \$149,999	18	11%	105	15%	124	14%
\$150,000 OR MORE	14	9%	85	12%	99	11%
DON'T KNOW	17	11%	111	16%	128	15%
<b>TOTALS</b>	<b>163</b>	<b>100%</b>	<b>703</b>	<b>100%</b>	<b>866</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 48.** Including yourself, how many members of the household have the following ethnic background or heritage?

ASIAN/ASIAN AMERICAN OR PACIFIC	42	16%	516	34%	557	32%
BLACK/AFRICAN AMERICAN	20	8%	69	5%	89	5%
HISPANIC/LATINO/LATINX	35	14%	197	13%	233	13%
NATIVE AMERICAN/INDIGENOUS	4	1%	18	1%	22	1%
WHITE/CAUCASIAN	153	59%	640	43%	794	45%
WRITE YOUR OWN, PLEASE SPECIFY	8	3%	62	4%	69	4%
<b>TOTALS</b>	<b>262</b>	<b>100%</b>	<b>1502</b>	<b>100%</b>	<b>1764</b>	<b>100%</b>

**Question 49.** How do you describe your gender?

WOMAN	92	55%	366	55%	458	55%
MAN	74	44%	255	38%	330	40%
TRANS WOMAN	0	0%	2	0%	2	0%
TRANS MAN	0	0%	1	0%	1	0%
NON-BINARY	1	1%	39	6%	40	5%
WRITE YOUR OWN, PLEASE SPECIFY	1	0%	2	0%	3	0%
<b>TOTALS</b>	<b>168</b>	<b>100%</b>	<b>666</b>	<b>100%</b>	<b>834</b>	

**Question 50.** Which of the following best represents how you think of yourself?

GAY, QUEER, OR LESBIAN	13	8%	82	13%	95	12%
STRAIGHT	127	83%	455	74%	582	76%
BISEXUAL	9	6%	65	11%	74	10%
ASEXUAL	3	2%	11	2%	14	2%
DIFFERENT IDENTITY (SPECIFY)	1	1%	4	1%	5	1%
<b>TOTALS</b>	<b>153</b>	<b>100%</b>	<b>617</b>	<b>100%</b>	<b>770</b>	<b>100%</b>

COMMENTS
Landlord-Tenant Relations & Habitability

Our building was sold during the pandemic, and it wasn't communicated to us very well, verbal promises on updates to the building were made by our previous owner (which I understand doesn't really hold much weight), and the new owners seem content on doing minimum in maintenance to the building. - we're often given short notices on changes to the building or property; a tenant complained about a tree in our parking area, and we received a notice maybe a few days before its removal, leaving little time for feedback from the rest of the residents (real lack of shade now). - finding a new rental is typically marginally better, just through anecdotal notes. Though we have issues without management, it seems like many others do as well. We end up staying because it's rent-controlled and moving wouldn't really be that much better (until we decide to buy).

Hard to find. Easy to miss. Way too expensive. I'm paying roughly 1/2 of what the same apartment below me is paying. My rent is roughly 80% of my SSI income. I have to rely on e.b.t, medical/medicare benefits through Anthem and sometimes the food bank and my own personal garden of herbs, etc. To spice bulk foods.

Berkeley is a fantastic place to live in but the market rate rents are incredibly high. We would not even consider moving from our unit under the current housing conditions. Berkeley doesn't just need more housing, it needs more affordable, quiet housing. I see a lot of new high-rises going up and I just have to wonder how many of those are affordable to those, who aren't making a significant amount of money (the general rule of thumb is to not spend more than 30% of income on housing). With all these high-rises, I also wonder how much noise the residents experience and whether or not the building codes are robust enough to afford tenants a quiet space.

1. Great landlady 2. Good neighborhood 3. Reasonable rent 4. Rent control

A few years ago, we began having problems with very noisy neighbors in the two apartment buildings. Also, now the sink below me is really loud. We hear them running water all the time. It is way too loud. It bothers me that I am stuck in a building whose elevators have been broken more than working since May 15. I am on disability and can't afford to move. More than 75% of my income goes to rent.

Because my landlord didn't rent my unit to me and my partner and son he bought the units after we moved in he was trying to get me to move by harassing us but it didn't work.

Berkeley is an incredibly expensive place to rent, with very old and poorly maintained units. The cost burden is mostly by parents of students attending the university. Studio and 1 bedroom apartment costs are pretty similar.

Berkeley is expensive.

Berkeley is only affordable to a retired person like me living on social security and surviving because of rent control. Berkeley is a lovely city and so grateful for rent control.

Berkeley is too expensive and I'm planning to move for that reason.

Berkley is the best place on earth.

Dealing with the landlord has been the most miserable part of renting in Berkeley. He doesn't care about tenant safety and tries to get out of making repairs or anything that might cost him money; when he is finally forced to make repairs, rather than hiring a licensed professional, he tries to do the job himself - with a staggering degree of incompetence that usually results in the problem getting worse. It is also frustrating how difficult it is to get anyone at the rent board to pick up the phone.

Despite the issues I shared above, Berkeley is a much nicer place than Merced, the central valley where I lived when studied at UC Merced.

Dispute with the landlord during remodel where he charged us to renovate the new kitchen floor.

Due to inflation, my income went from being plenty to cover rent and utilities to barely being enough. I may have to move to a cheaper area or move in with housemates. I realize there's nothing the rent board can really do about that, it's a macroeconomic thing.

Every year it's a struggle to get the owner to refund the security deposit interest. The owner is late about giving proper notice ahead of time for big repairs.

Every year my rent goes up. My income does not. I am 72 years old and a Vietnam vet. Retired from the army red cross for 10 + years of service. 7 national disasters? How Berkeley can you be?

Exiting parking lots dangerous due to landscaping.

For some reason living in Berkeley, I have encountered more issues with entitled and unreasonable neighbors than I have in the past living with 7 roommates, plus neighbors! From: disruptive single-family home construction next door (one day a crane blocked off the whole street without any city notice, as a shipping container was hoisted into our neighbor's backyard----oh yeah it blocked my car in and I was forced to drive on the sidewalk/lawn to go to work): construction literally every day for 6 months during the morning hours... To: a tenant in our building, using housing authority funds to rent the same size unit as ours, but spends 99% of their time in the shared backyard space due to "electrical sensitivities." no other tenants utilize the shared space due to their presence in the backyard all-the-time, although we all work and pay for it. The property management even landscapes it (sorta), but only one person actually enjoys it... And for the loud construction of a neighbor next door to visually enjoy it. What a waste of collective \$\$\$\$\$, personal energy, and when it feels like you're kind of trapped in your own house due to external factors out of your control. #middleagedwhitewomen at previous Berkeley house in 2014 we were gently forced out due to a golden duplex purchased by a New York couple (who moved in downstairs), who despite being a real-estate lawyer and architect wanted us to pay to carpet the stairs because we were "walking loud," not legal in ca to my knowledge. Our issues with renting in Berkeley are 60% neighbors (disruptive), 20% city (security, permitting, theft, street parking disruptions), 20% property management (lack of necessary property maintenance)

From my own experience and the experience of many of my friends, family, and colleagues, the landlords/property managers in Berkeley are unfamiliar with housing codes, difficult to deal with, slow with repairs, and take advantage of tenants. My landlords can barely speak English and they don't understand when I inform them of problems in my unit/the building. They have no respect for my space

and always leave a mess when they come to do repairs. I have had horrible experiences dealing with them throughout my entire tenancy and I would move out, except for rent control. There should be a competency course that landlords must pass in order to be landlords. The city of Berkeley needs to address this pervasive issue that deeply affects its residents' well-being.

Getting my landlord to do competent maintenance (be it minor or major maintenance) has been an anxiety and stress-aggravating effort for 26 of the 27 years I have lived in his building. And too often, the cob housing code enforcement is biased and complicit (not technically competent and impartial) when contacted for code enforcement.

Good experience. Excellent building manager.

Great location. Very expensive rent.

Having rent control gives us slightly more peace of mind, but the fear of eviction always lingers, especially since our rent is half of what our neighbors are paying.

I am a POC low-income single mom with a disability. My older son is on the spectrum. We are struggling to find affordable housing in the city we were born and raised in. I have applied to many places and am in danger of becoming homeless with my children due to our rental of over 10 years being sold. Any place we apply to wants me to make x3 the rent. As a single low-income mom that is impossible for me and I am priced out of everywhere I apply to. It has been so difficult.

I am extremely lucky to live in a place that is quiet and private with a view of trees. The only thing in the world I want to be left done is I do my own rejosans whenever possible

I am very fortunate. A + landlord, apartment, and neighbors.

I am very lucky to have a kind and responsive landlord.

I appreciate the fact that there is rent control in the city of Berkeley. I appreciate my landlord as he takes pride in the building and ensures all safety and maintenance issues are promptly addressed. He even put in solar panels on the house which has cut my electricity bill in half.

I believe each unit in this building was designed for one person. The new landlord has renovated several units from one bedroom to two "bedrooms". As of August (2022), I live below two UC Berkeley law students, who're loud and keep late hours. Most tenants work full time or are retired, so it was quiet after 9 pm; however, now I get awakened most nights and sometimes past midnight.

I definitely worry about the structural integrity of the building, possible mold, and the occasional scent of gas in the building and unit. We don't run our heater because it smells like gas when we do.

I feel fortunate for the community here in Berkeley, but renting for the non-wealthy is horrendous, & I do not feel confident in my building's structural safety. The windows for the whole building need updating, there are frequent break-in attempts, and there are countless things that should be fixed. I do not blame the resident manager, I blame the owners who leave things undone. They left half of the units empty during Covid-19 rather than reduce any rent. Inspectors need to come to check the structural safety given the constant water leaking from pipes into the garage, etc. Flooring/tiles are uneven, lips in doorways are uneven, etc. I have asked for a mold inspection of my unit because there have been 3 incidents of water coming through my ceiling/walls (I am on 1st floor). My first request was ignored,

waiting to hear about the 2nd request. If there's something I can do about this please let me know. I don't see evidence of mold apparent but I want to know if there's any inside the walls/ceiling. Thank you.

I feel like I have to constantly navigate things with my landlord. My rent is so cheap for Berkeley and he could be getting double the rent I am paying. So I tread lightly - sometimes fix things myself so as to not "rock the boat." I live upstairs and there are issues with both the front and back stairs that need fixing which he says he's going to do (for the front, he's been saying this for several years - first it was not fixed because of the pandemic, then he couldn't find anyone, then a guy came out to take measurements but that was months ago and nothing has been fixed. There's always an excuse. He has put duct tape to hold the broken metal banister.

I feel lucky to live in a beautiful apartment, knowing if I moved, I would pay much more rent. Downstairs tenants do not follow the established cohabitation rules; landlord does not want the hassle of enforcing them.

I feel lucky to live in a rent-controlled apartment where the landlords do take care of their building. When I asked things to be fixed in the past, the work was done.

I was homeless before I moved into this building so the first few years I stayed quiet about issues and did not rock the boat because I was constantly late on rent and afraid to rock the boat. Also, management never helped and treated me (and others in the building I can put you in touch with) like we were just being bothersome instead of standing up for basic human rights and dignity, and safety. Despite this, I was able to catch up on rent and actually pay it in advance just before the pandemic started. After getting sick with Covid despite my best attempts to self-isolate, I ended up being bedridden for several months and have developed a host of health problems I can provide proof of from my primary care physician and dermatologist. In addition, they let an unvaccinated tenant move in right next to me despite knowing I have a compromised immune system. I got sick right before the vaccines were offered (just my luck lol) and have been slowly healing, but have not been able to work like I regularly have before I got sick. It seems to only be getting worse :( actually, there are so many problems here, not just with me but with other tenants in the building but I feel that they have also been afraid to rock the boat out of fear of reprisal or eviction. Can someone please contact me to discuss my options? I don't feel safe or comfortable here and I am not the only one. Many services and amenities that were offered to us have not been followed through with.

I wish the landlord would once in a while repaint the interior. Now it's just patching up cracks, but in 20 years not once has the interior been repainted.

I would like to go into some detail about the habitability issues at my apartment building in Berkeley. Heating system problems; the temperature in my apartment unit frequently exceeds 80 degrees every night at approximately 3 am. This is because the heating system radiator in the hallway is right outside my unit. This is the only heater in the buildings hallways that is functioning. The thermostat is set at 80 to 85 degrees by the building manager every night at about 11 pm. Again, this results in my unit overheating to extremely high temperatures even though the radiator valve on my unit heater is completely shut off. I have frequently requested that the building manager please turn down the thermostat in the hallway and repair or replace the non-functioning radiators. Despite the building manager's assurance that she will lower the thermostat, she has not done so. She claims that she needs

to heat the entire building with the only heater that still works. Electrical problems; there are continuous power outages, sometimes several times a day. This has been an ongoing problem for many years. Again, the building manager assures me that this problem will not happen again. She claims that this problem is caused by other tenants that are using too many appliances and thus "trips the breaker". After many requests for the management to upgrade the breaker box, the building manager and the owner refuse to make the necessary electrical upgrades. These power outages are not only an inconvenience but, they can also cause serious damage to my electronics (i.e. computers and hard drives). Additionally, recently, about 6 months ago a bar opened in this building directly below my apartment unit. This has resulted in very loud music every night until 1 am. The noise comes right up through the floor and is annoying, a nuisance as well as illegal. I have contacted the Berkeley police department about this problem. I have been told by the Berkeley police that there is not much they ca.

I've had a good experience with my current, rent-controlled apartment. If I had to move, I would be screwed. Not catastrophically, but pretty badly.

I'm paying more than I've paid to live in a shared apartment anywhere else and in the worst conditions compared to anywhere else I've stayed.

In the past, my landlord has engaged in what I would call a pattern of harassment to try to get me to move out. This included putting "three-day notices" to quit, i.e. eviction over frivolous things. I finally had to go to mediation with him. After he got to yell at me without interruption, by the mediator!! He has treated me so much better.

Incompetent or negligent apartment owners seem to get away with murder in Berkeley. Even when forced by a housing inspection to fix something within 30 days, they are often given a 30-day grace period in addition, if they promise to keep working (they've already been negligent but you give them self-regulation power). The tenant is never notified of this! So, 60 days later, I contacted the rent board who contacted the (previous) owner and got her started again. Then, she was fined far less than the rent I had continued to pay her. Ridiculous. To apply for rental reimbursement requires my name in the public record. Ridiculous. Other tenants in the building are not notified of major inspection issues in one unit, even if it is a fire hazard. Ridiculous. The inspectors cannot demand to see other units, even when told all 12 units have the exact problem. Super fire hazard.

It has no a/c and scorching afternoon sun. With the summers getting hotter each year, it's not somewhere I wanna be anymore. There's also a really old security gate that is falling apart, never closes all the way, and you can't use the keypad or buzz anyone up. It's never been fixed the entire ten years I've lived here.

It is expensive and we are fortunate to live in a rent-controlled apartment. Otherwise, we will have to move further away to find something we can afford.

It is expensive, and apartments are not managed well, because students will rent them anyway.

It seems like there are a lot of old and not well-maintained buildings that are owned by one corporation or one person ("slumlord"). Due to the demand generally for housing and demand from student housing is incredibly unaffordable. I would like to see the city/ county enforce upgrades/ improvements. For example, my windows are very thin, heater is old and the balcony, etc. are rotting.



It is very stressful to rent a place in Berkeley due to uncertainties of the future and the almost certainty that if one did lose a rent-controlled apartment, it would be impossible to replace.

It was not very difficult due to the number of options available.

It's a great place to live.

It's becoming very expensive. Apartments for one family are being used for 3-4 students.

It's costly, I'm spending more than 2/3 of my income on rent, and I can't find anything cheaper to move to in Berkeley. The new apartment buildings being built along downtown are still out of range. While at the same time, I don't see any rent reductions in the rest of the buildings.

It's expensive for families and there is no opportunity for rent bigger.

It's expensive, nothing else to say.

It's just extremely expensive to live around here. I wish I could rent a one-bedroom but I can't afford it. Ever.

It's terrible we were lucky to find an announcement for this apartment; so many scams, so many of our friends paid for very expensive shared rooms

It's too expensive.

It's expensive and you just kind of deal with the inconveniences and hope people don't break in.

It's expensive here.

It's unbelievably expensive.

It's very expensive for how small the spaces are.

It's very hard to find an affordable place to live that doesn't have a slew of problems with it. I was barely able to find this decently-priced apartment when I was apartment hunting in 2021, and the situation only gets worse every year. Housing is a dire issue in Berkeley, especially for UC Berkeley students. In terms of my personal experience, I believe I was very lucky that my roommate and I pay more than some students for a better unit.

Landlord didn't let us move in until a week into the lease and refused to return the prorated portion until the end of the lease. Unsure if this is legal or not.

Landlord is very helpful.

Living in Berkeley is very expensive and it's very noisy- due to the parties students throw.

Looking for a rental is really difficult in Berkeley because the rent for apartments is really high and if the rent is lower than usual that is because the unit is in very poor quality.

Love the neighborhood. Close to ACtransit. Close to my sister. Close to the library. Close to a park.

Most apartments in Berkeley are very old and have not been renovated in a meaningful way in a very long time. Newer apartments tend to be prohibitively expensive.

Mostly expensive.

My apartment is too noisy. I realized this immediately after moving in, but by that point, I had signed a 13-month lease. As far as I can tell, I'm stuck here until that lease ends. I've been here for 8 months. My apartment is also too hot. The heating is centrally controlled by the landlord, not per unit. The radiator has a valve you can close, but the landlord has instructed us not to use it; he says closing the radiator valves causes a water leak, and he refuses to fix it.

My current landlord is very nice!!!

My landlady appears to have a mental illness and is not responsive to our needs and is invasive. My neighbors in the building seem unaware of their rights. It would help if every renter received a list of their rights (like heat in all the rooms) and resources in the mail or something.

My landlord is amazingly proactive and responsive.

My landlord is great. They really are on top of things and help with anything I might need.

My landlord owns several houses on the street and she takes very good care of them. Although we are month to month after the first year, she obviously wants us to stay as long as possible. She is extremely responsive to notice any problems and is proactive about maintenance, such as with tree trimming, smoke detector inspection, etc.

My landlord performed a complete remodel of my kitchen and bathroom last year which took way too long (3 months). He hires unlicensed repair personnel. I probably should have asked for rent concessions as a result but I did not.

My late wife rented this duplex unit in 1960. We have paid for all the appliances, maintenance (interior & exterior) & gardening, except the roof. We installed PVSolar covering all electricity. A new owner has purchased the duplex. He is refusing to follow the Berkeley rent board buyout formula. He is using the Ellis Act to evict us and pay less. He is planning to downsize the property from 2 units to 1 single-family house. I am 80 years old, I would like to stay here for the rest of my life.

My particular neighborhood here in Berkeley is nice and a great place to live, walk around, etc.

My rent goes up each year and it's becoming more and more difficult to sustain the apartment. There is no less expensive housing alternative as far as I can tell.

Nothing in particular except my apartment is very bike unfriendly with a small elevator and two short flights of stairs to the common front door.

Our current management company are the worst we have ever had. Slow to repair and respond, argue with, and harass you. Just don't take care of the building or its tenants. Building integrity has gone way down with them - they don't fix things they patch them up.

Our landlord does the bare minimum and the city of Berkeley lets them get away with it because it's the largest rental property company.

Our landlord is lovely, welcoming, responsive, and offers us a safe, clean, affordable, and updated space to live in. I was concerned when moving to the bay area that housing would be hard to secure, unaffordable, and a stressor, but that has not been my experience thus far.

Our landlord is very hands-off - so nothing related to safety ever gets checked - we keep on top of everything. The fire department (fire marshal maybe) has stopped by twice in ten years and checked our extinguishers. Both times they were very, very expired and/or non-existent. Both times they talked about writing up a report or a violation or something. Neither time did anything ever come of it. We contacted the landlord and he bought a new extinguisher for each unit - and I think he would do more if we asked. But not sure what the point of the fire marshal coming by was if there is no action taken.

Previous landlord sold the building on a second attempt during Covid. The new owner is living in one of the units.

Property owners (my neighbors), even well-meaning and supportive of tenants, have no idea of the kinds of threats, harassment, and pressure that tenants can experience (such as having an eviction on one's record). It's like living in parallel universes.

Raj properties should be investigated more for their malpractice! While their rent prices are lower compared to many, the mold and poor insulation have made life very difficult!!

Rent is high, and repairs and improvements are only performed on vacated units. Quality of life improvements are nonexistent and requests for these are ignored. This unit still has less-than-average functioning coin-op laundry. Units are small and the landlord refuses bikes being locked outside and refuses to implement a bike rack that would cost & it's \$200 to install. Overall disconnect, the only communication from landlord and property management is regarding negativity and enforcement of arbitrary policies. Trash is piling up and no concern is shown regarding additional pickups despite requests.

Renting in Berkeley from my experience has been okay but many buildings need to be updated due to mold, rot, drainage(plumbing), seismic retrofits, and bugs (termites/ants). I have been living in my unit for a little over 10 years and my landlord has yet to replace a door/window or any plumbing that has caused mold/mildew. No matter how many times I have brought it up there has been no real fix just quick coverups which never last. Now that rain is frequenting the bay area these buildings cannot withstand the moist/wet environment and it will only get worse.

Person/Landlord stole my deposit in March 2020 and owes me \$1,000. My address was [redacted], Berkeley.

Satisfied to date.

Shout out to the maintenance company, quick and professional.

So expensive for poor conditions.

Still worried that the property manager, who is "not paid" and has told me that she doesn't want to do this job, will hire someone who will decide to dismantle the old stove inside our kitchen, contaminating the apartment with asbestos. Berkeley inspector said that there is nothing he can do to prevent this, but to take a video if it happens.

The bay area is too f\*\*king expensive!

The building was sold for approx. 6 years ago and we had a seamless transition with the new owners.

The cost of living is outrageous.

The current owner of my building has a professional property manager- which has been helpful. The management team has responded immediately to my concerns and fixed things I wasn't sure a landlord had any responsibility to fix. I am content with the relationship.

For the first twenty years, we had an excellent property manager. The new landlord (8 years) has no property manager and does repairs himself or with very cheap labor. He lives in the city and sometimes asks me (76 years) to do things so he does not need to come by. Sometimes I do them. I care more about this place than he does.

The floor of our apartment is quite uneven/slanted. This is frustrating especially when cooking because the food always slides to one half of the pan. It also doesn't give me confidence in the quality of the building's foundation (coupled with the giant cracks in the wall).

The landlord knows housing is tight, and has no true incentive to act quickly on rodents within the walls of this 100-year-old building. If rat infestation drives out a tenant (and it has), he can rent the unit for more money next time.

The landlord pass-through should be discontinued as it is a hardship. If the university buys the building I would have to leave the Bay Area. Rent would be too expensive. Rent control must continue to keep older people like me safe and secure

The landlords in Berkeley do not care about their tenants and like to prey on students with inflated rent and below-standard living conditions.

The location lacks sunlight as a result of a large building blocking the southern exposure.

The new landlord has been active in making exterior renovations and changes to the place, but I think that more interior changes need to happen.

The notice in the mail says one address but our apartment is another. I decided to take the survey anyways. About renting, it's expensive. I'm also not sure where to find out if our apartment is rent controlled. We just moved in last month.

The owners have done the required safety inspection until this year.

The quality of the buildings seems pretty low (e.g., poor insulation) for the high prices available. I'm sure there are much nicer houses but they are even more expensive.

The quality of the housing stock is often very poor.

The rent is excruciatingly high!

The vast majority of affordable units are old and barely livable, and the new units are crazy expensive.

There are no good rentals for families. Fear of sudden rent rises inhibits us to move out into a bigger home/house. Most rentals look like shoe boxes. Very dark shoe boxes. Our apartment needs way more maintenance. One of the tenants remodeled his kitchen himself because the maintenance guy is so abysmal. Over Christmas last year we had a carbon monoxide leakage and the property manager and maintenance guy did not want to send a professional over to check. After some pressure they did. But

they did not even understand the difference between carbon dioxide and carbon monoxide (their answer: potato, tomato, what's the difference).

There are several violations that the housing inspector has noted since October 2021 that my landlord has ignored.

There is a compost bin but it is never taken out management is terrible at communication no laundry services in the apartment complex.

There is one tenant who has caused so many problems, including safety, stealing, and being dirty. The landlord has done nothing to solve the problem and refused to kick him out. Is there any suggestion? Much appreciated!

This a student-centric city why is rent so damn high? My apartment is 450 square ft and I share it with my partner and that's all we can afford. We've been on the waitlist for grad housing at UC Village for 8 months now. It's ridiculous.

This is a very old building and the new management/owners really seem to be trying to improve it.

Too expensive.

Too expensive for the condition of the apartments. Very difficult to find a place.

Too high. We moved to Berkeley in 2015. We know a lot of family friends pay half of what we pay because they have been living before that.

Took 3 years to fix the toilet and kitchen sink. But now I have a new toilet and an entirely new kitchen. My landlord and I get along wonderfully.

Unfortunately, renting in Berkeley is really unfriendly to families and people with children. More than once during our search for housing, if I mentioned that I had children, they would say the unit was no longer available. If this trend continues, the only renters that landlords will have will be students who in most cases invest less in their local community.

Units are generally substandard and overpriced.

Very old building with many needed repairs frequently. I wish the owners of the property paid to have it remodeled to a greater extent for the amount of rent we all pay. Thankfully we have a great manager. She does the best she can. Not all apartment buildings have good managers.

Very old buildings, cheap cabinets/doors, and things keep falling apart.

We also pay for parking around \$100-250.

We are frustrated with many things about our home but feel that we can't move into this market without facing a drastic rent increase. We are lifelong east bay residents, and the cost of living (primarily housing) means that our only chance of moving into a better housing situation is to move out of the state. We love living in Berkeley, and if there were ever hope of middle-class people being able to purchase even a modest house here, we would do it.

We are in a good situation, but if there were changes we would no longer be able to live here and pay a higher rent.

We are renting for about 8 months and we are very happy with our rental home.

We love living in Berkeley and have a very good rental situation. We are close to transit, shopping, libraries, and restaurants and have great neighbors.

We were lucky to get a decent landlord/property management company at the apartment we're currently at, however, our last one was quite shitty.

While I love the neighborhood I live in, my landlord fixes everything himself in a very shoddy way. I had an issue with carbon monoxide last year and although my landlord fixed the heater (replaced it entirely) I now have a constant banging noise whenever I turn it on. Had this been done by a repairman it would've been addressed. My landlord is aware of this issue but says there isn't much they can do. I feel that I have to walk a fine line between not complaining too much and dealing with it in order to keep this unit. I feel like I got a great deal in being able to afford a place in a good neighborhood within walking distance to my son's school, but often wonder if I had to leave if I'd even be able to afford anything comparable. Another issue and actually the biggest one is making sure this unit are equipped to withstand an earthquake.

Why is it so expensive?

I would love to move to a nicer mold-free apartment, but since the current rent in Berkeley and the surrounding area is extremely expensive, I can't move. It's very frustrating that there is so little affordable housing in Berkeley.

My biggest concern is that the owner, who is getting on in years, will decide to sell the building and we will have only a short time to find alternative housing. The rental market is very tight and houses (we've been looking for years) are unaffordable.

Not enough affordable housing options of good quality to be found -- I have been looking to move for over a year due to rude and inconsiderate neighbors in my building, but have not been able to find anything else within my budget that would be an improvement from my current situation.

We are scared that our landlord can raise the rent and we will need to move out. Most other places in the area are more expensive for the same size, so we would likely need to move away from the east bay, change jobs and move closer to family. Life in this area is too expensive and it is cheaper for my wife to take care of the kids than it is for her to work while the kids are in daycare.

We have had issues with getting our landlord to complete anything beyond minimal repairs. Our 1920s-built building has its original single-pane windows that leak and have rotting wood and mold. We have requested these be replaced, which was declined because they would "have to replace windows for all units." in addition to the lack of insulation that has led to heat bills between \$200-300 to keep an average heat of 65 during the day and 60 or below overnight, we have health concerns about the mold. They are otherwise responsive to basic maintenance requests so it is unclear what steps we should pursue next.

We discovered mold in the bathroom and bedroom, after we moved in we didn't see it prior to moving in due to the fresh paint. Over the years the only thing that has been done is applying paint over the mold.

We had a rat infestation in the HVAC system, where rats would come up to the vents in the main apartment. The HVAC and basement were covered in urine and feces. The landlords were first informed of the problem in January 2019. After not taking action, the HVAC was effectively destroyed by September 2020. The HVAC was not replaced until December 2020. The rat nest and entry points were not addressed for another year, until November 2021. This is despite near constant communications from us to the landlords to do something about the problem. Similarly, our front gate lock was broken for 11 months. This included periods where the gate would not lock at all and the property was freely accessible to anyone. It also included periods where we could not open the gate and had to jump the fence regularly to access our unit. We were in contact with the landlords at least monthly over this time, but resolving the issue still took nearly a year.

You would think a really fancy apartment would cost \$3000 a month, but no, it's pretty basic. Not even any outdoor access. When looking around for something cheaper, we found we could pay \$2200-2500 for crappy apartments with old appliances, shoddy repairs, less space, etc. As someone who is not from around here, I'm blown away by how expensive it is for seemingly nothing, and I'm disheartened that my partner has a better job than most folks I know and yet is not able to save money because food, rent, the basics are all so expensive.

No. Berkeley has become very expensive.

Difficult competing with students for rentals.

From what I have heard I would not want to be thrust into the rental market at this time.

I can't afford to rent a 2-bedroom apartment for myself and my teenager. As a single parent, I earn more than what would allow me to qualify for low-income households, and simultaneously, I cannot afford the average rent for a 2-bedroom unit (3000-3500 in Berkeley). My teenager has special health needs, toward which I use much of other funds.

I come from another somewhat expensive suburban town in SoCal, and my family leases a house that is about twice as big as this apartment for \$100 less every month.

I would love to move out of my current apartment, but I can't find anything even remotely affordable, even looking in nearby cities. It is imperative that the city of Berkeley do something to bring down rental prices so that those of us who have lived in Berkeley for years and consider it our home can continue to do so.

If we were asked to move due to the landlord having other plans for the building/property, we would not be able to afford to move with the high cost of rental units in the east bay or any place.

In my prior place of living, renting a room in a house in Berkeley. Our landlord was horrible I didn't know any of my rights and we lived with rats, mold, and dead animals under the house, and he was very against hiring someone to fix any of our issues. He kept my deposit after forcing us out a month early because a pipe blew and the whole bottom floor was filled with human waste and argued with the plumber so we all left last minute during our finals week.

In the 10 years here I have watched prices escalate. I fear losing or retiring from my job because of housing costs. We need badly to move but doing so means doubling our rent or leaving the area or both.

It is too expensive.

It is too expensive. I have been in this place for a long time and can't move to a better place because of the high rental prices.

The place I lived before the current one, which was also Berkeley, was unsafe – it was a soft-story building, and the landlord would never fix anything.

The place I was evicted from (Ellis Act) isn't the current apartment, but both are Berkeley addresses.

We've only lived in this unit a few months, so my responses could change after more time here.

(Q52)

We have a tenant who is a hoarder, and it bothers other tenants. We also have a tenant who is loud and delusional. The landlord is not handling these issues very well. They need some sort of mental health support.

Sometimes, I wish I would have a nice landlord. The man is nasty, and the woman is okay

More mediation, and help between tenants and landlords that can stay off the records and credit reports. Even if I win say an unlawful termination of lease case right now, I won't be able to rent anywhere else.

I used to get an increase in rent, and I was wondering why because it went up 4.4%

I know this would cost too much but an interpreter. It is difficult for my landlord and I to communicate

I have lived here for 13 years, and the landlord has never once done a safety inspection. After I lived here for three years, I had a code inspection, and multiple violations were found and eventually fixed. I wish there were more effective ways to force landlords to keep their properties in good repair.

Fine the landlord whose disabled tenants can't use the broken elevator and give the tenants a 1-year rent decrease.

Actual enforcement of housing code. When I learned that my landlord has been breaking the law by not providing a working elevator (I am disabled and live on the 3rd floor.) I also learned the only remedy was for me to hire a lawyer and take them to court. The city does not enforce those laws, it is up to the injured party to.

"Laundry". One washing and One drying machine are very poor for building. Much better cleaning of the building. Taking care of the green areas in front of the building.

Help me find a better place.

Referrals for affordable house painters, etc., so that I might be able to hire someone to paint my kitchen and bathroom that have layers of paint on the walls that are peeling. Redoing the wood floors would be nice too!



I would like to know if there are any resources for tenants when they are experiencing issues with another tenant in the same building or in a neighboring unit. What to do if that person is having a mental health crisis at 3 am? What do I do if I am worried for them, but I don't want to report them to the landlord because I won't want them to get evicted?

I have lived in this apartment for more than 20 years. Is there any right the tenant has to request the landlord to remodel my studio for example painting, changing the carpet, restoring a new sink, toilet, and so on?

I wish buildings were rated for insulation and landlords were incentivized to improve their building's insulation. Even though Berkeley is in a mild climate, the apartment is very cold in the winter.

Wish I had known about it earlier to see if I qualify for any programs because I've been struggling a lot to pay rent lately.

We had issues with a neighboring building (noise) and when I contacted the rent board, I was given information to reach that building's owner. The owner never responded to my attempts to reach out. Luckily, the tenants moved out, but I wish there could have been more support. Not sure what that would look like from Berkeley.

I believe we need to increase the financial fines for landlords who clearly break the law to intimidate their tenants, or to evoke control of any nature. The present situation is abusive for tenants. As much as I appreciate the rent cap, I can't just find somewhere else to live in this town. So, I have to just deal with being with this crazy landlord.

(Q53)

While I'm aware that complaints can be made and resources exist, the fear of retaliation by the landlord is too real. Also, as the master tenant with rent control in our home, I have never been in contact or met the actual owner but have paid rent to 4 different property management companies, over the years. Some are extremely incompetent or unresponsive and others are somewhat helpful, but usually require that a tenant can be home when they send repair people in. And that is a challenge since I do not work from home. My first 3 winters, we lived without working heat and considered taking things to the rent board, but the threat of that eventually led to them installing heat in most of the house, which is their legal responsibility. It's sad to see homes deteriorate since no upkeep or basic maintenance is done, aside from window replacement which I demanded for 2.5 years and got!

We object to the proposed 4.4% AGA rent increase for the coming year, despite no recent services or improvements from our landlord. With the reduced salaries and higher inflation caused by COVID over the last two years, the reasoning for this is hard to understand, since property values and de-controlled rents caused by frequent student turnover have continued to soar. While there may be some legitimate "mom & pop" single unit owners who may legitimately need an increase to deal with higher costs, they can be helped on an individual basis. Our rent will increase by around \$85 a month/\$1,019 per year, which will hurt us financially, while our millionaire owners will not be likely to notice even a decimal point difference on their income spreadsheet. Finally, thanks very much for doing this survey! As we have learned the hard way, safe, affordable housing is essential.

This landlord has threatened to steal my neighbor's stuff, thankfully Berkeley police department told us that if they do that we can just call him for stealing. It's funny that we didn't recognize that as being an illegal act because we feel like landlords can just take whatever they want whenever they want.

The washer and dryer in the common area are old and function in an outdated style. The washer lacks an option for extra rinsing and requires additional quarters to rewash. The dryer also has broken fins.

The tub/shower combination has no grab bars on any of the three walls of the tub/shower! We are in the 80-to-85-year bracket and need them! But they are safer for everyone. The second important safety issue is there is no gate under the building parking (8 parking spaces) and the building owner (premium properties to manage it) refuses to spend money to provide a gate, as more buildings have done. Cons. Have been broken into, the catalytic converter was rigged out of our car, and from time to time street people hang out and sleep, at times every night for a while, and they usually leave trash behind. So many houses, etc. Have fences and/or gates these days.

The new landlords have carried out unpermitted construction in Apartment 3 of this building in order to turn a one-bedroom apartment into a two-bedroom apartment. I declined to fill out the inspection form because it is not anonymous. Why would any tenant feel comfortable with that?

The main thing I want, having sheltered in place for three years due to COVID, and lived in my apartment for 29 years is to get the place re-painted, the carpet cleaned, the windows replaced, and the heating improved. I would like to see the landlord participate in this without raising our rent or making us pay for a second unit to live in while the improvements are done as he did our neighbors.

The landlord-tenant relationships in Berkeley (at least mine and those I hear about) are a status-power-disparity, which city of Berkeley staff (especially housing code enforcement) are implicit-biased complicit in enabling. This shifts an extraordinary burden on tenants to tolerate "slum-landlord" practices (back-door-rent increases via no-maintenance, reduced and deferred maintenance, move-out, or trying to seek help via other community services. Too often, most tenants tolerate slum landlord practices because of the high cost of rents in the bay area, lack of knowledge about the city of Berkeley services (HCE and rent board) that might be able to help them, or COB services seem apathetic, biased in favor of landlords, or incompetent. I gave my landlord a grade D in providing competent and needed maintenance, the COB-HCE a C in providing impartial competent code enforcement, and the rent board a B in providing useful and impartial adjudication services. Notwithstanding rent control, I rate the city of Berkeley's rental housing experience to be a B- at best, C at worst. If I could afford to live in San Francisco, I would leave my current "Oliver Twist" housing and the COB, as I am exhausted (at age 63) from repeatedly asking my landlord and the cob to think and act like high-caliber, impartial, and ethical professionals in how they related to "peasant tenants" -- power disparity wise: "please landlord and COB public servants. Can I (we tenants) have a better quality of life, service-wise?"

The landlord also refused to let me have a roommate which would help me financially. When he found out I had a friend staying here he kicked her out and she became homeless, living in her car.

Someone broke into my apartment during COVID, I requested a fence for my porch, but nothing has been done about that and the safety precaution.

Please keep an eye on the landlord and the conflicts he has had with multiple tenants. I know it sounds like I'm being pretty hard on this guy but please believe me, I'm not the only one who feels this way. I've

spoken with many past tenants in other units on this property who have had similar (or worse) issues with Mr. Fields. He should not be allowed to get away with the way he has treated his tenants over the years. The landlord is a toxic blemish on the beautiful face of Berkeley.

Owner of the building is not willing to make repairs. Any backdoor won't open when it rains. The door is deteriorating and smells in the rain. Her response is I should fix it myself. I recently paid someone to caulk the splits in the door and purchased a secure screen door to protect the door from the rain.

Overall...I have enjoyed living in my studio apartment and feel blessed to have rent control. I feel safe in the building and feel that the manager tries her best to keep the building in good condition, and make repairs. Unfortunately, some repair jobs are not a priority like painting.

Our landlords are very nice people. They just hate to spend any money on the building.

Our landlord kind of sucks, but I don't think he has done anything blatantly illegal. It has helped having advice from the rent board as it has helped us push back on some of his unfounded rants against us / vague accusations of violating the lease.

Our landlord is currently planning to turn the basement beneath one of the units into a new apartment, while we are simultaneously experiencing recurring flooding and mold issues in multiple structures (including said basement). I think this dichotomy is not unique to our landlord: an attempt to squeeze more profit out of the property, while ignoring serious issues affecting the current tenants.

One having a regular job cannot afford to live here. You have to either work two jobs or be lucky to have a high-paying job of \$100k+/year

On the whole, I've found my landlord to be responsive and helpful in things having to do with my apartment, but much less so in things having to do with the building...the elevator, garbage pickup, and the front door callbox.

Need more housing for middle-income earners, single parent/heads of households, and people who are living with someone who has special health needs. I might be able to afford \$1500-1800 monthly, eventually. I can't afford the current market price for a 2-bedroom home.

My situation is very rare as a long-term tenant. I was told 10 years ago there were less than 200 of us in all of Berkeley, I suspect now I am an even more rare bird.

My landlord is still trying to get us out even though I'm a senior. And my partner is gone, and my son lives elsewhere for 25 years!

My apartment is adequate for my needs and my landlord is an ideal example.

My apartment building is currently undergoing seismic retrofitting

Many new apartment units are being built around Downtown/southside but they are very expensive.

Increase the fines for negligent landlords. Disallow landlords from making demands in contrast with a tenant's existing lease and state & local laws by forcing them to notify tenants of their rights in the same email. The problem is they know all the laws but choose to ignore them, while tenants do not know all the laws and are often suckered into doing things they do not have to.

I would love to see some sort of program to retrofit old houses for earthquake safety. Our house was built in 1906, and the foundation is literally crumbling. Not to mention there are other structural elements that are in terrible shape. But it's 'out of sight - out of mind' for the landlord, and he has no real impetus to do any of the work. We can't even get him to paint the house, much less do foundation work.

We want a way to hold landlords/managers accountable for failing to provide regular building maintenance and lack of communication from them.

Things have been financially difficult this past year; COVID really affected us all, job-wise, plus family - lost both parents to COVID in 2021. Just devastating.

I would love to live in a building with a majority of working (full-time) tenants; no students. Also, I want the water tested for rust/lead in this building, but I am not sure how to go about it.

I wish every renter would have a landlady like mine and would be as cooperative as I am. The world would be a better place.

I will likely leave the Bay Area in the near future, due to the ridiculously high rent prices for the very little value that I receive in return; this is the smallest apartment I've ever lived in and the most expensive one too. Rude neighbors and an unresponsive landlord do not add to the appeal, but without working in the tech industry or having 5 roommates, I can't find anything else I can afford.

I never feel confident that we can stay here, so it is hard to make it feel like home, like "our" place. I wish there were a path to build equity through renting. It's a shame that our society subsidizes home ownership so extensively and renters receive no security or benefits from a lifetime of consistent payments.

I haven't looked into it yet but am wondering if there is a service for tenants to ensure their dwellings are earthquake ready without having to rely on their landlords' word.

I have issues with my landlord, but not enough to contact the rent board. He would then do everything in his power to get rid of me if he knew I contacted RB.

I am very interested in remaining in this unit for the long run. If there are any strategies for doing so, I'd like to know about them.

I am in a very old building, so problems exist related to that. But current management/ownership seems determined to renovate and repair what needs it, albeit slowly---although maybe it's not so slow considering the extent of work needed. They always respond quickly to urgencies.

Best landlord I've had.

Being a landlord should be a crime. Berkeley should have real rent control to discourage freeloaders from having their buildings paid for by renters. They're leeches and provide no real value to society.

At my old unit, I had a lot of bad experiences with my landlord. They would rarely respond even when we had major issues in the apartment. I believe they also racially discriminated against one of my roommates when she was applying. It seemed like there was always something wrong with the unit we

were waiting on them to address. Though I always prefer to get things in writing, they would rarely respond to emails; so, I would have to call to hear anything back at all.

As written, the harassment statute requires up-front funding. Most rent-stressed tenants don't have; attorneys' fees only if the suit is successful. Provide up-front funding.

In the city (San Francisco) friend of mine's apartment has got rent reduced due to COVID hit.

I'm okay with my apartment not being inspected until COVID has subsided. I do not have paid time off and cannot afford to risk exposure to COVID/time off for self-quarantine. I can test alarms myself.

I am a Berkeley 60s kid. I do pro bono PV solar consulting for churches & seniors. I volunteer for 2 UU churches. I provide care for 5 seniors. I would like to be able to afford to stay in Berkeley for the rest of my life. Thank you

COMMENTS
Rent Board Services and Recommendations for Improvements

Rent Board Services
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Afraid of being asked to move out and not being able to find another affordable apartment.

All questions were good so they could help us and everything is confidential thanks for caring about us those who rent

1- I would like to understand rent control better. What that means for rent increase + protections. 2- want to know if the house is sold, do I have to move out or can I stay in the unit?

As I age, I worry about managing the 2 flights of stairs. There is no elevator. I can't afford to move out and stay in the bay area.

Availability of units has increased, but the monthly rents for available units have gone way up.

Berkeley rent board has been very helpful to me

Current management/ownership is much better than management in years past.

Generally, the renter protection is pretty good.

I am deeply grateful for Berkeley's rent control law.

I am glad I was able to find a place and live in Berkeley.

I am grateful for the Berkeley rent board - they are always very helpful!

I am incredibly grateful for rent control, and the resource that is the rent board. If it were not for these two things, I would absolutely not be able to live here.

I appreciate the level of protection for tenants in Berkeley.

I appreciate the rent board!

I appreciate the support from the Berkeley rent board

I appreciated the rent board's information about the problem (required 30-day notice of rent increase) that I consulted it about. We agreed on the legal requirements. The rent board member also counseled me about a real-world problem some tenants have encountered when they refused to pay an increased rent amount because of inadequate notice: a retaliatory landlord attempted to evict them together with the problem of proving the retaliation with enough evidence to persuade the judge in an eviction case that the landlord had brought to us in order to retaliate for the tenant's insistence on following the letter of the law. The rent board told me this so that I could make my decision based on as much information as possible. I very much appreciate the fullness with which the rent board counseled me.

I am appreciative of the Berkeley rent board.

I feel a tremendous sense of gratitude for rent control. I could not have survived without it. I came to Berkeley as an undergrad worked locally for 5 years between undergrad and grad school, and tried very hard to find an academic position. I only managed to get a good job at LBLN. I am so far behind financially. I am stocking all my money to catch up on my savings so that I will have something for my old age. I don't know what I would do without rent control.

I feel fortunate to have lived in Berkeley under the rent control ordinance. Without this opportunity, I wouldn't be self-sufficient. I've been a personal trainer all my life. Helping clients to become fit and minimize their daily stress. Many years ago, I pursued a bachelor of science in kinesiology with an emphasis in exercise science. I'm grateful for the experience of sharing optimism and knowledge in the fitness world.

I feel fortunate to have the Berkeley rent board as a resource. I feel fortunate to have rent control.

I wish more people could benefit from rent control.

I would have moved long ago if not for rent control, so I'm grateful for that.

I'm very grateful to have found my current apartment in 1983, and I am eternally grateful that my apartment is under Berkeley's rent control program. Many thanks for this wonderful program!!!

I've been through my 4th set of landlords so these questions can apply to the whole time that I have lived here or problems I have had with some landlords or not others so I don't know how to answer some of these questions. I'm older than the rent board. The rent board can call me up for any kind of clarification it needs.

I've rented for 50 years and have had to hassle with landlords for the past 40. The rent board made negotiations available and rules that gave me guidelines. I could not live in the bay area if it were not for rent control. Apartments in our building are not governed by rent ceilings in the beginning, and the rents are too high for most incomes. We have one family of five living in a studio.

I'm 70, working 30hrs a week. I'm extremely concerned about ever being able to retire. I've applied to various low-income senior housing. My name came up at a SAHA property. The "low-income" rent that I would have paid there was \$1500 for a small dark studio apartment, \$32 less than I pay now for my one bedroom. A price like this puts the lie to the very term "low-income senior housing". How do you, or

the state or the government, justify this?? If I depended entirely upon social security at \$1100 a month, I would be homeless.

I'm extremely grateful to live in Berkeley with rent control. As an artist, it's helped me thrive in an inspiring and accomplished community. I see other artists have to live in dull, isolated places and I feel lucky to be protected by rent control and a strong rent board. Thank you!

I'm grateful for the advocacy and protections afforded by the Berkeley rent board. It's so hard to live here especially if you're not wealthy or didn't buy a home years ago. Thank you

If it weren't for rent control, my family would not be able to live in the bay area. Rent control should be the norm.

It is very difficult to find affordable housing near the UC Berkeley campus.

It's a nice house, we've been here a long time, and we could probably not afford it today if we had to pay today's rent. We are grateful for rent control and appreciate that Berkeley has a strong rent board.

It's very expensive to rent in Berkeley, but I'm very grateful for the city's protections and resources for tenants.

Mostly very positive. I'm grateful for rent control since it would be difficult to afford to live in Berkeley otherwise.

My experience renting in Berkeley is I love the city, but there are very few rentals for single-person occupancy. If you're not a student or a family, it's very hard to find 1-bedroom apartments to rent in non-college/student areas.

Our rent increased by \$200 a month when a new lease was created after one of the original tenants moved out. This was pretty startling

Our rent is 11,000 not 1000. The Berkeley rent board helped us tremendously with an unfair rent raise that violated the rent control agreements.

Overall the quality of housing for the cost is very low

Overall, I have been quite fortunate. Landlord is a decent person, the neighbors have generally been good, and the area is conveniently located & quite safe.

Please help make sure the rent does not increase!

Poor quality housing for high rent. Not a lot of good options. It feels like looking for the least bad option. Being rent-burdened is a given.

Rent control generates perverse incentives and partly explains why housing options in Berkeley are crap, and why not enough housing is built. And don't start me in NIMBYS (Not in my backyard).

Rent control has been a lifesaver

Rent control has kept that aspect of life predictable.

Rent control has saved us. We started paying rent in 2012 @ \$1200.00. Similar size studio apartments go for \$1800 to \$1900/mo, maybe more plus utilities. At the moment and for this past decade, this is all we could afford. Will likely move in a year or 2, away from the bay area & to Central Valley, SoCal, or out of state.

Rent control helps make living here affordable. Without rent control, my landlord would double my rent ASAP.

Rent control is a good and bad practice. People stay in their rentals for years because when they move out the price of a new rental skyrockets. At the same time, without rent control, our city would only be made up of people who have a high income (and in many ways that is already the case.)

Rent control is nice but don't feel safe here. My packages get stolen a lot too because of randoms coming in through the broken gate and USPS being lazy to deliver to the front doors.

Rent control makes it possible.

Rent is too high. Very thankful for rent control, but it's the reason I don't want to move even though I'd like to live in a better unit.

So glad to have rent control.

So glad to have rent control! I believe it's an absolute necessity for the safety and security of housing

Some of our appliances are included in our rent, but the landlord said he'll only pay for half the washing machine. When we requested baby-proofing the windows, we had to pay for it.

Some years ago, I was involved in helping a friend seeking to hold a property owner accountable for an Ellis eviction violation after the owner installed tenants within the time frame during which reoccupation was required to be offered to former tenants. (the property had been sold to a second party after all tenants had been evicted.) The friend challenged the ownership group, a hearing was scheduled. During the hearing, the ownership testified that a relative was living there to "keep an eye on the property." The examiner seemed fair in their questions and remarks. However, I was troubled by the apparent cozy relationship between the rent board staff and the owner's representative. As stated, this was some years ago, and much of the staff has likely turned over, [Name] may no longer be acting in that role. However, the situation demonstrated the danger of rent board staff becoming too likely to sympathize with property owners, contractors, and their representatives. Also, the building I currently inhabit was without a resident manager for nearly one year after the ownership transfer. It is a building of more than 16 units for which I believe California state law requires on-site management. I did not inform the rent board of this violation, however at least one and I believe two other tenants did call or visit the rent board office. None of them ever received acknowledgment from the board that their complaint was being addressed.

Thank you for rent control!

Thankfully we rented when it was affordable and we have rent control... otherwise, we would most likely not be living here.

The market prices and availability are very driven by student density and the school year. This is neither good nor bad, but it does influence the time of year I look for housing and what part of the city.



The rent board is our only real protection from landlords.

They have increased the rent without notice before and we realized after that they have it in their contract to randomly increase our rent at times. This is horrible knowing that it is already so expensive to live in Berkeley.

Very concerned about being a senior and possibly being evicted if the owner decided to move in with a family member.

Very good tenant rights, I've rented from this landlord before and they've been great.

We are very lucky there is rent control, given the ongoing situation with housing costs.

We can barely afford to live here!

We dare not move and are so grateful for rent control. We are low-income and with this low rent we are able to stay in our beloved Berkeley where he has lived 63 years and she has lived 48 years. If we were forced to leave, we would become homeless and that's especially tough for elders like us. He is a cancer survivor and pre-diabetic. She has asthma, arthritis, and osteoporosis. Thank you rent control, forever grateful.

We feel extremely fortunate to live in a rent-controlled unit! This has allowed us to live in Berkeley for the last 30 years.

We love so many things about living in Berkeley over our many years here - but renting in this city has been a very difficult experience. While of course there are some individual owners who are fair and conscientious, many properties are owned by large rental companies or individuals who are not so scrupulous. When combined with the very limited housing due to the proximity to UC Berkeley (and many students with very well-off families willing to pay sky-high rents for their children) and other high-income tenants working in area businesses, it makes finding (and keeping) affordable rentals very difficult. Combined with the Ellis Act and Costa-Hawkins rent decontrol, when someone moves out, it has largely neutered many of the price and eviction protections for tenants under the original rent control act. (turnover decontrol is also a reason landlords do not wish to rent apartments to tenants who are likely to reside there for an extended period, especially seniors). In addition, if, as in our situation, one does have a dispute with one's landlord it will all but prevent one from renting another place, due to the nearly ubiquitous requirement for background checks on tenant applications. As one of the judges in our case said to us during the settlement of our victorious case against our current landlord; "the only downside to your clear-cut win is that you will need to stay put in your less than pleasant situation, because no other landlord will likely rent to tenants who have had a court dispute with an owner --most especially, when you have won a case against an owner for improper acts..." stronger, well-enumerated protections by the rent board could have prevented the owner from attempting to force us out improperly --and saved all of us a lot of time, turmoil, and expense.

Would love it if we abolished the ridiculous waste of money that is on the rent board and acknowledged the failure of the rent control experiment. And obviously, I am tired of subsidizing other people's rent which was happening even before Covid. There should be means-testing for rent control.

(Q52)

You're doing a great job! I have attended some rent board meetings in the past, just to know what is going on.

What are the rent control rights in Berkeley? Thank you.

We have never received help from the Berkeley rent board after reaching out multiple times and in multiple ways. We have instead relied mostly on our own internet research to figure out our rights and possible actions when dealing with landlords.

There have been 3 owners of my building over the 30 years I've lived here. Without exception, they didn't do a single repair or upgrade without it being an issue of habitability. Many times, they would drag out the repairs. Anything you can do to make reporting easy would help. For instance, it feels like, over the years, there has been a drop in the number and size of mailings to tenants informing them of their rights and the service of the rent board. I appreciate that you're taking a survey now, and hope you can do more outreach.

Thank you rent board for responding to emails. Maybe, you can advocate for laws to protect us better from landlord harassment.

No, I think the Berkeley rent board is doing a great job.

No additional services that I can think of. The Berkeley rent board offers comprehensive service.

In the past when I went to the rent board to find out information, they could not give me the proper info like they could not by law or they just did not know over several decades and times going to the rent board. So why have them? Berkeley taxpayers are paying taxes for a system that does not work correctly.

I'm glad I know about the board and will look up resources. I wasn't aware beforehand

I think they do a pretty good job. The city has a really diverse population, both landlords & tenants, with diverse needs, interests & circumstances, which makes the rent board work harder.

I have no idea what the rent board currently provides.

I find the Berkeley rent board informative and very helpful.

I don't know everything they provide. I used to attend the tenants' action project once a year if I didn't have any problems to see if there were any new developments that I would need to know about. I haven't done that with the rent board, I've gone to the rent board when I've had problems.

I am sure the rent board provides information, but it is not easily accessible to find out about senior housing, apartment conversions to condos, and homes for sale at low-income prices. I never seem to be able to find the information on housing I could move to that would be less of a hassle.

They are professionals, the best that money can buy. I have appreciated the affirmative manner and the service they give the community.

The tenants in this property would have appreciated the protection and consideration that TOPA might have provided us. Instead, we had to organize and advocate for ourselves.

The legal services include how to deal with other tenants who put you and the house in a dangerous situation.

I'm realizing after taking this survey I don't have a clear idea about the existing services you offer but am now motivated to learn more. Thanks!

(Q53)

When I first moved in, I was vaguely aware of the work of the rent board. Through the various mailings, I have learned more. Fortunately, I haven't had issues with my landlord, but I like knowing that I can reach the rent board for information about my rights if needed. Keep informing us.

We moved in a couple of months ago and are not familiar with the rent board.

We appreciate the rent board and have used the services several times. Some rent board associates are much more knowledgeable and helpful than others. I've returned to the rent board several times for a situation to find someone more knowledgeable or enthusiastic to help.

The rent board has been helpful when I've called/emailed - I spoke with Marvin Nettles who was able to help me resolve a rent increase issue I had with building management.

The hearing officers of the rent board are not properly trained and do not follow their own rules.

The Berkeley rent stabilization board should receive more funding.

Thank you for rent control. If possible, can you increase the tax on vacant/investment houses, company purchases of housing, and on people with multiple homes? It is challenging to be a first-time homeowner based on current housing costs & serial land lording.

Rent board stuff is pretty opaque. How are rent ceiling increases decided? What is the process if the landlord removes amenities/storage?

Once again, I am thankful for the rent control board's assistance in protecting the amount of my rent increases.

Is there a reason why this is coming to me just before an election? In which I won't be the only tenant voting of course for the rent board's slate of candidates.

I've had mixed experiences with the rent board. A couple of times, I received useful information; but recently made an appointment that was not honored. I'm having a hard time reaching anyone there.

I'm lucky to have an institution like the Berkeley rent board to advocate on my behalf; a lot of cities are not so fortunate.

I wish more people knew what services the rental board can provide. When there was an issue evicting a tenant recently, everyone complained to the apartment management, but I don't think anyone thought to contact the rental board.

I feel like there is a divide between student residents and non-student residents. As a student, I don't feel like I'm the intended target of the rent board. I haven't stayed in a single housing unit for more than 1.5 years.

I deeply appreciate living in a city with rent control and an elected rent board.

Families cannot find a 2 or 3-bedroom under \$3,000. Paying more than 30% of your paycheck on rent is unjust.

Thank you - when I first started renting, I was threatened with eviction several times by the old landlord. The next generation has been much more responsive & less threatening. I'm a million percent sure that if this board hadn't existed I would have been evicted decades ago. Thank you for enabling me to have home security!

Very grateful for the chance to fill out this survey and share my experience.

This question needed a short-term option. "Do you expect to stay where you are or move in the next few years?" We are leaving in less than 6 months...

Scum lords inflate real estate, second home taxes should be substantial. Landlord lobbying includes complaints of no profitability on second homes with these taxes. To me, that's a great thing and the entire purpose of these taxes. Individuals should not be profiteering on a low rental stock despite putting minimal effort into repairs and constantly increasing rent rates. Tax the rich!

I was fortunate to have met my landlords. They represent the Berkeley rent board with grace and style. \*Additional note attached to booklet\* please accept my apology. There was a question asking "Was legal action ever taken?". Yes, many years ago, both myself and management had a mediation appointment. The results were management was asked to pay for the sewage. Everything was going smoothly! But a few months ago, my bathroom became inoperative. Management provided me with a sink shortly after. When I provided a check for the following month with the sewage amount in a memo. The manager called me that evening expressing she was annoyed with me and that I should be thankful enough to disregard their portion of the water bill. Since then, I sent her an e-mail that said I would hold three EBMUD billing cycles in order to keep the peace and living joy in her life. It didn't work! Example: I sent an e-mail on January 3rd, asking when she would arrive home to deliver the rent check. Plus, a phone call with no response. January 4th, I drove to her parents' home and her dad's truck was there but no answer. Therefore, I left a message on their sophisticated surveillance machine of my intentions but to no avail! So, I went to the rent board for suggestions. I put the check in a crack in the door. Mind you, my neighbor told me someone was on the premises collecting the rent. And the 25 years that I've resided in the apartment, I haven't been late! Therefore, it was imperative that management received my check by the 5th! How my checks haven't been cashed in a timely fashion, which is legal and her prerogative. So, I have two options, I've chosen to open another account specifically for the rent. Securing that by having obligations, I'll never have insufficient funds. I have no issues with changing the management. Having an account specifically for the rent or submitting their portion of the sewage bill every 6 months to hopefully keep management

I think tenants in Berkeley are at a real disadvantage, more so than in a non-university city. The turnover is huge. Every year, there is a new wave of uninformed buyers in the rental market. Low-information buyers make for a skewed market. The use of apps and software services that track and recommend rental prices to landlords is also troubling. I voted for Measure M and was happy to see it passed. I would support more legislation aimed at keeping the housing market functioning efficiently and without manipulation.

I did this survey on my phone because of the QR code but it didn't adapt very well to mobile. My answers are accurate, but it was a bit difficult to complete.

### Recommendations for Improvements

I'm a solo parent of a seven-year-old living in a studio. As a teacher, artist, and filmmaker I have very little hope of being able to move into a larger place. But I would love for Berkeley to consider a program to support solo parents gaining access to affordable housing with outdoor space.

As a single mother with a good salary, I wish that BMRs or low-income housing would be available for need and reliability rather than extremely low-income individuals. I love Berkeley, my job in Berkeley, and my son's school. The thought of me moving to somewhat affordable areas like Fairfield or Antioch is my biggest fear. Berkeley should do better as its losing its personality. The amount of non-affordable high-rise housing is out of control. Where is the balance? Berkeley used to be a university family town now it is trying to be something it's not to cater to those who will leave the moment they see the facade or the reality of what the city is. Just wish I could afford to have a little more space for my son. Hope your research provides true data for those that may be able to think about the community and not investors or whatnot.

1. Possible to cut down on rent increasement. 2. This year's rent increasement went up about 5%.

Crackdown on negligent property managers!

Financial aid for single parents

I wish it was more affordable, and that the rent would not increase every year. Rent control is good for me as a tenant, but the fact that it is raised every year is terrible for affordability even though we are paying less than the market rate due to the length of time we have lived in the unit.

I would appreciate more clarity on what departments I should contact if the Berkeley rent board informs me that a problem I'm experiencing is not their concern. Specifically, trash/garbage is a major problem (insufficient refuse containers), and erratic pickup. When I asked the rent board for advice, I was simply told they couldn't help but were not given information about whom to contact.

I would like to see bad actor landlords accountable, such as by being prevented from being landlords in the city and/ or a city department where tenants can file complaints/ access complaints from past tenants.

I'm afraid of repercussions/retaliation from my landlord if he finds out that I have communicated any of this information to the Berkeley rent board.

In the 33 years I have lived here there have been only 2 owners both were small landlords with only one property. To a large extent, I think the rent board should design its policies to favor such owners over cooperating entities. In discussion of landlord/tenant relations harshly critical of landlords. I find myself sympathizing with the landlords.

It is already difficult gaining an affordable and reasonable place for housing. It's hard to juggle renter's rights and grasp secondary checklists related to it.

It is essential that rent control remains available and that older apartments that are rent controlled and need repairs do not have the expense passed on to tenants as a reason to raise the rent.

It would be nice if homeowners and renters had more community-building activities. Homeowners tend to think there is a class divide and this causes an unnecessary gap in community bonding, health, and safety. Besides, many renters have more education and cultural capital than homeowners which is ironic.

It's pretty expensive. I wish there were more options for housing. Most of the housing stock is pretty old.

My building is rent stabilized, and I have been here since 2016, my rent when I moved in was \$1500, it is currently \$1728. It has increased every year by about \$30-\$40 which is based on the rent stabilization board's number, however, the current market rate is lower than my rent-stabilized rent. People moving into similar units are paying \$1600. In 2020 during Covid, I caught this when looking on Craigslist and asked for a rent deduction. They granted one for 6 months, but I am frustrated that being a really great, long-term tenant doesn't help me financially at all.

Property interests are all-powerful. The rent board can't be neutral.

Rent is so expensive in Berkeley, lowering rent would be a great help.

Rent is way too high and the requirements such as "must make 3 times the rent per month", "must have SSN", "no pets", "pets okay no pit bulls", and "must have 750+ credit score" and other extremely high standards make it very inaccessible and exclusive to rent in Berkeley. It took me 6 months to find housing. My partner does not have an SSN and the only reason we found housing is that I am busting my ass working two jobs to support us and we have a rescued pit bull and almost all housing does not allow dogs or if they do not allow pit bulls (for no justifiable reason at all). It needs to be banned for landlords to discriminate against animal breeds and they need to make housing accessible to people who are wealthy and who are not us citizens.

The annual rental increase for my house is unaffordable, even with rent stabilization. Last year the increase was 4.5%, which is \$150/month. These increases will essentially evict me in the next few years. And I don't know what I'll do... I wish the increases were on a curve, instead of a flat rate.

There should be a requirement to replace water pipes after a certain number of years. The landlord came by yesterday after I complained about low water pressure but they said that it's the result of mineral buildup in old pipes and that there's nothing can be done.

Too expensive to afford staying near the university. UC Berkeley should stop increasing enrollment until more housing is built, i.e. People's Park site. Alternatively, UC should sell the park site to the city of Berkeley and then develop somewhere else since the protests from the people park's residents will never stop.

We are 7 unrelated adults each renting a room in a house and paying individually, but there is only one lease, so I think legally it is as if we are one big family and the landlord takes people on and off the lease

as they move out and are replaced. This means there is some ambiguity as to who is ultimately liable if someone doesn't/can't pay rent. The landlord has been cool and not made an issue of it, but it's a little concerning. Also, the rent board told me that if I allow a sub letter to occupy my space, legally they are not required to ever leave if they don't want to, even with 30 or 60 days notice, or if we sign a lease duration contract beforehand. WTF? That is horrible! It basically means subletting is completely surrendering your home to someone and hoping they are a kind enough person to give it back at some point. I understand the motivation to protect tenants but having that part of it apply to submitters who might only be there for a week or month is utterly unfair and makes no practical sense. Honestly, it is so absurd that the fact it is apparently legal truly makes me seriously question the competency and judgment of Berkeley's lawmakers. Like, how unreasonable and out of touch are they? Who decided that was a reasonable situation? WTF?

We love living in Berkeley, but unfortunately, there is no accountability for our landlord to take care of the unit, so she ignores all of our requests for anything. We manage the property ourselves due to her absence.

We need more housing

We need to be protected from the landlord for drying our clothes outside. The rent is too high I am not sure how much longer we can afford it. There needs to be more living options for single women and parents/mothers with kids so the rent is affordable on our own. Many women are stuck in a relationship or bad apartment and can't leave due to rent control, and other places are too expensive on one income.

We wish there were more apartment buildings that were affordable in the Berkeley Hills.

While I enjoy living in converted single-family homes more than modern multi-family units, and Berkeley has many of them due to zoning, many of these homes are extremely old and falling behind in maintenance and upkeep. Landlords have zero incentive to update them to be more in line with modern residential spaces. There has to be a middle ground between new luxury apartment complexes going up all across Berkeley and the outdated & aging housing stock owned by smaller landlords, who can't keep up with the capital and technology more savvy investors and owners are deploying.

Would like to see more high-quality two-bedroom units available for long-term residents (not aimed at students), in areas such as Elmwood, not only downtown.

(Q52)

Yearly rent increase of 4.4 %? Thanks.

They should be easier to reach. When I tried to contact the BRB a few years ago they never returned my call and I couldn't reach anyone.

Tell me whether my rent will go up.

Stronger rent control.

Rent is so expensive in Berkeley; lowering rent would be a great help.

Rent-controlled apartment accessibility and knowledge.

Rent break for low-income students.

Protection against increases in rent without increases in effort and value of the unit.

Please lower rent. We can never buy a house if we need to pay this much rent to live in a safe environment for kids.

Please keep rent control.

Please can you send a pamphlet to all renters with information on the services that are provided by the rent board? It sounds like a great place for information, but I did not know about it.

Need Berkeley rent board to make occasional visits to apartments on a random basis.

More free legal aid to cover denial of service petitions to rent board; special group for targeted assistance to long-term/elderly tenants; air conditioning/heat pumps to elderly; money to cover costs of heat & rent increases for elderly

Legal aid to tenants. Financial support for tenants who have to sue landlords. More staff to aid tenants: this year a friend got the brush it-off from the rent board & then consulted me. I read the website to help her. Forbid foreign entities from owning residential rental property here. Limit the number of properties a giant corporation can own here - maybe to 5. Add back to the rent board website the tool where you can easily look up all the rental properties in Berkeley owned by a landlord. It was very helpful to me in the past, but I couldn't find it since the redesign of the website.

Legal advice and rent control

Info on how to get to know the rent board members

I would love to be able to meet people from the rent board in person again, like before COVID.

I would like to be allowed to phone the rent board. Do you want me to send you the email where they banned me from calling them?

I wish, for instance at my old apartment, that the rent board would somehow be able to interact with my landlord on my behalf.

I wish that the rent board could offer advice for a wider range of questions

I didn't know that the Berkeley rent board existed, so maybe more promo.

Don't allow a high percentage to increase the rent

Contacting the rent board is frustrating. They have limited hours and their housing counselors are sometimes unknowledgeable and unhelpful. Providing easier and more reliable access to the rent board and their counselors would help tenants.

Berkeley rent board needs more help, especially legal.

As a J-11 and J-2 visa holder, my partner and I are not allowed to prescribe help from the state, so it would be great if the board could think of ways of helping migrant tenants too.



Yes. They don't keep notes on complaints. They seem only to refer you to somewhere else. It would be helpful if they maintained a history.

Would be nice to know what services are available.

Virtual door technology so we can see who is coming.

Support/facilitating for tenant unions.

Support to the parents' access to affordable housing.

Support for knowing your rights or emergency services when there is a safety issue.

Security at night

I think it would be cool to have larger quarterly counseling clinics or something maybe involving a broader range of issues than just rent board stuff. In the last apartment I lived in we had safety issues with peeping toms and I had no idea what to do about it or who to reach out to. I really think we could have broken our lease over that but the landlord only let us move out in 30 days or lose the option so the timeline was too short for me. My understanding is those type of issues is out of the domain of the rent board. If there was a way to offer support around any broad concerns around housing and promote the events well I think people would definitely attend.

More stable rent protection. More rent control. More checks on rental units' maintenance. Laundry should be included in the rent. Laundry rooms should be clean spaces and free.

Free legal services in case of a dispute. Mediation services for rental disagreement.

Respond in a timely manner.

It would be nice if you all vetted the landlords or if there was a score of landlord quality. Our first landlord was horrible; and if we had known that, we wouldn't have rented that apartment.

It's not your job, but I'd like to see more rent protections, such as getting rid of the golden duplex unless the same owner has been in residence for the entire time. It would also be helpful for tenants if the landlord had some restrictions on how much he/she could raise the rent if the unit becomes vacant.

Much more robust ways to deal with noise issues, when we do not know the neighbors' names and do not want to risk retaliation. Carpeting was removed from upstairs neighbors and the property management company does not enforce the tenants' putting down carpets as required in the lease. The building manager does not seem to be around on weekends to stop parties in rooftop units and had not made it clear that loud parties after quiet hours are unacceptable.

Landlord/ property management should be required to respond to tenants' requests in the allocated time. Laundry rooms in the building should have payment options, other than coin-operated, to pay with debit/credit cards. At this time, banks from the pandemic have severe coin shortages in the USA.

I wish they would help landlords screen for criminals and deadbeats and would make it easier for landlords to evict criminals and tenants who don't pay.

I wish there was a public complaint database or some kind of way to warn tenant applicants of predatory landlords. For example, I believe women should be warned about their previous landlord before considering renting from him.

I wish there could be ways that we could resolve conflicts with landlords over maintenance, and late rents without leaving a record, as to make finding a subsequent place to live more difficult, or at least know what services will or will not show up on a background check.

I wish landlords were required to paint the premises every 5 or 10 years without having the tenants move out.

I think they should have more limits on what landlords can charge for rent.

I think just like lead, mold should be made a mandatory responsibility of the landlord. The landlord should present mold results from a 3rd party company to the rent board or city to prove there is no mold; and if there is, be responsible to fix within a 30-day window, providing accommodations to the tenant for themselves and belongings whilst the mold is getting repaired. Mold has a big impact on children and the elderly with breathing issues like asthma and COPD.

Help tenants more with landlord disputes.

Help tenants get things fixed, updated, and inspected more often, thoroughly and proactively.

It might be good to collect data on landlords, to track whether there are individuals or companies who are regularly neglecting their tenant's homes. It's difficult for individual tenants to fight for better conditions and the city and rent board could take stronger enforcement action against "slumlords" if there were more (non-anonymous) collection of tenant complaints.

In-person counseling for problems with the landlord

Ellis act defense, please.

Air conditioning

Habitability and repairs. Noise

Greater enforcement of rental ordinances to keep landlords in check. Better methods to ensure that units are kept in safer conditions so that tenants like us do not feel intimidated asking our landlord to make repairs. During cold temperatures, insuring that landlords keep the heat on during the day.

Again, stronger realistic sanctions enforced to deter owners from acting irresponsibly. More proactive enforcement of safety issues by city agencies, e.g. fire department and codes & inspections. (The multiple deaths of students who fell from the collapse of a defective balcony a few years ago is a good example of an avoidable accident that inspections could have prevented.) Also, the lack of earthquake retrofit requirements and enforcement on rental units is an avoidable tragedy waiting to happen. With the skyrocketing rents and property values in Berkeley, this should be done as part of the owners' property investment and not at the tenants' cost. In addition, as in our case above, tenants who are blameless for a dispute should not be blacklisted by landlord background check agencies. This can potentially prevent one from renting again --while still having to pay the background check fee.

Weatherproof windows and doors and painting the apartment and replacing floor tiles and carpet

I wish that tenants were better protected with regard to repair-and-deduct expenses when landlords refuse to make repairs. I also wish the city would be less deferent to negligent landlords who have a documented history of unreasonable and negligent behavior in conflicts with multiple tenants.

Regular home inspections. Energy-saving home improvements like new windows

Recourse for problem landlords other than the right to move out. Move out to where?

Universal rental assistance to low-income residents

Rent worth assessment

Rent support?

Rent assistance.

Pay a portion of my rent or lower how much tenants are charged.

One unified website where all units for rent in Berkeley are mandated to be listed in the same place. They can be listed in other places too, and they can choose a tenant from wherever they want, but it would be amazing to not have offerors and lookers spread out over 4+ different sites/communities. That would be very helpful.

What to do/whom to contact when: maintenance is needed externally due to overgrowth recycling rules-what can and can't be recycled. Send mailers! Be more accessible! In-person meetings should've available now.

Regular town hall meetings for renters with Q&A sessions.

Send periodic mail reminders about tenant rights.

Protection and advocacy of tenants' privacy rights.

Health and safety inspections.

Handbooks, discussion boards.

Grants for long-term residents

Get information on how to look for low-income housing or other possibilities to have bigger space for my kids

Educational programs and legal representation

Assistance for tenants who have mental health issues.

Annual inspection.

Actual low-income senior housing

Accessible rental readiness inspection

\* It would be nice if the city of Berkeley / Berkeley rent board provided some guidance / best practices on how to address what are probably common complaints. For example, how do you deal with noise

coming from other tenants - how does one go about getting a measure of the noise level, especially if the noises happen sporadically?

I'd like workshops or other forms of public education around housing and tenant rights! Also, how do I find out if there's any sort of housing-organizing group in my neighborhood?

Strict rent control.

Fair treatment.

More truly affordable housing.

More support services for tenants.

More BMR units for families.

Making it easier to get out of your lease.

Legal help.

Legal advice.

Installing charger for EV in the garage.

Info about tenant buyouts

Info on heating/temp rights of tenants.

Easy way to collect interest to enforce the interest in security deposits.

Easy access to answers and contact with experts.

Don't know. But maybe assisting in purchasing a home.

(Q53)

We hope that large property management companies are not permitted to purchase small apartment buildings like ours.

Should be a limit on % of housing that is owned by one person/corporation, specifically to be rented to others. Should be a limit on how much a rental can cost based on type, location, amenities, etc.

Rent is so expensive in Berkeley; lowering rent would be a great help.

Maybe even tie rent increases to increases to income (or not) in that particular tenant's income. My wages don't go up every year, but prices do, and therefore so does my rent. If rent increases were tied to wage increases, landlords would advocate for higher wages. Lower rent increases – may be tied to an increase in wage instead of CPI. Negotiation support for tenants.

More support services for tenants.

I think rent and eviction control in Berkeley, and the wider Bay Area have become far too me-sided. I am aware of many property owners who cannot afford to keep their properties. The rent board has no

owner representatives in it (not the fault of the rent board per se), and there needs to be a more balanced set.

Due to the racist nature of the incident described above involving my neighbors, I think that landlords should be required to provide all new tenants with a basic information pamphlet on renters' legal rights and where to go for help or questions, so they don't get taken advantage of. And they should be required to redistribute this information annually to all tenants.

We need more affordable housing - both in terms of number and cost. Senior "affordable" housing is a misnomer. Many of these residences state rent of "30% of income" - but that is of gross income, so it's often more like 40-45% of net. That's misleading and often not affordable. This standard should be changed.

Thank you for conducting this survey. It would be great if Berkeley tenants had more opportunities to voice their concerns and for their concerns to be addressed.

Send more mail to tenants, so we know about your organization and on rights of tenants.

Protect tenants!

There are issues with adding an ADU in the backyard. It's been difficult to figure out how we express these concerns and how we get them resolved. I wish there was a more structured way to do this.

It would be helpful to make it easier to require remediation of toxic materials in houses

In the gender category, please use the categories of "cis man", "cis woman", "transgender man" and "transgender woman" - rather than using just "man" and "woman" to denote "cis" people. Transgender men are men, and transgender women are women, period.

Maybe add in a question about amenities and neighborhood. The closest CVS and laundromat have both closed since I moved in, which is a problem I didn't even think about when looking for an apartment. I'll move out when I graduate so it's not forever, but it's the kind of thing that really impacts people's lives.

I was only employed for part of 2021, but I answered for my annual salary, not my actual income for that year because it seemed clearer. Please talk to more queer and trans people when choosing how to word those questions. I would have expected "queer" to be grouped with "bi" before "gay/lesbian" (or, better, its own answer). And "trans man" is a subset of "man" (and the same for women). If you want to know both things (gender and trans status) ask them separately.

Affordable housing not just for the extremely low-income!

COMMENTS
City Services

Berkeley desperately needs to improve safety. Not just for serious crimes, but for minor infractions and a general sense of unsafety. For example, more than once a week I am woken up in the middle of the night due to a homeless person making noises on the street, or going through trash cans at 2-3 am. And passing by a homeless person that is clearly mentally unwell, or through piles of trash left on the street,

is a daily occurrence. I'm all for increasing the number of public programs dedicated to solving this in an equitable and human way, including through rising taxes. But the current approach, which seems to be to turn a blind eye, makes me reconsider living at Berkeley very often.

City ignores noise issues and refuses to assist tenants with noisy businesses. Elected city representative refuses to assist tenants, too.

Fix the roads... I've seen road surfaces in third-world countries! I should be retired but COB does not offer assistance to people over 65 with rent.

Good walkable neighborhood. I like living here. Street lighting still sucks. Trim the trees so that street lighting is optimized. Hire more police officers and increase patrols!!

Homelessness is a growing issue that impacts the quality of life and safety of the area. I've also noticed a reduced presence of police officers on patrol during the 12 years I've lived here

House the homeless people

I was fortunate to rent a place during the pandemic when the market rates were lower. I would have trouble finding a place I can afford at this point.

I wish I could find affordable senior housing so that I can get off food stamps & SSI supplemental income. Also, I am sensitive to environmental toxins & the toxins wafting into my room from the neighbors makes me very sick... Headache, chest pain, sinus issues & coughing.

I wish the trash and mattresses everywhere in the downtown neighborhoods would be routinely picked up.

I wish there were more affordable places to relocate to. I feel like I'm stuck in this unit with no other options.

I would have liked the city inspector to have put more pressure on the landlord to fix the mold issue. The problem was never noted or solved because the inspector couldn't 'physically' see mold on the walls. Mold is not always 'visibly' present, it can be behind a wall or flooring that has water damage.

I've been living here for over 30 years and last year was the first time the city came to inspect.

It is insane that renters must pay a sewer fee; that adds an additional \$100+ to our water bill and it's refundable to our landlord-- why are renters obligated to cover that fee? The other thing about electric + water bills-- there is no incentive for landlords to increase the insulation/temperature controls/windows and renters are stuck with the high costs of heating/cooling. We are a family of 3 and have been in this unit for years because we cannot afford to pay 4k+ a month to move elsewhere in Berkeley (not including utilities!!!).

It is so hard finding an affordable apartment as a student at UC Berkeley

It is very hard to find parking. More housing will just increase the problem.

It's been good. Problems have been fixed fairly quickly. Homelessness and crime are bigger problems. Berkeley needs more housing in general.

It's close to campus and near several bus stops so very convenient to get around town and to campus.

It's just very hard to find an affordable place to live if you don't do it for a living (one member of the household's mother finds people rentals for a living). Also, because students are so desperate for housing, especially affordable housing, there are people who try to scam students over the Internet.

Love Berkeley & am a longtime resident but I'm being priced out due to rising rent, steeply rising utilities, and the rising cost of living. Feels like only the wealthy or financially comfortable can live here.

Many high-end apt complexes have been built in the neighborhood in the past decade. Makes street parking more difficult. Students trash the streets when they move out. Very disappointing change in the 'hood.

Mostly very positive. I'm grateful for rent control, since it would be difficult to afford to live in Berkeley otherwise.

Need more affordable places to choose from, especially near transit.

Need to build more housing. I understand that a lot of housing has already gone up, but more, please.

Neighbors permit their greenery to expand beyond the borders of the sidewalk, sometimes on both sides of the sidewalk, which narrows the path for people walking, in some areas a couple cannot walk side by side because of brush, dirt, etc. Are in the way.

Not enough housing. Rent is very expensive, lack of transportation options, and landlord refused to return deposits.

Parking for day workers in central areas is like impossible

Parking is terrible. I work temporary at a company that doesn't provide me parking and I have to move my car every 2 hours during my work hours so I don't get a ticket.

No. Berkeley has become very expensive.

Rent is far too expensive. Options are limited. Quality of buildings is horrible compared to other cities in the bay area.

Rental ordinances are not well-enforced and our current landlord takes advantage of that by not updating tenancy information which impacts how much he can pass on building maintenance costs. Landlord also does not adhere to rules regarding noticing tenants for rent increases, unit access, power/water shut-offs, etc. Plus, when tenants have moved out, he takes photos of the occupied unit, including personal belongings, before they vacate which should be a privacy intrusion.

Rents have become very expensive over the last 5-10 years. Crime and homelessness are concerning issues/problems.

The apartment is good. But scared of the safety of the city of Berkeley

The city is too intrusive. They are constantly doing tree work, paving streets, and fixing sewers. PG&E, Comcast, Sonic, etc. are constantly fussing with their equipment. Plans to build large apartment

buildings nearby are made and remade. Eventually, this neighborhood will be wrecked with no consideration for the present tenants and owners.

The construction (next door) starts its construction too early in the morning. For the last 6 months, the sounds and dust and dirt which starts at 7 am-5 pm, 6 days a week have caused tremendous agony for me and my neighbors!!!

The quality of the housing stock is often very poor.

With all the movie theatres closed, there's nothing to do around here anymore

You get charged for more than what you get anywhere in Berkeley.

(Q52)

Yes. Limit the construction on units, especially buildings that are over 100 years old. Two people per unit is putting a strain on the building's water pressure, (more) garbage, and less available parking.

Yes! The city needs to provide yearly inspections for each rental property and have clear standards in place regarding the shape in which rental units are to be kept by the landlord. The current standards are much too low and only require that the unit be barely functional. We all deserve a nice place to live for an affordable amount.

When I had a problem with an illegally installed dangerous heater, I spoke to someone who was incredibly helpful and informative and I was able to file documents and have a hearing that was fair and helpful. However, when I was getting Ellis Act no-fault evicted half a year later, I had trouble getting clear information from newer employees. They kept saying, "That's a legal question we can't answer" when it wasn't. I just needed links to the website for the information about Berkeley law, not the application of it.

What is the standard baseline of housing quality is. For example, our heater contributes to indoor air pollution. Is this legal? To what levels? What can we reasonably ask for to be updated?

Up-to-date registry of all rental units in the city, available to everyone - not just landlords. I should be able to figure out how old my unit is, whether it is rent controlled, and if the landlord has a bad record of compliance all in one website.

Unless you already have this, if tenants are offered to purchase and the tenants want to buy that there is a first-time low-income opportunity that city of Berkeley can assist, as well as possibly turn the building (3 units) into a cooperative purchase and offer training plus resources to successfully navigate and manage this sort of structure.

The one time I fell behind in my rent during COVID, an agency in Berkeley helped me to get up to date. I am very happy to be living in Berkeley.

The city should shift the cost of sewage fees on EBMUD bills back to landlords and offer tenants reimbursements for the cost if the landlord isn't willing to pay it directly. Also, set a reasonable cost for monthly fees for utilities like water/gas/electricity and require landlords to upgrade or cover the cost of excessive utility use due to old, uninsulated, cold rentals.

The city of Berkeley should build more publicly owned affordable housing.



The city of Berkeley needs to pay much more attention to crime; it has increased. When I first moved here in 1996, crime was low and never with guns. In the last five years, reports of guns being used and crime keeps increasing. The city seems to want to pack in more and more people to meet state housing standards; there is a limit. Overcrowding brings its own set of problems.

The city of Berkeley hasn't replaced burned-out street lamps, and it is very dark on our street at night making it less safe at night because we could fall, we could get robbed, etc. in the darkness. We walk every day. Prune trees on either side of the sidewalk to make the sidewalk easier to see especially at night.

The sidewalk out front was provisionally repaired after I phoned to report the issue. And, after watching repairs taking place on my street, our portion of the driveway was not addressed. It was fixed, but only provisionally by adding cement to smooth the gap made by lifted cement pieces. The sidewalk needs to be redone. It is still a hazard.

Safety inspection of gas appliances (heater, stove, water heater)

Restrain UC. Limit their enrollment. There are too many students unable to live on campus.

Reinvestment policies, either forcing landlords to pay \$xxx on improvements to the unit yearly, both in the unit and in common spaces. Could also be in the form of a property tax rebate.

Reimbursement for automobile catalytic converter theft within downtown proximity for renters.

Really would like the city council or more local government agencies to be focused on the huge increase in crime

Real help with secure housing. Resources. No one actually wants to help and people just get the runaround.

Put a tax on empty houses.

Provide unexpected visits to apartments/ shared housing buildings to determine their overall health and enforce property owners to fix (not cover up) items within 60-90 days.

Proper intake of community feedback and questions including projects by nearby churches to provide aid to the homeless. There was a community forum but the website was broken and the agent contact listed never responded

Probably devising a means of actually requiring that all landlords present proof they've actually inspected their rental units on an annual basis. With a copy of any document affirming that's been done sent to tenants.

Preparation and education on the tenant's first right of refusal to purchase the property if it ever goes up for sale. I would want to be prepared to jump on the opportunity if I ever could, but I feel I would probably have a very short window to do so and would not be able to pull it off. I would love for my neighbors and me to own this building.

Please help stop AAPI hate especially toward women.

Our PG&E is insanely high. They do nothing to help understand why. If you had a service to do an energy audit, that would be helpful.

Notification of any city issue in any unit in any building is to be posted in the lobby for all to see.

Nothing I can think of outside of general eviction protections.

No additional services, but more clarity in online services. Many times, I follow a link about city services, only to find myself right back where I started.

More subsidies to upgrade older homes to be more habitable such as better windows, better appliances, etc. Landlords currently have zero incentive to improve homes that are more than or near 100 years old & have outdated features.

More street EV charging so apartment renters or anyone without access to a driveway/garage can charge electric vehicles more easily--there are no public chargers within .5 miles of our home so it would not be feasible to regularly charge and either have to wait or walk that far to the car.

More safety inspections of rental units. Tenants can't request a safety inspection without fear of retaliation.

More safety inspections by the city.

More information for landlords to know what they should be doing, and what the law requires of them. More resources for Berkeley renters to get information online. Like an app or something.

More housing.

More financial aid and aid in general to students.

More affordable housing, especially for public employees, so they can afford to live in the communities they serve.

More affordable housing for the working/ middle class.

Maybe this exists, but a social media account or email newsletters with high-level facts about tenant protection.

Maybe infographics or low-effort summary pages, if there aren't many yet.

Maybe an easy way to learn what's within our rights to request or maybe this is on the website?

Maybe a "consultation" with someone, who can ask certain questions (like those in the questionnaire). Then, they can give us advice on how to address or follow up on stuff we might not know we can get help on or we've been "in the right" about.

Make it mandatory to have basic utilities like laundry service.

Lead testing and home inspections for lead exposure proactively.

Know your neighbor database.

Keep the kids in the closest school to their zip code. Not do the lottery, so parents don't have to drive like lunatics to deliver the kids to school.

Just trash pickup as stated above.

Inspection for retail noise and construction noise should be more objective and scheduled at the time the noise is happening. Additionally, perhaps the tenant themselves can use apps to submit their own data. I have not had this issue recently, but I did for several years prior. Same goes for water and power outages.

Inspections. Rules they must paint apartments and replace worn-out floors every 10-20 years.

Information and explanation of rent increase limits and new laws that affect percentage of increase. (or any new laws that affect tenants).

Info about neighborhood safety programs like neighborhood watch and whatnot might be interesting

In previous cities, I'd been mailed a printed schedule of garbage days and exceptions, and it was really helpful! We had a hard time finding out what to expect when we moved here.

I would like to see Berkeley invest in helping renters to own their own homes or in creating more co-housing opportunities. How about a program where seniors without heirs could leave their homes to the city to be used for low-income residents? How about relaxing regulations and using 3-d printing to build low-cost housing? <https://www.businessinsider.com/3d-homes-that-take-24-hours-and-less-than-4000-to-print-2018-9>.

I wish there was an easy place to find listings of BMR rentals in Berkeley. The website isn't super easy or clear to navigate. Also feel like there isn't much available. Would also love if the city had listings for BMR housing for people that qualify. As the years go by, it's looking less and less likely we'll be homeowners, esp. in my hometown of Berkeley.

I wish the city of Berkeley could provide a rent differential for people, especially students at the university. 70-90% of my paycheck per month goes straight to rent.

I guess giving tenants at least a year to find new housing if the owner sells the building. Having a lot more housing (apartments & homes) would also be nice but that's a pipe dream. Also, neither of us owns a car or drives, so transportation is a major issue when looking for somewhere else to live and mass transit has become increasingly limited over the decades.

How to enter the vegetable gardens and community civic programs.

Guidance on structural safety with older soft story units.

Information sessions via Zoom to tell us about our rights or updates on new legislation.

Free annual garbage pickup that's available to homeowners but not tenants.

Enforcement of second-hand pot smoke.

Encourage more housing. Rent control is great, but it's just a temporary fix to the problem created by lack of housing.

Dumpsters for people moving out would be helpful. They don't respect other people, just trash furniture, textbooks, food, etc. Or support educating them. I guess UCB's support is not enough.

City of Berkeley to purchase people's park, so UC Berkeley can move on using the funding provided for student housing.

Bulky waste pickups for tenants living in buildings with more than four units.

Better/clearer/more detailed recycling instructions/guidance covering more materials.

An app for your phone would be nice, maybe some nice UC Berkeley student(s) could design one with the oversight of an instructor? Some tenants here rely on phones and public/college libraries for internet access but have smartphones.

Affordable housing for those who work and are in a different tax bracket. You should not have to have an extremely low income to be able to get apartments in Berkeley (Bay Area). I have submitted info/chances for affordable housing lotteries and have actually been chosen and to only be told I make too much money. It's so disheartening.

Absolutely! 1) for the rent board, technical legal counsel versus just referral to non-profit legal services that are arduous to access or to get service. 2) For the city of Berkeley, technically competent housing code enforcement vs bias in favor of the landlord and his staff merely based on their occupational status ("landlord" or "property manager") compared to the status of renters ("tenant"). The COB-HCE is implicit-biased in how they relate to landlords and tenants, favoring landlord given the class-power-disparity between landlord and tenant. 3) The COB should have a formal "appeals" process if and when a tenant (or landlord) disagrees with the competence or findings of an HCE inspection. At present, tenants must arduously seek remedies to landlord-tenant maintenance disputes via the rent board (which is biased and dependent on HCE and implicit-biased in favor of the landlord given their status) or other non-profit agencies.

A way for people to report rental discrimination and a way to compare rents throughout Berkeley.

A uniform platform for rental search would be great.

A service for removing mattresses or furniture when a tenant vacates. The website for public works is not easily accessible.

A public record of reviews of landlords, or public record of bad faith evictions and buyouts by landlords--complaints that are reviewed and verified by rent board staff that came from actual tenants of the unit. I wish there were more consequences for rich multi-property landlords trying to use bad-faith tactics (fraud, threat, etc.) to get rid of tenants in rent-controlled units.

A platform to present the different announces, to tell the new student to come that there are a lot of scams

A low-powered FM radio station and tv for community organizing and disaster preparedness and social exchange.

1. More affordable housing options for tenants. 2. More support groups for tenants who want to become housing activists.

Subsidies for single parents and/ or parents of children with health needs for which a lot of income is spent on.

Greater assistance and outreach to under-resourced student renters

Assistance with noise problems in the neighborhood caused by loud businesses.

(Q53)

There was significant illegal construction in my building (such as the conversion of one-bedroom apartments to two-bedroom apartments in violation of Berkeley ordinances). As this construction potentially threatened the structural integrity of the building and was making it more like a dorm, I was very concerned. I believe the city needs to closely monitor such activities such as by conducting inspections with little or no notice.

The new website Berkeley has is so much harder to use than before! I had to use it extensively with my previous landlords, and it was great. Documents were clearly organized in layperson's terms. There was a very helpful set of FAQs that addressed many of the types of problems tenants have. It was even visually easier to look at. Now I can't find what I'm looking for on the new site. They're organized for people who already understand the regulations, not laypeople encountering them for the first time. Also, links to outside resources might need to be updated to see if the numbers and contacts still apply. The Berkeley rent board and rent control are lifesavers for so many people in the city. They need more staff so they can reply within 24 hours and a much simpler website. (they might need to pay real designers and professionals to design it better. Worth the investment in terms of saved time for staff and accessibility for the public.)

The below-market-rate program is woefully inadequate at addressing the needs of housing the working and middle class in this city, and it's farcical that it is partially administered by the very large developer/landlord interests that stand to gain from its mismanagement. Please push for robust, quality public housing with proper oversight.

Someone please call me to discuss the ongoing and, what I feel is, dangerous situations going on here!

Tenants in my small building are completely overlooked for permit parking (San Pablo at Dwight). We've lost street parking due to new construction, and have minimal parking opportunities in the building's lot (four spots for six units, plus the restaurant management staff helps themselves). Existing tenants of modestly priced housing need your help.

Please do something about low-income senior housing.

Oakland, where I have also lived, has some regulations protecting tenants that Berkeley should consider adopting.

Need to legalize building 3-4 story apartments everywhere in Berkeley to raise supply and lower housing costs

Need to have more help for low-income people in Berkeley who can't afford to buy a house or rent here.

N95 or equivalent masks should be required for work within apartment units. Tenants cannot refuse required work and so are unnecessarily exposed to health risks if workers do not mask properly.

My building only has DSL, which is quite slow for remote work (which was legally imposed for some time). It seems to me the city should require a higher standard of internet service providers per building. We only have one choice, and I am unsure why Comcast does not wire our building.

Look into building social housing in Berkeley!

Landlords should be required to update the kitchen and bathrooms every 20-25 years, to be aligned with energy-efficient standards (refrigerator, stovetop, oven, dishwasher, heater, washer/dryer (city could have some incentive program). Some apartment seekers do not want to rent an apartment if the kitchen and bathrooms are older than 20+ years because this can be costly in energy costs, and why would someone want to spend \$2500+ per month for an older apartment? The city should also have a program to encourage landlords to install solar panels, to be able to offer energy-efficient apartments.

It's relatively hard to know - what are the rules at the various hierarchical levels of government (state, county, city - I assume there are no fed rules), which influence the various aspects of renting in Berkeley. Something on the city website might help.

If the city runs some rental business, the city may polish the skill of handling the service.

If the city is going to offer housing for the homeless (which I'm all for) they must be able to control the people that avail themselves of those services. They should not place their problems on the prior residents of that area. More policing - place mentally unstable persons in a facility that can meet those needs not bring them into a neighborhood and let whatever happens, happen.

The recycling containers are accessible to everyone else but I am disabled and I need someone to take it out for me.

Please build more housing ASAP so rental costs come down for our community in more areas-- we live in South Berkeley and have no way of considering moving into an area closer to our kids' school (Emerson, in the Claremont area) because the cost is absolutely insane. Please also build more bike infrastructure and better transit options for our residents to easily access Berkeley -- we need reliable, safe routes.

Parking is becoming impossible as more apartments are built here. Complementary increased bus scheduled stops have not been forthcoming. Also, the city should stop demolishing loudness. Also, if new buildings are planned at least make them lower and more picturesque. Thank you!

I've been very concerned about large bright floodlights added to areas. This creates vision problems for me, the high glare and contrast, as well as adding to light pollution. Guidance of achieving safety goals without causing harm is needed.

The problem with housing affordability is a very serious one. I am one of a very lucky number of individuals who lived at a time when you could afford a good place to live. I have seen the Bay Area really decline because of the problem with housing. Berkeley has always been a college town where students could find a good place to live for reasonable rent. Between the university boom, and over enrollment, and the incredible increase in housing prices; I am seeing the city squeeze people out. Glad Berkeley voters have saved rent control, unlike Oakland and some other sister cities. Last of a dying breed I'm afraid. Thanks for the survey. I don't feel like anyone listens anymore.

I love living in Berkeley! Except for the litter and mattress 🗑️

I love living in Berkeley and living in the college neighborhood!

I love Berkeley and my kids too. They love their schools but it's getting too expensive and a lot of families can afford it 😞

Clean management of the parking area is very poor or non-existing. More light in the parking area and more reliable service of the lighting that is already there. The garage area at the entrance of the parking entrance is many times a mess. Not enough recycling bins. The sensor entrance gate of the building through the parking port works very poorly.

City of Berkeley needs to address urgent matters for student population housing issues and negotiate with the state and find reasonable solutions.

City ignores noise problems. This negatively impacts the quality of life for tenants.

Buildings in Berkeley need to be upgraded to handle climate change. We need at the minimum insulation and new windows, but eventually HVAC. When there's smoke we have to leave our apartment because we cannot keep it closed up with the associated heat. Also, buildings that charge for parking should have optional EV chargers. I wanted to buy an electric car but bought a gas one because I rent in an older building that doesn't have any chargers

Berkley is big on optics and paltry on help.

Berkeley is my home town, I was born and raised here. It is a wonderful, vibrant community. I am very grateful that I live in a rent-controlled apartment. Otherwise, with the insanity of the housing market, I could no way continue to afford to live here.

As a teacher in Berkeley, it would be wonderful to have support for affordable housing to stay in the city that I've lived in for 20 years and the place I want my daughter to grow up.

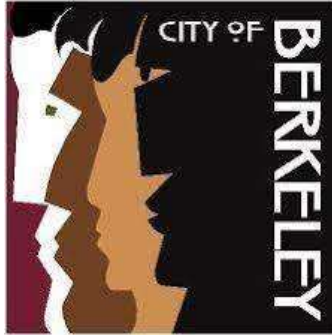
Also, the city should consider people living in their cars "tenants" and stop trying to evict them.

All doors should be safe, fireproof for emergency exit emergency lights in staircases & walkways, and common areas. Needs to be updated. Rain gutters need to be cleaned required new tenants should have new key locks not old ones from previous tenants. Tenants should be able to have keyless entry options for ADA - our locks are old & messed up.

Other apartments have gotten away with illegal construction projects. Like adding windows and additions without a permit.

Almost 100% across the board, the departments that serve the city are staffed with professionals.

# Berkeley Rent Stabilization Board Survey of Tenants of Registered Rental Units: 2022 Report



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# Survey of Tenants of Registered Rental Units: October, 2022 – April, 2023

## Summary

Berkeley tenants living in units subject to rent stabilization were surveyed online and by mail in October 2022 – April 2023. Where the survey results could be compared with other data sources, such as Rent Board registration records, they were well within the expected margin of error. The survey results applied to the 19,300 units registered at the time of the survey. Postal returns from the survey mailings indicated a 2% vacancy rate in April 2023.

The survey results, and comparison of these results with the previous mail survey conducted in 2009, can help answer several important questions:

- What are the characteristics of long-term tenants who have lived in their homes since 2012 or longer?
- What is the condition of Berkeley's rental housing stock and the state of landlord-tenant relations?
- Do tenants know about the Rent Stabilization Program and how do they feel about its services?
- How were tenants affected by the COVID-19 pandemic and what resources did they receive?
- How concerned are tenants with potential climate change induced impacts on their current living situation?

Berkeley's tenant population can be divided into two or three groups for purposes of analysis.

- Long-term tenancies are those who have been in their units longer than 10 years. They made up 20% of respondents and included very few students.
- Short-term tenancies are those who have been in their units for less than 10 years. They made up 80% of respondents. This group can be further divided into "student" and "non-student" households.
  - "Student" households are defined as those entirely composed of adult full-time students. They made up 29% of responding households.
  - "Non-student" households are entirely or partially made up of people who are not full-time students. They made up the remaining 71% of all households.

The 2022 median monthly contract rent was \$2,083. It is substantially lower for long-term households, with a median of \$1,200. This was 45% lower than the median contract rent of \$2,200 for more recent non-student households. The median rent was highest for student households at \$2,500.

Long-term tenant households were quite different from more recent households. Nearly two-thirds (62%) of long-term tenant households were low-income, with a median income of \$64,500, and 45% were very low-income. Their median age was 60. Nearly two-thirds (60%) lived alone and 26% were couples. Compared with more recent non-student households, they included a higher proportion of tenants who were extremely low-income (27%), disabled (24%), 65 years old or older (31%), retired (26%), and White (58%). Their median rent burden was 28% of income, slightly higher than reported in the 2009 survey (25%). More than two-fifths (44%) of long-term tenants were rent burdened, spending more than 30% of their income on rent and utilities, and 23% were severely rent burdened, paying over 50% of their income for rent and utilities.

Non-student short-term households had higher rent burdens, somewhat more people per unit, and somewhat higher incomes compared with non-student short-term households in the 2009 survey. Nearly half (48%) were low-income and 25% were very low-income, with a median income of \$84,500. Their median age was 30. In comparison to long-term tenants, non-student short-term households consisted of more couples (37%) and single parents (5%). Non-student short-term households were also much more likely to be Asian (34%) compared to long-term tenants (16%). Their median rent burden was 41% of income, increased from 32% of all non-student households in 2009. More than half (55%) of non-student short-term residents were considered rent burdened since they spent more than 30% of their income on rent and utilities. Additionally, more than one-quarter (29%) were severely rent burdened, paying over 50% of their income on rent and utilities.

The proportion of rent-stabilized units occupied by students was 24%, somewhat less than the 29% reported in the 2009 survey. As a result, students were estimated to be a smaller proportion of the total tenant population since the number of students per unit has decreased. Students made up approximately 35% of the total adult population living in registered rental units, a 10% decrease compared to 2009 but similar to the 39% observed in 1999.

Building conditions presented a mixed picture. Nearly four-fifths (79%) of all respondents reported there was a physical problem in their building, a slight increase from 75% in 2009. The number of problems per building was also up from an average of 2.4 per building in 2009 to 3.2 in 2022. Problems with appliances, for example, were reported by 24% of tenants, up from 15% in 2009. The only major difference between long-term and more recent tenants was 37% of long-term tenants reported a problem with paint, while only 21% of more recent tenants reported such a problem. Reports of physical problems in the building were substantially reduced in the 44% of buildings where the tenant stated the owner or manager had conducted an inspection during the past year, with an average of 2.7 problems per building for those with inspections compared to an average of 4.1 problems for those without. Nearly four-fifths (79%) stated they have complained to the landlord or manager about the matter during the last year and 85% of the tenants who complained reported at least one complaint was resolved within 30 days.

Almost a quarter (26%) of tenants reported they had a conflict with their current landlord or property manager at some time during their tenancy, with maintenance and repairs cited as the most frequent cause. This is down from 33% who reported a conflict in 2009, though the main cause of conflict remained the same between the 2022 and 2009 surveys. Very few tenants (14%) reported receiving a safety inspection checklist from the landlord or manager as required under the Rental Housing Safety Program.

A large majority of long-term tenants recalled receiving mailings from the Rent Board (83%) and were aware their unit was subject to rent control (93%). Among more recent tenants, however, 43% recalled receiving mailings and only 48% were aware their unit was subject to rent control. More than half (52%) of long-term tenants had contacted the Rent Board at some time for information or assistance while 15% of short-term tenants had done so, most often about a proposed rent increase (36%) or something else not listed in the survey (42%). Over half (59%) of those who contacted the Rent Board described the staff as very helpful. Fifteen percent of long-term tenants said their landlord had tried to get them to move out, compared to 6% percent of more recent tenants. A large proportion (87%) of these tenants reported they had contacted the Rent Board for assistance.

More than half (60%) of tenants reported adequate recycling containers in their building, with 38% reporting that, while containers were present, they were not big enough. Two percent were unaware of containers in their building.

Connection with neighborhood disaster preparedness groups was low, with only 8% reporting they were involved or know someone involved. However, long-term tenants were more likely to report this, with 15% having contact with disaster preparedness and 6% with crime watch, compared to 5% and 2% among short-term tenants.

Eighty-one percent of all tenants chose at least one climate change concern that may impact their housing or the habitability of their unit. Both long (67%) and short-term (56%) tenants were primarily concerned with earthquakes and earthquake safety of their buildings. Loss of electricity due to power outages (49%), heat waves (29%), wildfire or wildfire smoke (27%), and flooding (13%) were also indicated as concerns from both long-term and short-term tenancies, although to a lesser extent than earthquakes.

Over a quarter (27%) of respondents indicated their household experienced financial hardships as a result of the COVID-19 pandemic. Both long (88%) and short-term (86%) tenancies overwhelmingly indicated a loss of a job or income due to COVID-19. Although not to the same extent, falling behind on rent (17%), reduction of total number of housemates (8%), and eviction (3%) were also indicated as impacts related to COVID. Rent relief or other financial assistance from the government was the most common (31%) form of COVID-19 relief. Long-term tenants (41%) were more likely to indicate they received relief than short-term tenants (28%).

## I. Purpose and Method

### a. Purpose of the Survey

This is the fifth survey of tenants carried out by the Rent Stabilization Board. Previous surveys were conducted in 1984, 1988, 1998 (just before vacancy decontrol), and 2009. The Rent Program surveys generate accurate and representative statistics that provide valuable information for elected officials, staff, and the public. The study collects essential data on the characteristics of tenants served by the Rent Stabilization Program, how they perceive the quality of the buildings they live in, their relations with property owners and managers, and their experience with the Rent Board and other housing-related agencies. The 2022 survey included items regarding the financial impacts of COVID-19, climate change, and natural disasters.

### b. How the Survey was Conducted

#### i. Phase I

In October 2022, the Social Science Research Center (SSRC) sent a mail survey addressed to "Berkeley Tenant" at 2,600 addresses of Berkeley rental units. The survey went to 1,040 "long-term" tenants, defined as those with tenancies of ten years or longer, and 1,560 "short-term" tenants, defined as those with less than ten years in duration. The 2,600 addresses sampled were randomly selected from a list containing 19,300 tenant addresses, of which 4,884 were long-term tenancies, and 14,416 were short-term tenancies.

Table 1: October 2022 Tenant Survey: Phase I

	Universe	Sample	Probability of being selected
Total Units	19,300	2,600	
Long-Term Tenancy	4,884	1,040	One-in-five
Short-Term Tenancy	14,416	1,560	One-in-eleven

The sampling universe includes almost all housing units currently rented or available for rent in properties with two or more units that were built prior to 1980. These units are about 73% of Berkeley's rental housing stock. Units built after 1980 and most single-family and condominium units are permanently exempt from fully rent-controlled registration. However, they are now required to register under a voter initiative, Measure MM in 2020, that requires 'partially covered units' to register with the Rent Board (eviction protections apply but not rent control).

Units that are owner-occupied or vacant but not available for rent at any time during the fiscal year are exempt until they are rented again. About 270 rental units in owner-occupied duplexes that were in use on December 31, 1979, are also fully exempt, often nicknamed "Golden Duplexes."

The survey went to two sampling groups. A one-in-ten sample of 1,560 addresses was drawn from 14,416 units where the Rent Board records showed a tenancy that began within the past ten years. These units in this sample frame are referred to as “short-term” tenants throughout this report. An oversample of one-in-five, or 1,040, addresses was drawn from a universe of 4,884 units where a tenancy began ten years ago or earlier. These units in the sample frame are referred to as “long-term” tenants. The oversample of long-term tenants reflects a decision to focus additional attention on the units receiving the largest discounts from market rents and the characteristics of the tenants who occupy them.

This survey, like those in 1988, 1998, and 2009, adopted the "Total Design Method" developed by Don A. Dillman,<sup>1</sup> with some slight variation. Four separate mailings went to all survey units: an October 15<sup>th</sup> pre-notification post-card including a QR code and online link for those willing to complete the survey online, an October 21<sup>st</sup> letter containing the survey, and a November 2<sup>nd</sup> postcard reminder, also containing the QR code and survey link. Three weeks later, in late November, a final letter with a replacement copy of the survey was sent to all addresses that had not already returned a completed survey. In December, the SSRC worked with a commercial vendor, Scientific Telephone Samples, to append telephone numbers to those addresses for which this information was available. Telephone numbers were available for 941 records. On December 12<sup>th</sup>, the SSRC commenced making phone calls to these households in an attempt to either complete the survey over the phone or remind the resident to complete the survey online or by mail. Since mail surveys typically receive a higher rate of responses from more educated and high-income households, an effort was made to increase responses from low-income households by offering a \$5 gift card to Amazon or Peet’s Coffee for each household that completed a survey.

Survey respondents were promised confidentiality. When addresses were selected from the Rent Board database to be included in the survey, additional data on the unit was brought over from the Rent Board database: the number of bedrooms, the number of units on the property, the market area, and legal rent ceiling rounded to the nearest \$10. This helps check the generalizability of the survey sample but is not specific enough to identify a particular unit. After the gift cards were sent, the individual addresses were removed from the database.

## ii. Phase II

Early in the data collection process, it became clear that the effort would struggle to meet the target number of completed surveys ( $N = 766$ ). As of February 20, 2023, four months after the project began, 320 surveys had been completed, less than half of the target sample size and less than the sample size needed to create a reliable estimate of the population of tenants residing in the City of Berkeley. There are several reasons why this may have occurred. First, the 2009 survey was conducted in the spring, while the 2022 survey was conducted during the fall, close to the holidays, when response rates are typically lower. Secondly, the 2022 mid-term elections may have made it more difficult for the project’s mailer to get noticed among the flood of campaign material distributed during this time. Third, while a \$5 incentive was effective in 2009, it was likely less so in 2022,<sup>2</sup> resulting in a less-than-desired

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<sup>1</sup> Hoddinott SN, Bass MJ. The Dillman total design survey method. *Can Fam Physician*. 1986 Nov; 32:2366-8. PMID: 21267217; PMCID: PMC2328022.

<sup>2</sup> The SSRC received multiple calls from respondents indicating that the \$5 incentive was too low for them to complete the survey.

response. Finally, it is possible that recruitment material in the form of postcards, rather than letters, may be less effective at getting potential respondents' attention.

To obtain the number of remaining surveys needed for the current study, a second phase of data collection consisting of a two-pronged approach was taken in February of 2023. Firstly, a letter was mailed to the original members of the sample frame who had not yet completed a survey. This included the original 2,600 households, minus the 320 who had submitted a survey, and the residences for whom United States Post Office returned at least one of the four original mailings. A letter was chosen instead of a postcard because it was hypothesized that potential respondents might overlook the postcard as marketing material. This resulted in an additional 143 surveys for a total of 463 surveys.

Secondly, another random sample of 3,800 addresses was selected from the list containing the remaining 16,700 tenant addresses.<sup>3</sup> These addresses represented 2,280 short-term tenancies and 1,520 long term-tenancies. One invitation letter was sent to these addresses between February 17<sup>th</sup> and February 20<sup>th</sup>. The letter sent to these households contained a QR code and a link to the survey; thus, this survey was biased toward residents with internet access. Four hundred and seventy-one survey completions resulted from this effort, for a total of 934 surveys overall.

Table 2: October 2022 Tenant Survey: Second Random Sample

	Universe	Sample	Probability of being selected
Total Units	16,700	3,800	
Long-Term Tenancy	3,844	1,520	Two-in-five
Short-Term Tenancy	12,856	2,280	One-in-six

### c. Response Rate

A total of 934 surveys were completed, 463 from the first sampled list of 2,600 and 471 from the second sampled list of 3,800. Of the 463 returned surveys originating from the original sampled list, 230 were from the one-in-five sample, and 233 were from the one-in-ten sample. The United States Post Office returned at least one of the five mailings from 100 addresses. Of the 100 addresses with returns, 56 were returned with labels indicating that they were vacant or likely vacant, including "vacant," "unclaimed," "unable to forward," and "box full." The other 43 not counted as vacant were considered undeliverable because of incorrect addresses in the Rent Board database or postal error, with labels such as "no such number." One of the mailers was returned with the word "moved" appearing on it. These 100 units were removed from the base sample in computing the response rate.

Of the 471 returned surveys originating from the second sampled list, 176 were from the two-in-five sample, and 295 were from the one-in-five sample. The United States Post Office returned the mailings from 59 addresses. Of the 59 addresses with returns, 47 were returned with labels indicating that they were vacant or likely vacant, including "vacant," "unclaimed," "unable to forward," and "box full. The other 12 were not counted as vacant and instead, were considered undeliverable, either because of

<sup>3</sup> This value represents the original 19,300 in the sampling universe, minus the initial  $n = 2,600$  households that were sampled in Phase I.



incorrect addresses in the Rent Board database or postal error, with labels such as “no such number.” These 59 units were removed from the base sample in computing the response rate.

Table 3: 2022 Survey Response Rate				
Phase I				
	Sent	PO Return	Completed	Response Rate <sup>4</sup>
1/5 sample of Long-Term Tenancy:	1,040	35	230	22.1%
1/11 sample of Short-Term Tenancy:	1,560	65	233	15.0%
Total	2,600	100	463	17.8%
Weighted average	NA	NA	NA	16.8%
Phase II				
	Sent	PO Return	Completed	Response Rate
2/5 sample of Long-Term Tenancy:	1,520	25	176	11.6%
1/6 sample of Short-Term Tenancy:	2,280	34	295	12.9%
Total	3,800	59	471	12.3%
Weighted average	NA	NA	NA	11.5%

Postal returns from the survey can be used to estimate the vacancy rate for October 2022, which comes out to 2%. This is during a period with relatively less turnover, the month before final examinations at the end of the school year.<sup>5</sup>

Once the data was entered, one participant who indicated not paying rent was deleted from the data file, as were 36 records where the respondent reported receiving monthly rental assistance. This left 386 usable responses in the long-term tenant sample and 511 responses in the short-term tenant sample.

We then separated the long-term tenant sample into two groups, 304 responses from tenants who reported moving in before 2013 and 82 responses from tenants who reported moving in during or after 2013. This means that 21% of the units that the Rent Board records showed as being long-term tenancies had actually moved in within the last ten years. It is likely that the landlords did not update the rent board when previous tenants vacated these units, and new tenants moved in; thus, these respondents were reclassified as short-term tenants, leaving a total of 593 short-term tenants (66%) and 304 (34%) long term tenants in the sample. This finding suggests that the true population of tenants in the sampled list was 3,858 long-term and 15,442 short-term.

<sup>4</sup> Response rate is (surveys completed/(surveys sent - postal returns)).

<sup>5</sup> The postal returns from the second sampled list of 3,800 were not used to calculate the vacancy rate as they only received one mailer, and it was thought that the rate of returned mail was an undercount.

There was also a very small number of responses within the short-term tenant sample ( $n = 22$ ; 4.3%) who reported moving into the unit prior to 2013. These responses were kept in the 2013-2022 tenancies group because Rent Board records indicated that the unit had recorded a new rent after a vacancy. There are various scenarios under which a tenant might report having lived in a unit prior to 2013, and yet the unit would have received a vacancy increase. These include situations where a tenant sublet prior to 2013 without the landlord's knowledge, where an original pre-2013 tenant moved out, leaving behind a tenant who began sharing the rental prior to 2013, and where a tenant moved out and back into the same unit. The purpose of the pre-2013 tenancies group is to look specifically at the characteristics and experience of residents of units that have never received a vacancy increase.

For purposes of generating citywide statistics applicable to all tenants in the two sample groups, the responses from each group must be given different weights so each response represents the proportional number of tenants within the estimated universe for both long-term and short-term tenants. The combined 304 responses within the total long-term tenants sample from both phases represent one response for every 13 households. Each of the 593 responses collected throughout the two phases from the total short-term tenants sample represents one response for every 26 households. Each response from the long-term sample represents 2.05 times as many households in comparison to the amount represented by each of the short-term responses. Due to the discrepancy in representation between long-term and short-term tenants, with long-term tenants being significantly oversampled, weighting was required. Specifically, each of the long-term responses was weighted as  $1/2.05^{\text{th}}$  of the short-term responses. For more information on the weighting process, see Appendix A.

#### **d. Survey Accuracy**

The results of surveys this size will generally be accurate to within + or – 5% at the 95% confidence level. This means, for example, that if 51% of all tenants report they found their housing through Craigslist or another website, the chances are 19 out of 20 that between 46% and 56% of all tenants in units subject to rent stabilization found their housing this way. This survey had 53 questions with additional follow-ups, so there are likely to be some sets of responses with a greater degree of inaccuracy.

The confidence interval assumes there are no sources of bias built into the survey procedure so the responses are truly a random sample of the universe of people being surveyed. In reality, all survey procedures generate some degree of bias in the response rate. Mail surveys generally obtain a lower response rate from people with lower levels of literacy and those with limited English. However, online surveys tend to skew towards higher income and younger demographics in comparison.<sup>6</sup>

There is no way of knowing how much these biases may have affected the survey.

The recruitment materials contained a Spanish summary and a number to request a Spanish copy of the survey, but only four people called. In addition, the online version of the survey was available in Spanish; however, only nine online surveys were completed in this language.

As part of the analysis, we will compare the survey results with the Rent Board's database on rents, the number of bedrooms in each unit, and the number of units in each property. We can also compare the results with data on Berkeley tenants from the U.S. Census Bureau's most recent 2016-2020 American

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<sup>6</sup> Keeter, S. & McGeeney, K. (2015, September 22). Coverage Error in Internet Surveys. Pew Research Center. <https://www.pewresearch.org/methods/2015/09/22/coverage-error-in-internet-surveys/>

Community Survey (ACS). However, there are comparability issues between the ACS and the Rent Board survey because the ACS includes all tenants, not just those in units subject to rent stabilization.

Broadly speaking, the survey results match up well with other data sources. The median rent reported by rent-stabilized tenants in the survey is \$2,083 while, according to the Rent Board records, the median rent is \$2,011, a difference of only 4%. Comparing the distribution of units by building size reveals the survey sample slightly overrepresents buildings with fewer units and underrepresents those with larger units compared to the Rent Board records (see the section on building characteristics). Additionally, compared to Rent Board records, the survey sample also underrepresents units that are studios or rooms. The median tenant household income reported in the survey is \$64,500, while the 2017-2021 American Community Survey reports \$60,670, a difference of 6%. The proportion of survey responses from tenants residing in Berkeley's different market areas matches fairly well compared to the proportion seen in the Rent Board's records.

#### **e. Comparisons with Previous Surveys**

The 2022 survey followed a process similar to the one in two previous mail surveys conducted for the Rent Board by Bay Area Economics in 2009 and 1998. While the 2022 survey used a somewhat different set of questions and updated a few response categories, it left many questions unchanged in order to facilitate comparisons.

Comparisons with previous results should be meaningful since any bias resulting from the use of the mail survey technique should be similar in all three surveys; however, some caution is warranted due to the differences between the 2022 and 2009 survey administrations. Firstly, to address decreasing response rates, an online component was added to the 2022 survey administration. This administration mode was popular, with most survey respondents ( $n = 810$ ; 90.3%) completing the survey online. However, the introduction of this data collection modality introduces the possibility that some differences observed between 2009 and 2022 may be due to this change instead of real differences in the two populations. Secondly, the time of year the data was collected differed between the 2009 and the 2022 survey administrations, with the former occurring in the spring and the latter occurring in the late fall. To the extent that seasonality impacts responses to the questions contained in the survey, comparisons with the 2009 survey should be made with caution.

#### **f. Staff**

The survey and survey analysis have been carried out by Rachel Peterson, Frederick Rose, and Eduardo Castillo, under the direction of Ms. Laura Gil-Trejo. Be Tran generated the sample to be surveyed from Rent Board registration records. Lizette Sanchez oversaw the administration of the mail survey and produced the marginals and cross-tabulations in Appendix 1. Eduardo Castillo supervised the data entry.

## II. Building Characteristics

Responses on building size match up very well with the 2009 tenant survey, but less well with the Rent Board's records. A comparison of survey responses on building size to the Rent Board's records suggests the 2022 survey sample underrepresents larger buildings and overrepresents smaller ones.

Table 4: Units by Building Size			
	2022 Rent Board Records	2022 Survey	2009 Survey
(by property rather than building)			
1 unit	<1%	5%	4%
2 units	7%	12%	13%
3 – 4 units	18%	23%	19%
5 – 9 units	24%	29%	22%
10 – 19 units	22%	17%	20%
20 – 49 units	23%	12%	18%
50+ units	5%	2%	5%

Looking at units by the number of bedrooms, it is noted that responses to the 2022 survey match well with the 2009 tenant survey. However, comparing survey responses to the Rent Board's records reveals that the survey sample underrepresents studios or rooms.

Table 5: Units by Number of Bedrooms			
	2022 Rent Board Records	2022 Survey	2009 Survey
Studio or Room	21%	13%	19%
1 Bedroom	41%	39%	43%
2 Bedrooms	31%	36%	30%
3 Bedrooms	5%	7%	5%
4 Bedrooms+	2%	4%	2%
<b>Totals</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

The response rate by geographic location roughly matched the Rent Board’s data on the proportion of units within each market area.

Table 6: Units by Market Area		
Area	2022 Rent Board Records	2022 Survey
Hills (1)	8%	10%
Central Berkeley (2)	19%	24%
University-Downtown (3)	50%	43%
West Berkeley (4)	5%	3%
South Berkeley (5)	19%	20%

Area 1 is census tracts 11, 12, 13, 14, 15, 16, 17, 38

Area 2 is census tracts 18, 19, 22, 23, 30, 31

Area 3 is census tracts 24,25,27,28,29,36,37

Area 4 is census tracts 20,21, 32

Area 5 is census tracts 33, 34,35,39,40

All Berkeley census tracts begin with 42, so for example, most of downtown is in tract 4229

### III. Demographics

#### a. Student Status

Adult students, mostly attending the University of California, are a major part of Berkeley's tenant population. Overall, in 24% of responding households, all of the residents were full-time students, and in another 14%, the household included full-time students and non-students, leaving 62% of tenant households with no full-time students. In 2009, 29% of households comprised of only full-time students, while 16% consisted of a mix of students and non-students, and 55% were non-student households. Thus, the percentage of student-only households occupying stabilized rental units in the City of Berkeley has decreased since 2009.

When observing the proportion of tenants rather than the number of households, however, 35% of the adult tenant population in the survey was comprised of full-time students. Students were more likely to share housing and had the highest rate of people per household. The 35% student share of the adult tenant population was a decrease from 45% in 2009 but similar to the 39% observed in 1988. The percentage of student tenants and households has decreased since 2009, suggesting that the size of the student population may be decreasing in the City of Berkeley. This conclusion is consistent with UC Berkeley enrollment data which reported 35,843 registered students in the fall of 2009 and 23,974 students in the fall of 2022.

Among long-term tenancies, only 1% were all-student households, and another 5% were mixed student and non-student households, with 94% having no full-time students. In total, 5% of the residents in these units are full-time students, and none attend the University of California, Berkeley.

Table 7: Estimated Households in Registered Units by Tenancy and Student Status, 2022				
	No Students	Mixed	All Student	Total
Long-Term Tenancy	3,554	189	38	3,781
Short-Term Tenancy	8,323	2,421	4,389	15,133
Total registered units	11,916	2,648	4,350	18,914
<i>Based on 19,300 units less 2% vacancy rate.</i>				

Among short-term tenancies, 29% were all full-time student households, another 16% were mixed students and non-student households, and 55% have no full-time students. Looking at the total population among short-term tenancies, however, 40% were full-time students, and 28% attended the University of California at Berkeley. In order to make sense of the survey data, particularly where income and rent burden is concerned, we will need to divide out the student households. Following the way past surveys were done, we will define student households as those entirely made up of full-time students and non-student households as all other households. An alternative way to define student and non-student households would be to define student households as those in which the majority of the residents, rather than all residents were full-time students, but less than 2% of tenant households fall into this 51% to 99% range, so the results would not be very different.

**b. Age**

The age profile of respondent households in 2022 was not significantly different from 2009. The median age of long-term tenants was 60, while the median age of short-term tenants was 30. People over 55 make up 51% of residents in long-term tenancies, including 31% who were over 65. Only 6% of residents of short-term tenancies were over 55. Among long-term tenancies, 2% of the residents were between the ages of 18 and 24, 6% were 25 to 34, and 30% were 35 to 54. Meanwhile, among the short-term tenancies, 40% of the residents were between the ages of 18 and 24, 34% were 25 to 34, and 15% were 35 to 54.

Table 8: Age, 2009 versus 2022

Age Categories	2009	2022		
		All	Short-Term Tenancy	Long-Term Tenancy
Under five years old	2%	2%	2%	2%
5 to 17	3%	4%	4%	8%
18 to 24	32%	34%	40%	2%
25 to 34	33%	30%	34%	6%
35 to 54	18%	18%	15%	30%
55 to 64	7%	5%	3%	20%
65 and over	4%	7%	3%	31%

**c. Household Size and Type**

The average household size in 2022 was 2.05 people per household, up from 2009 and 1998 when it was 1.88 and 1.76 people per household, respectively. There was a substantial difference between short and long-term households.

	<b>Average Household Size</b>
Long-term tenancy	1.55 people
Short-term tenancy	2.17 people
Non-student households	1.94 people
Student households	2.30 people

The average number of people per room in 2022 was 0.82, up from 0.72 in 2009. For long-term tenancies, the number was 0.71, while for short-term tenancies, it was 0.85.

The majority (78%) of respondents rent apartments, similar to what was observed in 2009. Only seven percent of tenants indicated renting a home in 2009, while almost a fifth (17%) of 2022 participants stated they did so, a 10% increase.<sup>7</sup> Two percent of tenants indicated they rented some other type of housing unit not listed in the survey, with 18 individuals specifying further. These responses included “dorms,” “converted garages,” “in-law units,” and “single-room occupancy housing.”

<sup>7</sup> Houses included duplex and triplex homes.

Table 9: Types of rental housing units by number		
	2022 Survey	2009 Survey
House	17%	7%
Apartment	78%	81%
Room <sup>8</sup>	3%	4%
Other	2%	8%

The most common household types were people living alone (40%), unrelated adults sharing a unit (25%), and couples without children (21%). Only 11% of households reported having children present. This profile was similar to what it was in 2009. Student households, defined for purposes of this analysis as households in which all members were full-time students, were almost entirely made up of single individuals (34%) or groups of unrelated adults (55%). Long-term tenants, those in place since at least 2013, were primarily single individuals (64%) or couples (26%).

Table 9: Type of Household by Length of Tenancy and Student Status, 2022			
Beginning of Tenancy	Long-Term Tenancy	Short-Term Tenancy	
		Non-student	Student
Person living alone	60%	36%	34%
Couple without children	16%	30%	4%
Couple with children	10%	7%	1%
Single parent with children	4%	5%	1%
Related adults other than parents and children	2%	1%	3%
Unrelated adults, except couples	6%	20%	55%
Other	1%	1%	1%

<sup>8</sup> In the 2009 survey, a room was specific to a boarding house or residential hotel. In the 2022 survey, a room was defined as a house with five or more rooms under separate leases.



The difference between household sizes and types in short and long-term tenancies is explained by the different ages of the two groups. Within the same age groups, similar proportions of short and long-term tenants live alone. This was most pronounced in the 35 to 54 and 65 and over age groups.

Table 10: Percent Living Alone by Age and Time of Tenancy, 2022		
Age	Short-Term Tenancy	Long-Term Tenancy
35 – 54	32%	36%
55 – 64	45%	59%
65 +	74%	75%

Both the 1998 and 2009 surveys found that the majority of tenants over 55 were people living alone, while the majority of young adult respondents between the ages of 18 and 24 lived in shared housing. In the 2022 survey, 58% of the people age 18 to 24 lived in households with "unrelated adults other than couples," down from 64% in 2009, and 29% lived alone, up from 12% in 2009. Among those aged 25 to 34, 24% live with unrelated adults, down from 29% in 2009. The number of units used for shared housing was 21% in 2009 and 25% in 2022, suggesting that the number of individuals sharing the same space has remained fairly consistent between the two surveys.

**d. Employment**

Thirty-seven percent of the adult population reported working full-time, slightly higher than the 35% observed in 2009; 5% were unemployed and looking for work compared with 7% in 2009; 17% were working part-time, down from 21% in 2009, and 5% were retired, compared to 3% in 2009. The profiles vary for short and long-term tenancies and by student status. Among long-term tenants, 26% were retired, compared with only 2% of more recent tenants. Among long-term tenants, 41% were employed full-time compared to 36% of short-term tenants. However, only 6% of the residents of all-student households worked full-time.

**e. Disability**

Overall 16% of households reported a resident had a chronic illness or disability, a slight increase from the 13% observed in 2009. Four percent of these households indicated the disability limits walking or climbing stairs. The median income of these households in 2022 was \$34,500, an increase from a median income of \$21,000 observed in 2009.

Among long-term tenants, nearly one-quarter (24%) reported a person with a chronic illness or disability lived in the household. Of these, slightly over half (51%) were also over the age of 65, while 49% were under 65. Eight percent of all long-term tenants reported the disability substantially limited their ability to walk or climb stairs.

Among short-term tenants, 14% reported the presence of a person with a chronic illness or disability, 17% of which were non-student households, of whom 23% were also 65 and over. Three percent of

short-term tenants reported a mobility limitation. Ten percent of all full-time student households reported the presence of a person with a disability, an increase from the less than one percent observed in 2009.

Six percent of tenants indicated their building had an automatic door opener at the ground level. Nearly equal proportions (6%) of short-term and long-term tenants noted their building had such an opener. Only 11% of individuals with a chronic disability or illness that limits their ability to walk or climb stairs indicated the presence of an automatic door opener at the ground level of their building. Eight tenants (1%) who completed the survey noted their unit had a wheelchair-accessible shower. Of the 33 individuals in the study sample who had a chronic disability or illness that limited their ability to walk or climb stairs, none reported having a wheelchair-accessible shower in their unit.

**f. Race**

There was a larger proportion of Asians in 2022 (31%) than in 2009 (24%). There was also a slightly larger proportion of Hispanics (13% versus 10%) and a lower proportion of Whites (45% versus 54%). The results diverge somewhat from the most recent American Community Survey (ACS). More specifically, the results of the ASC show a lower proportion of Asians than the 2022 survey, more than half the proportion of African Americans, and a larger proportion of Whites. The ACS includes all tenants, not just those in rent-stabilized units, and this may account for the difference. The short-term tenancies include a higher proportion of Asians (34%) than the long-term tenancies (16%). Conversely, short-term tenancies contain a smaller proportion of Whites (42%) than long-term tenancies (58%). Short-term tenancies contain the same proportions of Hispanics (13%) as long-term tenancies. Similar proportions of Native American, Black, and those of some other race/ethnicity exist among short and long-term tenancies.

	2022	Long-Term Tenants	2017-2021 ACS	2009	1998
Asian	31%	16%	22%	24%	26%
Black	5%	8%	9%	5%	6%
Hispanic	13%	13%	10%	10%	8%
White	45%	58%	51%	54%	53%
Native Americans	1%	2%	1%		
Other	4%	3%	7%	7%	8%

**g. Income**

The median income of \$64,500 reported for 2022 significantly differed from what was reported for 2008 (\$45,250 in 2022 dollars) and 1998 (\$46,550 in 2022 dollars). This figure includes student households, however, a group whose 2022 reported median income was \$24,500.

In 2022, the median income for all non-student households was \$74,500, while in 2009 the non-student median was \$60,200 in 2022 dollars. The median income for long-term tenants was \$64,500, and the median income for short-term non-student households was \$84,500.

Over half (62%) of long-term non-student households in Berkeley were low-income by HUD standards, with 45% very low-income, a level that often makes people eligible for rental assistance or subsidized housing.

Table: HUD Income Categories for Alameda & Contra Costa Counties

FY 2022 Income Limit	Median Family Income	FY 2022 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Oakland- Fremont, CA HUD Metro FMR Area	\$142,800	Very Low (50%) Income Limit (\$)	50,000	57,150	64,300	71,400	77,150	82,550	88,550	94,250
		Extremely Low Income Limit (\$)*	30,000	34,300	38,600	42,850	46,300	49,750	53,150	56,600
		Low (80%) Income Limit (\$)	74,200	84,800	95,400	106,000	114,500	123,000	131,450	139,950

\*The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 20/15ths (60 percent) of the Section 8 very low-income limit or the poverty guidelines as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low-income limits may equal the very low (50%) income limits.

Comparatively, 48% of short-term nonstudent households in Berkeley were low-income by HUD standards, with 25% very low-income, a level that often makes people eligible for rental assistance or subsidized housing. Aside from the differences in the proportion of low-income households observed between short-and long-term tenants, it is worth noting that 26% of short-term households were above moderate by HUD standards, while only 15% of long-term households could be classified this way.

Table 12: 2022 Non-Student Tenant Households by HUD Income Category		
2022 Survey		
HUD Categories	Long-Term Tenancy	Short-Term Tenancy
Extremely Low (up to 30% AMI)	27%	12%
Very Low (up to 50%)	45%	25%
Low (51 – 80% AMI)	17%	23%
Moderate (81 – 120% AMI)	24%	27%
Above Moderate (over 120% AMI)	15%	26%
<p>HUD categories are based on Area Median Income (AMI) adjusted by household size. The Alameda County AMI increased by 20% from 2008 to 2022 after adjusting for inflation.</p> <p>Very Low-Income total includes Extremely Low Income.</p>		

**h. Year Moved In and Turnover Rate**

Slightly more than one-quarter of respondents (27%) have been at their current address for less than twelve months, moving into their unit in 2022 or 2023. This was a decrease from the 38% observed in 2009. More than two-fifths of respondents (41%) moved into their residences within the last five years (2018 – 2022), similar to the proportion observed in 2009 (37%). There was an increase in the proportion of tenants who have remained in their units for more than 20 years. In 2009, eight percent of households remained in their unit for 20 years or more, while 12% reported the same in 2022. There was also an increase in the proportion who remain in their units for six to ten years, with 6% observed in 2009 and 11% noted in 2022. A potential explanation for this trend of renters staying in their units for longer periods of time is that California has the largest deficit of housing inventory in the entire United States.<sup>9</sup> This could cause Berkeley residents to be unable to find housing that meets their needs when they want to move to other rentals or purchase a home.

Among short-term tenancies, a larger proportion of non-student households resided in their units between six and ten years (18.3%) compared to student households (< 1%). Conversely, a smaller

<sup>9</sup> Up for Growth (2022). Housing Underproduction™ in the U.S. <https://upforgrowth.org/apply-the-vision/housing-underproduction/>

proportion of non-student households resided in their units for less than 12 months (26%) than student households (49%). These differences were statistically significant.<sup>10</sup>

The pattern for Berkeley tenants in rent-stabilized housing varied from the pattern for the United States as a whole. The proportion of tenants who had been at their residence for less than a year and more than 20 years was notably higher among Berkeley tenants in rent stabilized compared to the United States as a whole. Meanwhile, the proportion of tenants who had been at their residence between six and ten years was notably lower compared to the country as a whole. However, these comparisons should be interpreted with caution due to the unique circumstances during the administration of the 2020 Census. The census was conducted while the COVID-19 pandemic and the resulting federal eviction moratorium for unpaid rent and federal and state monetary assistance were in effect.<sup>11</sup> These circumstances likely skewed the results of the 2020 Census to have a lower proportion of individuals who moved throughout the year, which may have temporarily decreased the percentage of tenants who lived in their residence for less than a year and increased the percentage who lived in their residence for longer durations.

Table 13: Tenure

Time in residence	2022 Survey		2020 Census	
	Berkeley	Berkeley	Berkeley	United States
11 months or less <sup>12</sup>	27%	38%	9%	9%
1 – 5 years <sup>13</sup>	41%	37%	43%	48%
6 – 10 years <sup>14</sup>	11%	6%	26%	25%
11 – 20 years	10%	12%	12%	12%
More than 20 years	12%	8%	10%	6%

<sup>10</sup>  $\chi^2(4, N = 655) = 62.3, p < .001$

<sup>11</sup> United States Department of Housing and Urban Development (2020). HOME Investment Partnerships Program FAQs – COVID-19 & CARES Act. <https://www.hud.gov/sites/dfiles/CPD/documents/HOME-FAQs-COVID-19.pdf>

<sup>12</sup> In the 2009 report, the “15 months or less” category is not mutually exclusive with the “1-5 year” category. To address this, SSRC analysts have used “11 months or less” as the cut off for this category, even though the percentages in the table for 2009 reflect up to 15 months.

<sup>13</sup> Respondents living in their residences over five years but less than six months were coded as living in their units for five years.

<sup>14</sup> Respondents living in their residence for more than ten years, but less than eleven years were coded as living in their unit for ten years.

## **IV. Rents and Rent Burden**

### **a. Contract Rent Levels**

The median monthly contract rent reported by survey respondents was \$2,083, a 3.7% difference from the Rent Board's reported median of \$2,005 for October 1st, 2022. The 2009 survey reported a median rent of \$1,125, compared with a median of \$1,140 reported from the Rent Board's records, a 1% difference. The mean monthly contract rent reported by survey respondents was \$2,212 compared with the Rent Board's reported mean of \$2,198 for October 1st, 2022, a less than 1% difference. The 2009 survey reported a mean rent of \$1,239 compared with \$1,240 reported from the Rent Board records for 2009, also less than a 1% difference.

Rent levels were quite different for individuals who moved in before 2013 (long-term tenants) and those who did so after 2012 (short-term tenants). For short-term tenants, the median rent was \$2,295, and the mean rent as \$2,426. Looking separately at student and non-student households among the short-term tenancies, the median student rent was reported at \$2,500 and the median non-student rent was \$2,200.

For long-term tenants, the median 2022 rent was \$1,200 and the mean rent was \$1,321. When looking at the range of rents for short and long-term tenancies, the 25th percentile rent for long-term tenancies was \$900 and the 75th percentile rent was \$1,647. However, among short-term tenancies, the 25th percentile was \$1,830, and the 75th percentile was \$2,800.

### **b. Rent and Legal Rent Ceiling**

There were some reported differences between the Legal Rent Ceiling and the reported rent for each unit. Among long-term tenants, 13% reported a rent 5% or more above the legal rent ceiling. Among short-term tenants, 26% reported a rent 5% or more above the ceiling.

It seems unlikely that most of the reported variance represents overcharges. Some were clearly erroneous responses, as in the cases where the respondent apparently reported the rent for an entire building rather than their own unit. In other cases, the tenant may have included charges for additional services, such as parking or storage space, in the rent since they are paid for with the same transaction. Because separate charges are a common occurrence, these likely account for all or most of the remaining cases where the reported rent was over the legal rent ceiling.

In addition, 23% of short-term tenants reported a rent at least 5% under the rent ceiling for the unit and so did 30% of the long-term term tenants.

### **c. Rent Burden**

Rent burden is the percentage of a household's income spent on gross rent, the monthly contract rent, plus the cost of utilities. The U.S. Department of Housing and Urban Development uses a standard of 30% of income as the basis for its subsidy programs. Tenants paying over 30% of their income for rent and utilities are considered rent burdened, and those paying over 50% are considered extremely rent

burdened because this leaves little income for the other necessities of life. According to Moody’s Analytics, the average American is rent burdened.<sup>15</sup>

Our estimate of rent burden is necessarily only approximate. The survey obtained exact information on rents and utility costs, but incomes were given within a range. For purposes of this analysis, incomes were assumed to be in the middle of the stated range, except for incomes under \$10,000 which were assumed to be \$7,500. Analysis of the two previous mail surveys also used the middle of the range.

In 2022, the median rent burden among all non-student households was 31%. For short-term tenancies, the median rent burden was 41%, while among long-term tenancies, it was 28%. More than a quarter (28%) of all non-student tenant households reported paying over 50% of their income for rent and utilities, compared with 26% in 2009 and 20% in 1998. This projects to approximately 4,107 households that are severely rent burdened.

Table 14: Rent Burden of Non-Student Households: 1998, 2009, 2022

Survey Year	1998	2009	2022		
			All	Short-Term	Long-Term
Up to 30% of income	59%	50%	48%	45%	56%
More than 30%	41%	46%	53%	55%	44%
More than 50%	20%	26%	28%	29%	23%

Among short-term non-student households, 55% pay over 30% of their income on rent and utilities, and 29% of them pay over 50% of their income in gross rent. This projects out to 5,945 rent-burdened households in the universe, including about 3,135 severely rent burdened households.

For long-term tenancies, excluding the 2% who reported they were a student household, 44% pay over 30% of their income on rent and utilities, with more than half of those (23%) paying over 50% of income in gross rent. There are approximately 3,781 non-student long-term tenancies in Berkeley, which indicates that approximately 3,781 households are rent burdened and about 870 are severely burdened.

If rent controls were eliminated, the rents of long-term tenants would be increased by at least 54%. Such a rent increase would raise the median rent burden for this group to 47% of income. The proportion of all households paying over 30% of income for rent would increase to 71%, with more than half of those (65%) paying over 50% of income for rent.

<sup>15</sup> Chen, L. & Le, M. (2023). Key Takeaways from the 4<sup>th</sup> Quarter Housing Affordability Update. Moody’s Analytics. <https://cre.moodyanalytics.com/insights/market-insights/q4-2022-housing-affordability-update/>

## V. Building Conditions

### a. Unit Conditions

Overall, unit conditions were described as being relatively similar compared to 2009, with 62% saying their unit was in excellent or good condition, compared to 61% in 2009. Units were viewed more favorably than in 1998, however, with 47% describing them as in excellent or good condition at that time. There was a slight decrease (6%) among those describing their unit as being in poor condition in comparison to 2009 (8%) and 1998 (9%). A larger proportion (43%) of long-term tenancies described their units as fair compared to short-term tenancies (29%). Conversely, a smaller proportion (41%) of long-term tenancies described their unit as good relative to short-term tenancies (54%). These differences were statistically significant.<sup>16</sup>

	Short-Term Tenancies	Long-Term Tenancies	All
Excellent	11%	10%	11%
Good	54%	41%	51%
Fair	29%	43%	32%
Poor	6%	7%	6%

### b. Building Conditions

The majority (65%) of participants reported their building was in the same condition compared to when they first moved into their unit. This finding was consistent with the 65% who reported their building remained in the same condition in 2009. However, when comparing long-term and short-term tenants, significant differences were observed.<sup>17</sup> Long-term tenants were almost twice as likely (34%) to report that the condition of the building was worse than when they moved into their unit in comparison to short-term tenants (18%). Short-term tenants were also one and a half times more likely (69%) to report their building was in the same condition compared to long-term tenants (45%).

	Long-Term Tenancies	Short-Term Tenancies	All
Better	22%	12%	14%
Same	45%	69%	65%
Worse	34%	18%	21%

<sup>16</sup>  $\chi^2(3, N = 895) = 13.39, p = .004$

<sup>17</sup>  $\chi^2(2, N = 895) = 38.23, p < .001$



**c. Building Problems**

Even though a majority of units were described as being in good condition, 79% of respondents reported there was a physical problem in their building. This was a slight increase from the 75% of tenants who reported an issue in 2009 but a decrease from the 83% observed in 1998. The most frequently listed were "doors or windows" at 40%, "plumbing" at 28%, "mold" at 28%, "heat" at 26%, and "secure mailboxes" at 25%. In addition, 20% reported problems with "other tenants" and 19% stated they had problems with "construction noise." The average number of problems per building among the 727 buildings represented by the 897 survey respondents in 2022 was 3.2, modestly higher than the 2.4 observed in 2009 but lower than the 1998 average of 3.5 problems per building.

Table 17: Problems Reported in Building			
	2022	2009	Difference
Doors/Windows	40%	38%	+2%
Plumbing	28%	30%	-2%
Mold/Mildew	28%	26%	+2%
Heat	26%	18%	+8%
Secure Mailboxes	25%	16%	+9%
Appliances	24%	15%	+9%
Paint	23%	19%	+4%
Security	22%	16% <sup>18</sup>	+6%
Other tenants	20%	-	-
Construction Noise	19%	-	-
Exterior Lighting	18%	16% <sup>19</sup>	+2%
Insects/Bed Bugs	11%	NA	NA
Rats/Mice	10%	NA	NA
Roof	10%	9%	+1%
Stairs/Porch	10%	9%	+1%
Elevator	8%	6%	+2%

<sup>18</sup> In the 2009 survey, the categories of security and exterior lighting were combined. The percentages reported in the security category for the 2009 study reflects the combination.

<sup>19</sup> In the 2009 survey, the categories of security and exterior lighting were combined. The percentages reported in the exterior lighting category for the 2009 study reflects the combination.

Long-term tenants were only somewhat more likely (23%) to report no physical problems within the building compared to short-term tenants (20%). There were clear differences in the types of problems reported based on length of residency. Long-term tenants were significantly more likely to report problems related to stairs and porch,<sup>20</sup> paint,<sup>21</sup> and rats and mice<sup>22</sup> in comparison to short-term tenants. One-fifth (20%) of respondents also said there were problems with other tenants and 19% stated there were issues with construction noise, which short-term tenants (20%) were significantly more likely to report than long-term tenants (13%), but these were not counted among the physical building problems.

When asked whether there was an elevator in their building, nearly one-fifth of tenants (18%) reported the presence of one. Forty-two percent of tenants with an elevator in their building stated it was sometimes, often, or always out of service. Interestingly, a majority (59%) of both recent tenants and long-term tenants (56%) indicated their elevator was never or rarely out of service. Of those who reported that their elevator was periodically out of service, long-term tenants were more likely (85%) to state that their landlord or manager took less than 30 days to fix their elevator compared to short-term tenants (56%).<sup>23</sup> Nearly 30% of tenants (33% of short-term and 12% of long-term tenants) did not know how long it took for their elevator to be repaired.

#### **d. Preventive Safety Inspections**

Slightly more than two in five (44%) of all tenants noted the landlord or manager had inspected their rental unit in the past year. The same proportion (44%) stated there had been no inspection during that time frame. More than ten percent (13%) did not know whether an inspection had occurred. A somewhat larger proportion of long-term tenancies had received an inspection of their rental unit in the last year (50%) compared to short-term tenancies (42%).

There was a substantial difference in the quality of maintenance between buildings with regular inspections compared to those without regular inspections. For units in which the landlord or manager had done an inspection in the last year, 33% of tenants reported no physical problems, and those who did reported an average of 2.7 problems per building. On the other hand, 10% of tenants living in units where no inspection had occurred in the past year reported no physical problems. Among the buildings with reported physical problems, there was an average of 4.1 problems per building.

Fourteen percent of all tenants reported that their landlord or property manager had given them a safety checklist and certified that their unit was in good condition, as required by the Rental Housing Safety Ordinance. This was similar to the 16% observed in 2009. A larger proportion of long-term tenancies had received a safety checklist and certification that their unit was in good condition within the last year (19%) than short-term tenancies (13%).

#### **e. Smoke & Carbon Monoxide Detectors**

Consistent with what was observed in 2009, only 2% of survey completers indicate there were no smoke detectors in their unit; however, 30% of those who did have smoke detectors in their unit say they have not been checked in the past year to ensure they were in working condition and another 18% don't

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<sup>20</sup>  $\chi^2(1, N = 835) = 7.60, p = .006$

<sup>21</sup>  $\chi^2(1, N = 875) = 19.55, p < .001$

<sup>22</sup>  $\chi^2(1, N = 806) = 8.01, p = .005$

<sup>23</sup>  $\chi^2(2, N = 159) = 9.06, p = .011$

know whether they have had them checked. These percentages were mostly consistent with what was observed in 2019.

A larger proportion of short-term tenants had not had their smoke detector checked in the past year to ensure it was in working condition (31%) or did not know if they had been checked (22%) compared to long-term tenants (25% and 6%, respectively). Additionally, while 69% of long-term tenants reported having their smoke detectors checked during the past year, only 46% of short-term tenants reported the same.

A question regarding carbon monoxide detectors was added to the 2022 survey. Seven percent of respondents report not having a carbon monoxide detector in their unit. Of those who do, 28% report that they have not been checked in the past year to ensure that they work, and another 24% do not know if they have been checked.

A slightly larger proportion of short-term tenancies (29%) had not had their carbon monoxide detector checked in the past year compared to long-term tenancies (24%). Conversely, a notably larger proportion of short-term tenancies did not know if their carbon monoxide detectors had been checked (29%) relative to long-term tenancies (8%). Additionally, while 61% of long-term tenants reported having their carbon monoxide detector checked in the last year, only 35% of short-term tenants reported the same to be the case.

**f. Recycling**

Nearly all (98%) survey participants indicated their building had accessible recycling containers, and a majority (60%) reported these containers were big enough. However, more than one-third (38%) noted they were not big enough and often get filled to overflowing. Only 2% stated they did not know whether there were recycling bins in their building or noted there are none.

A slightly higher proportion (65%) of long-term tenancies reported adequate recycling containers than short-term tenancies (59%).

There was a tendency for tenants of larger buildings to be less likely to have reported adequate recycling containers, and the difference was significant.<sup>24</sup>

Table 18: 2022 Presence and Adequacy of Recycling Containers				
	YES – Big enough	YES – Not Big Enough	NO or Don't Know	Total
1 to 4 units	78%	21%	1%	100%
5 to 9 units	62%	38%	1%	100%
10 or more units	45%	54%	1%	100%
ALL	63%	36%	1%	100%

<sup>24</sup>  $\chi^2(4, N = 716) = 59.29, p < .001$

A new question on the 2022 survey inquired about compost (green bin) containers accessible to tenants. Eight in ten (80%) respondents reported having access to compost containers, while another 5% did not know if these containers existed in their building. The remaining 15% noted that these were not available in their building. A larger proportion of long-term tenants reported the accessibility of compost containers (87%) compared to short-term tenants (78%).<sup>25</sup>

There was a tendency for tenants of larger buildings to be less likely to report the presence of accessible compost bins, and the difference was significant.<sup>26</sup>

	YES	No	Don't Know	Total
1 to 4 units	90%	8%	2%	100%
5 to 9 units	89%	9%	2%	100%
10 or more units	72%	23%	5%	100%
ALL	84%	15%	3%	100%

## VI. Tenant Knowledge and Tenant-Landlord Relations

### a. Finding the Unit

The means by which tenants learn about available units has remained almost the same since 2009. In 2009, most tenants (63%) learned about available units through Craigslist or other websites. This remained true in 2022, with 67% of respondents stating they learned of their unit through Craigslist, Facebook Marketplace, Cal Rentals, or another website. Similarly, the second most commonly cited way a respondent found an available unit in 2009 and 2022 was through a former tenant (both 13%, respectively). However, the results in 2022 and 2009 differ dramatically from the results of the 1998 survey. In 1998, the most common way participants found their available unit was through a rental agency (32%), followed by a former tenant (24%), and other word of mouth (10%). Long-term tenants were more likely to find their units from another/former tenant in the building,<sup>27</sup> other word of mouth,<sup>28</sup> University Housing Services,<sup>29</sup> newspaper ad,<sup>30</sup> or visiting a rental agency<sup>31</sup> than short-term tenants. On the other hand, 75% of short-term tenancies found their unit using Craigslist, Facebook Marketplace, Car Rentals, or some other website, while only 32% of long-term tenancies did the same.<sup>32</sup> These differences were statistically significant.

<sup>25</sup>  $\chi^2(2, N = 895) = 7.35, p = .025$

<sup>26</sup>  $\chi^2(4, N = 719) = 35.32, p < .001$

<sup>27</sup>  $\chi^2(1, N = 893) = 26.18, p < .001$

<sup>28</sup>  $\chi^2(1, N = 893) = 7.85, p = .005$

<sup>29</sup>  $\chi^2(1, N = 892) = 4.53, p = .033$

<sup>30</sup>  $\chi^2(1, N = 893) = 26.52, p < .001$

<sup>31</sup>  $\chi^2(1, N = 893) = 14.99, p < .001$

<sup>32</sup>  $\chi^2(1, N = 893) = 119.88, p < .001$

Table 20: 2022 Finding the Unit	Long-Term Tenancies	Short-Term Tenancies
From a tenant or former tenant in the building	24%	10%
Knowing the landlord	8%	5%
Other word of mouth	10%	5%
Craigslist, Facebook Marketplace, Car Rentals, or other website	32%	75%
University Housing Services	3%	1%
Newspaper ad	5%	< 1%
Visited rental agency	7%	2%

**b. Expectations for the Future**

Due to the high turnover rate and large student population in the area, it comes as no surprise that 44% of tenants indicated they expected to move from their current place of residence in one or two years. Fifteen percent noted they would likely move in three or four years, and a much smaller proportion (3%) within five years. Another 15% stated they expected to stay where they are for more than five years. This was largely consistent with what was observed in 2009. Almost a quarter (23%) did not know whether they would stay where are or move in the next few years.

Among long-term tenants, 47% noted they expected to stay more than 5 years, whereas only 7% of short-term tenants did.<sup>33</sup> On the other hand, 52% of short-term residents stated they would move within the next one to two years, while only 10% of long-term residents stated the same.<sup>34</sup> Furthermore, 16% of short-term tenants indicated they planned to move in three to four years, compared to 9% of long-term tenants.<sup>35</sup> There was a higher level of uncertainty among long-term residents, with nearly a third (31%) of long-term tenants saying they don't know whether they would move or stay, compared to nearly one in five of short-term residents (21%).<sup>36</sup>

When asked whether they expected to become homeowners during the next ten years, the greatest proportion (39%) indicated they expected to continue as renters. This was an increase from 2009 when 20% of respondents intended to continue renting. Similar percentages (31%) stated they expected to own or did not know. Again, these percentages were different from what was observed in 2009, when 37% said they expected to own a home in the next ten years, and 42% did not know what to expect.

<sup>33</sup>  $\chi^2(1, N = 889) = 171.92, p < .001$   
<sup>34</sup>  $\chi^2(1, N = 888) = 103.53, p < .001$   
<sup>35</sup>  $\chi^2(1, N = 888) = 6.23, p = .013$   
<sup>36</sup>  $\chi^2(1, N = 888) = 8.81, p = .003$

While 35% of short-term tenants expected to own in the next ten years, only 17% of long-term tenants expected to do so, a difference that was statistically significant.<sup>37</sup>

A third of tenants (33%) indicated that they would be interested in purchasing their building with other residents if it were put up for sale by the owner. Long-term tenants were more likely (46%) to be interested in this option than short-term tenants (30%), a statistically significant difference<sup>38</sup>.

Asked what they would do if their landlord asked them to move out in 60 days, a nearly equal proportion of respondents stated they would seek advice and guidance from the Berkeley Rent Board (33%) and look into whether they had the right to stay (32%). More than a quarter of participants (28%) reported they would start looking for another place to live, and 5% noted they would seek free legal advice and guidance. Two percent would pay for legal advice or guidance.

Short-term tenants were more likely (34%) to look into whether they had a right to stay compared to long-term tenants (24%).<sup>39</sup> Although long-term tenants were less likely to look into whether they had a right to stay in their residence, they were much more likely (62%) to seek advice and guidance from the Berkeley Rent Board compared to more recent tenants (26%).<sup>40</sup> A third (33%) of short-term tenants stated they would start looking for another place to live if their landlord asked them to move out, compared to only 8% of long-term tenants.<sup>41</sup>

### c. Knowledge of Rent Stabilization

Fifty-seven percent of survey respondents knew their rent control status, while 43% did not. This was a decrease from 2009 when 73% of survey respondents were aware of their rent control status and 27% were not.

Long-term tenants were much more likely to be aware of their rent control status than recent tenants.<sup>42</sup> A substantial majority (93%) indicated that they knew their unit was covered by rent control, and only seven percent stated that they were not aware. Observing short-term tenants, over half (52%) were not aware of their unit being subject to rent control.

A majority (70%) of tenants who have lived in their rental units for 11 months or fewer did not know their unit was under rent control. Meanwhile, over half (53%) of tenants who have lived in their rental units for between one and five years did not know their unit was under rent control. Tenants who had resided in their rental units for longer than five years were aware of their unit's rent control status, with 91% stating their residency was under rent control.<sup>43</sup>

Near equal proportions of survey respondents felt they were paying somewhat lower (29%) or about the same (32%) for their unit compared with the current market rent on similar rental units. Another 19%

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<sup>37</sup>  $\chi^2 (1, N = 888) = 32.57, p < .000$

<sup>38</sup>  $\chi^2 (1, N = 873) = 15.77, p < .001$

<sup>39</sup>  $\chi^2 (1, N = 885) = 7.41, p = .007$

<sup>40</sup>  $\chi^2 (1, N = 885) = 79.57, p < .001$

<sup>41</sup>  $\chi^2 (1, N = 886) = 43.11, p < .001$

<sup>42</sup>  $\chi^2 (1, N = 898) = 121.83, p < .001$

<sup>43</sup>  $\chi^2 (4, N = 873) = 223.03, p < .001$

felt they were paying much lower than the current market rate. These values were consistent with what was observed in 2009. Only 7% indicated they were paying higher, compared with 13% who thought so in 2009, and 13% did not know, compared with 20% who reported not knowing in 2009.

Among long-term tenants, more than half (63%) of participants indicated that their rent was much lower compared to current market rents on similar rental units compared to 9% of short-term tenants.<sup>44</sup> On the other hand, 5% of long-term tenants responded that they paid about the same, while 38% of short-term tenants felt that way.<sup>45</sup> Additionally, while only 1% of long-term tenants felt they paid higher for their units compared with the current market rate on similar rental units, 8% of short-term tenants did so.<sup>46</sup> Short-term tenants felt less certain about the cost of their rent with 15% indicating they don't know compared to 6% of long-term tenants.<sup>47</sup>

#### **d. Landlord Buyout Offers**

A very small percentage (5%) of tenants indicated their landlord had ever offered them money to move out. There was a statistically significant difference between tenants' responses to this question depending on the time they moved into their unit. Fifteen percent of long-term tenants noted they had been given such an offer, while a much lower proportion (2%) of short-term tenants had.<sup>48</sup> Of those who received a buyout offer, only two tenants accepted it (one a long-term and the other a short-term tenant). Only the long-term tenant who took the offer provided the amount—\$23,000.

#### **e. Landlord Responsiveness to Complaints**

As one might expect, given the large percentage of tenants reporting problems in their building, nearly three-quarters (79%) indicated they or someone in their household had complained to the landlord or manager about them in the past year. This compares to 76% of tenants who did so in 2009. Long and short-term tenants did not differ in their tendency to complain to their landlord or building manager about problems in their building.

Among those who filed complaints, almost two-thirds (69%) noted that the owner or manager responded quickly, and nearly a third (31%) indicated they responded after repeated complaints. A larger proportion of short-term tenants reported that their owner or building manager responded quickly to their complaints (71%) compared to long-term tenants (60%), a difference that was statistically significant.<sup>49</sup> On the other hand, a larger proportion of long-term tenants reported that their owner or building manager responded to their complaint after repeated attempts (40%) compared to short term tenants (29%).<sup>50</sup>

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<sup>44</sup>  $\chi^2(1, N = 886) = 258.66, p < .001$

<sup>45</sup>  $\chi^2(1, N = 886) = 72.58, p < .001$

<sup>46</sup>  $\chi^2(1, N = 885) = 13.19, p < .001$

<sup>47</sup>  $\chi^2(1, N = 886) = 9.41, p = .002$

<sup>48</sup>  $\chi^2(1, N = 887) = 58.75, p < .001$

<sup>49</sup>  $\chi^2(1, N = 606) = 5.17, p = .023$

<sup>50</sup>  $\chi^2(1, N = 606) = 5.17, p = .023$

Almost half (47%) reported that the problem was fixed entirely by their landlord or building manager in response to the complaint, while 38% noted that the problem was partially fixed. Fifteen percent indicated the problem was not fixed at all.

If the manager fixed the problem either entirely or partially, participants indicated how long it took for that to happen. The vast majority (85%) of tenants had the issue fixed in less than 30 days, but for 15%, it took more than thirty days. Consistent with the finding that short-term tenants were more likely to indicate that their landlord or building manager responded quickly to their complaints than long-term tenants, a larger proportion of these tenants (87%) indicated that it took less than 30 days to fix the source of their complaint either entirely or partially compared to long-term tenants (77%). This difference was statistically significant.<sup>51</sup> Conversely, a larger proportion of long-term tenants (23%) than short-term tenants (13%) indicated that their landlord took more than 30 days to resolve the source of their complaint.<sup>52</sup>

**f. Sources of Conflict**

Nearly three-quarters of the respondents (74%) have never had a disagreement with their current landlord or manager, a sizable improvement from the 66% who reported the same in 2009. Seventy-seven percent of short-term tenants have never had a disagreement with their current landlord or building manager, while 61% of long-term tenants have not. This was not surprising since they have lived in their buildings for substantially more time than short-term tenants. The difference between short-term and long-term tenants was statistically significant.<sup>53</sup>

Among those who had previously had a disagreement, the primary source of conflict was maintenance and repairs (70%). When considering differences in the type of conflicts reported by long-term and short-term tenants, being told to move was the only category with a significant difference<sup>54</sup>. Long-term tenants were more likely to report this conflict (14%) compared to short-term (6%). A larger proportion of short-term tenants (24%) who previously had a disagreement with their current landlord or manager described rent as the nature of their disagreement than long-term tenants (14%); however, this difference was not statistically significant.

Table: 2022 Sources of Disagreement			
	Long-Term Tenancies	Short-Term Tenancies	All
Maintenance/ repairs	68%	71%	70%
Something else	34%	22%	25%
Security or safety	19%	24%	23%
Rent	14%	24%	21%

<sup>51</sup>  $\chi^2 (1, N =519) = 6.74, p = .009$   
<sup>52</sup>  $\chi^2 (1, N =519) = 6.74, p = .009$   
<sup>53</sup>  $\chi^2 (1, N =792) = 18.15, p < .001$   
<sup>54</sup>  $\chi^2 (1, N =208) = 4.27, p = .039$



Another tenant	17%	13%	14%
Parking	17%	11%	13%
Being told to move	14%	6%	8%

**g. Tenant Resources**

Of the quarter of tenants had a disagreement with their current landlord, the most prominent sources contacted for advice or assistance were the Berkeley Rent Board (40%), family members or friends (37%), other tenants (27%), and lawyers or others providing legal assistance (20%). Fewer tenants noted they contacted a city inspector (10%), community group (5%), or student group (1%). Four percent indicated they reached out to some other source, such as an “online forum,” the “Berkeley Tenants Union,” and “neighbors.” One respondent (less than 1%) reported they contacted a church or religious group for advice or assistance. Finally, about one in five (23%) stated they did not contact anyone at all.

Long-term tenants were found to be more than twice as likely to contact the Rent Board (63%) than short-term tenants (30%).<sup>55</sup> More than a quarter (28%) of long-term tenants noted they reached out to a lawyer or someone for legal assistance, while only 16% of short-term ones did, a difference that was statistically significant.<sup>56</sup> A larger proportion of short-term tenants reported contacting no one in response to their disagreement with their landlord or building manager (26%) compared to long-term tenants (17%); however, this difference was not statistically significant.

Six in ten participants reported that they had received mailings from the Berkeley Rent Board (other than the survey). This compares with 87% in 2009. The majority (87%) of long-term tenants reported receiving mailings from the Berkeley Rent Board, whereas about half (53%) of short-term tenants indicated this, a difference that was statistically significant.<sup>57</sup>

While more than a quarter (25%) of all participants stated they or someone in their household had contacted the Board for free information or assistance, there was a significant difference depending on their time as a tenant. Over half (54%) of those there long-term had made such contacts, but less than one in five (17%) short-term tenants had.<sup>58</sup> The percentage of tenants stating they or someone in their household contacted the Board for free information or assistance in 2022 was similar to what was observed in 2009 (28%).

The most prominent reasons for contact were a proposed rent increase (31%) and getting something fixed in the building (29%). A larger proportion of short-term tenants contacted the Rent Board to discuss a proposed rent increase (36%) than long-term tenants (24%), although this difference was not statistically significant. While only 7% of all tenants contacted the Rent Board to get back a security deposit or interest on a security deposit, the tendency to do so varied by length of residence. Short-term tenants were more likely to contact the Rent Board for this reason (11%) than long-term residents (3%), a statistically significant difference.<sup>59</sup>

<sup>55</sup>  $\chi^2 (1, N =205) = 19.62, p < .001$

<sup>56</sup>  $\chi^2 (1, N =206) = 3.93, p = .047$

<sup>57</sup>  $\chi^2 (1, N =760) = 65.38, p < .001$

<sup>58</sup>  $\chi^2 (1, N =847) = 100.06, p < .001$

<sup>59</sup>  $\chi^2 (1, N =208) = 4.73, p = .030$



Table: 2022 Reasons for Contacting the Rent Board			
	Long-Term Tenancies	Short-Term Tenancies	All
A proposed rent increase (The lawful rent ceiling)	24%	36%	31%
Getting something fixed in the building	32%	27%	29%
Eviction Notice	9%	10%	10%
Loss of service such as parking or storage	9%	9%	9%
Getting back security deposit of interest on security deposit	3%	11%	8%
Landlord asked me to move out	10%	6%	8%

Of those who reached out, a bit less than two-thirds found the Rent Board staff very helpful (60%), about a third (30%) noted they were somewhat helpful, and only one in ten (10%) said they were not helpful. These findings were consistent with what was observed in 2009.

Only two in ten respondents (21%) were aware of the City of Berkeley's Rental Housing Safety Program (also known as housing code enforcement). While four in ten (40%) long-term tenants were aware of this program, only 16% of short-term tenants were, a statistically significant difference.<sup>60</sup>

Consistent with 2009 findings, tenants reported contact with the City of Berkeley's Rental Housing Safety Program was much less frequent overall (6%). However, a much higher proportion of long-term tenant contacted the Rental Housing Safety Program (14%) than did short-term tenants (4%), a statistically significant finding.<sup>61</sup> Among those who did reach out, the greatest proportion (47%) stated the Housing inspection staff were very helpful, a similar percentage (42%) said they were somewhat helpful, and 11% indicated they were not helpful. These values reflect a decrease in satisfaction with the response of housing inspection staff as in 2009, 63% stated Housing inspection staff were very helpful. Sample sizes were too small to compare long-term and short-term tenants' responses to this item.

Three-quarters of respondents (75%) prefer to contact Rent Board staff by email, while little more than half (54%) prefer to do so by phone. Another third (32%) prefers to contact the rent board via computer appointments, such as Zoom, Microsoft Teams, or Google Chat, and the smallest proportion (25%) prefers to visit in person. Seventy-two percent of long-term tenants preferred to contact Rent Board staff by phone, while one-half of short-term tenants preferred to do the same, a statistically significant difference.<sup>62</sup> Long-term tenants were also significantly more likely (36%) to prefer to contact Rent Board Staff through in-person visits than short-term tenants (22%).<sup>63</sup> Conversely, more than three-quarters of

<sup>60</sup>  $\chi^2 (1, N = 884) = 48.42, p < .001$

<sup>61</sup>  $\chi^2 (1, N = 844) = 27.18, p < .001$

<sup>62</sup>  $\chi^2 (1, N = 897) = 27.73, p < .001$

<sup>63</sup>  $\chi^2 (1, N = 897) = 14.46, p = .001$

short-term tenants (77%) prefer to reach Rent Board staff via email, while 63% of long-term tenants prefer to reach Rent Board staff in this way, a difference that was also statistically significant.<sup>64</sup>

Table: 2022 Preferred Methods to Contact Rent Board Staff			
	Long-Term Tenancies	Short-Term Tenancies	All
E-mail	63%	77%	75%
Phone call	72%	50%	54%
Computer appointments such as Zoom, Teams, or Google Chat	27%	33%	32%
In-person	36%	22%	25%

#### **h. Tenant Involvement in Neighborhood Preparedness**

Participation in or knowing someone who participates in neighborhood disaster preparedness or crime watch groups was reported by only 8% of all tenants, with 7% having contact with disaster preparedness and 3% with crime watch. These percentages were consistent with those observed in 2009. The figures were somewhat higher for the long-term tenants, with 15% having contact with disaster preparedness and 6% with crime watch, compared to 5% and 2% among short-term tenants.<sup>65, 66</sup>

Less than 1% of respondents in the survey sample lived in buildings on the City’s list of soft-story buildings that had not yet undergone seismic safety work. None of these respondents reported participation in or knowing a participant in neighborhood disaster preparedness, lower than the proportion in the tenant population generally.

#### **i. Effects of COVID-19 and Related Support Experienced by Tenants**

In the 2022 survey, participants were asked if they had experienced any financial hardships due to the COVID-19 pandemic. Nearly a third of respondents (27%) experienced a financial hardship with the most common being the loss of a job or income among both short-term (86%) and long-term (88%) tenants. Falling behind on rent was the only hardship out of those listed with a modest difference when comparing short-term (19%) and long-term (10%) tenants; however, this difference was not statistically significant<sup>67</sup>.

<sup>64</sup>  $\chi^2 (1, N = 898) = 16.28, p < .001$

<sup>65</sup>  $\chi^2 (1, N = 888) = 22.30, p < .001$

<sup>66</sup>  $\chi^2 (1, N = 889) = 6.51, p = .011$

<sup>67</sup>  $\chi^2 (1, N = 239) = 2.42, p = .120$

Table: Financial Hardships Caused by COVID-19			
	Long-Term Tenancies	Short-Term Tenancies	All
Loss of job or income	88%	86%	86%
Falling behind on rent	10%	19%	17%
Reduction of total number of housemates due to COVID-19	10%	8%	8%
Other	12%	8%	9%
Temporarily moved or was displaced due to housemate having COVID-19	2%	7%	6%
Threatened with eviction	0%	3%	3%

Forty-three percent of respondents who experienced financial hardships as a result of COVID-19 stated they had received some type of related support when asked in the 2022 survey. Rent relief or other financial assistance from the government or non-profit organizations was the most popular form of support, with 40% of long-term and 28% of short-term tenants reporting it.

Table: COVID-19 Related Support Received by Tenant			
	Long-Term Tenancies	Short-Term Tenancies	All
Rent relief or other financial assistance from the government or non-profit organization	40%	28%	31%
Advice or guidance regarding tenants' rights and/or eviction protections	10%	12%	11%
Other	12%	6%	7%
Representation or guidance from a legal assistance organization	2%	2%	2%

#### **j. Climate Change Concerns**

An item on the 2022 survey read, "Please indicate if you are concerned about any of the following impacting your housing or the habitability of your unit." Respondents were given five concerns to choose from, and were allowed to provide an additional concern if it wasn't already listed. The majority (81%) of tenants selected at least one concern, with 24% selecting two concerns, 16% selecting three concerns, 10% selecting four concerns, and 5% selecting five or six concerns. The most commonly selected concern overall was "earthquakes and earthquake safety of the building" at 59% followed by

“loss of electricity due to power outages” at 49%, “heat waves” at 29%, “danger of wildfire or wildfire smoke” at 27%, and “flooding” at 13%.

Long and short-term tenants had similar concerns across all options, except when asked about earthquakes. Long-term tenants were more likely (67%) to have reported a concern about earthquakes and earthquake safety of their building compared to more recent tenants (56%), a statistically significant difference<sup>68</sup>. Long-term tenants were significantly more likely (17%) to report a concern that was not listed on the survey compared to short-term tenants (9%), an eight percent difference<sup>69</sup>. Some responses submitted by participants included cold weather, lack of water, mudslides, and falling trees.

Table: Natural Disaster Concern by Tenant			
	Long-Term Tenancies	Short-Term Tenancies	All
Earthquakes and earthquake safety of the building	67%	56%	59%
Loss of electricity due to power outages	54%	47%	49%
Heat waves	30%	29%	29%
Danger of wildfire or wildfire smoke	31%	26%	27%
Flooding	8%	14%	13%
Some other concern	17%	9%	11%

<sup>68</sup>  $\chi^2 (1, N = 896) = 6.75, p = .009$

<sup>69</sup>  $\chi^2 (1, N = 897) = 9.40, p = .002$

## **Appendix A: Survey Results**

## **Weighting to Match Population Proportion**

“Weighting” is a common procedure used in survey research to increase the accuracy of the statistical testing and make the results generalizable to the population. This technique is generally utilized when the sample of those who participated in a study differs from the population of interest.

The 2022 Tenant Survey utilized two different sample groups to conduct the survey, those who moved into their units prior to 2013 (long-term tenants) and those who moved in after 2012 (short-term tenants). Of the 19,300 rental units registered with the Berkeley Rent Stabilization Board at the time the sample for the study was created, 4,884 were recorded as long-term tenants and 14,416 as short-term. However, it was found in the study that 21% ( $n = 81$ ) of survey respondents within the long-term sample had a move in date after 2012. It is likely the landlords did not update the rent board when previous tenants vacated these units and new tenants moved in; thus, these respondents were reclassified as short-term tenants. While there was a small amount ( $n = 22$ ; 4.3%) of short-term units that reported being in their unit prior to 2013, none were changed to long-term units. These responses were kept in the 2013-2022 tenancies group because Rent Board records indicated the unit had recorded a new rent after a vacancy. There are various scenarios under which a tenant might report having lived in a unit prior to 2013, and yet the unit would have received a vacancy increase. These include situations where a tenant sublet prior to 2013 without the landlord's knowledge, where an original pre-2013 tenant moved out, leaving behind a tenant who began sharing the rental prior to 2013, and where a tenant moved out and back into the same unit. When adjusting for these findings, the approximate universe for long-term units was 3,858 (20%) and 15,442 (80%) for short-term units in October 2022.

Of the 897 survey responses in the 2022 Tenant Survey, 304 (34%) were long-term tenants and 593 (66%) were short-term. However, in the universe of renters in Berkeley, the proportions were estimated to be 80% short-term and 20% long-term tenants. Because the proportions for long-term and short-term tenants in the survey sample differed significantly from those found in the universe, weighting was required. The responses from the long-term sample were weighted to be equal to  $1/2.05^{\text{th}}$  (0.489) of each response from the short-term sample. The short-term sample remained at a weight of 1.0. This weighting takes into account both the proportionally larger number of long-term tenants surveyed and the higher response rate among the sample, generating accurate percentages for all tenancies in registered rental units in October 2022.



## 2022 BERKELEY TENANTS SURVEY RESULTS

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question A.** Do you receive monthly rental assistance from the Berkeley Housing Authority, the City, or the Federal government?

YES	8	3%	11	2%	19	2%
NO	305	97%	593	98%	898	98%
<b>TOTALS</b>	<b>313</b>	<b>100%</b>	<b>604</b>	<b>100%</b>	<b>917</b>	<b>100%</b>

**Question B.** Is the place where you live rent controlled?

YES	168	93%	342	48%	510	57%
NO	3	2%	108	15%	111	12%
I DON'T KNOW	9	5%	267	37%	276	31%
I/ WE DON'T PAY RENT	1	1%	0	0%	1	0%
<b>TOTALS</b>	<b>181</b>	<b>100%</b>	<b>717</b>	<b>100%</b>	<b>898</b>	<b>100%</b>

**Question 1.** How would you rate the overall condition of your housing unit?

EXCELLENT	18	10%	81	11%	99	11%
GOOD	73	41%	384	54%	457	51%
FAIR	76	43%	206	29%	282	32%
POOR	12	7%	45	6%	57	6%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>715</b>	<b>100%</b>	<b>894</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 2.** Since you moved in, is the condition of the building...?

BETTER	39	22%	88	12%	127	14%
SAME	80	45%	497	69%	578	64%
WORSE	60	34%	131	18%	191	21%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>716</b>	<b>100%</b>	<b>896</b>	<b>100%</b>

**Question 3.** In the last year, have the smoke detectors been checked to make sure they work?

YES	123	69%	328	46%	451	50%
NO	44	25%	220	31%	265	30%
DON'T KNOW	10	6%	155	22%	165	18%
NO SMOKE DETECTORS	2	1%	13	2%	15	2%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>716</b>	<b>100%</b>	<b>896</b>	<b>100%</b>

**Question 4.** In the last year, have the carbon monoxide detectors been checked to make sure they work?

YES	110	61%	254	35%	364	41%
NO	44	24%	206	29%	249	28%
DON'T KNOW	14	8%	206	29%	219	24%
NO CARBON MONOXIDE DETECTORS	12	7%	51	7%	63	7%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>716</b>	<b>100%</b>	<b>896</b>	<b>100%</b>

**Question 5.** Does your building have recycling containers that are accessible to the tenants?

YES	178	99%	701	98%	878	98%
NO	0	0%	12	2%	12	1%
DON'T KNOW	2	1%	5	1%	7	1%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>718</b>	<b>100%</b>	<b>897</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 5a.** If yes, are the recycling containers big enough or do they often get filled to overflowing?

BIG ENOUGH	116	65%	420	59%	536	60%
OFTEN GET FILLED TO OVERFLOWING	61	35%	281	41%	342	38%
<b>TOTALS</b>	<b>176</b>	<b>100%</b>	<b>701</b>	<b>100%</b>	<b>877</b>	<b>98%</b>

**Question 6.** Does your building have compost (Green Bin) containers that are accessible to the tenants?

YES	155	87%	559	78%	714	80%
NO	18	10%	122	17%	141	16%
DON'T KNOW	5	3%	36	5%	42	5%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>718</b>	<b>100%</b>	<b>896</b>	<b>100%</b>

**Question 7.** In the last year, has the landlord or manager inspected your rental unit to see if there are any problems that need fixing?

YES	90	50%	300	42%	390	44%
NO	79	44%	312	44%	391	44%
DON'T KNOW	10	6%	103	14%	113	13%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>715</b>	<b>100%</b>	<b>895</b>	<b>100%</b>

**Question 8.** In the last year, has the landlord or manager given you a safety checklist?

YES	44	24%	123	17%	167	19%
NO	121	67%	490	68%	611	68%
DON'T KNOW	15	8%	103	14%	118	13%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>716</b>	<b>100%</b>	<b>896</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 8a.** If yes, did the landlord certify that your rental unit was in good condition with no safety problems?

YES	34	78%	92	75%	126	76%
NO	1	3%	6	5%	7	4%
DON'T KNOW	8	19%	25	21%	34	20%
<b>TOTALS</b>	<b>44</b>	<b>100%</b>	<b>123</b>	<b>100%</b>	<b>167</b>	<b>100%</b>

**Question 9.** Are there problems within your building with any of the following?

A. HEAT	33	20%	177	27%	210	26%
B. PLUMBING	50	31%	186	28%	237	28%
C. DOORS/WINDOWS	71	43%	267	39%	338	40%
D. ROOF	18	14%	50	9%	67	10%
E. STAIRS/PORCH	26	15%	54	8%	80	10%
F. ELEVATOR	8	6%	50	8%	58	8%
G. SECURITY	40	27%	138	21%	178	22%
H. EXTERIOR LIGHTING	34	21%	120	18%	154	18%
I. SECURE MAILBOXES	46	27%	163	24%	209	25%
J. PAINT	59	34%	140	140%	199	23%
K. APPLIANCES	45	28%	151	23%	197	24%
L. MOLD	44	32%	160	27%	203	28%
M. INSECTS/BED BUGS	15	10%	76	12%	92	11%
N. RATS/MICE	24	16%	53	8%	77	10%
O. CONSTRUCTION NOISE	22	13%	138	20%	160	19%
P. OTHER TENANTS	35	22%	132	20%	167	20%
Q. OTHER (PLEASE DESCRIBE)	46	88%	121	88%	167	88%
R. ANY PROBLEM (8A - 8N)	137	77%	563	79%	700	79%
S. ANY PROBLEM (excluding "Other")	134	75%	557	78%	691	78%
<b>TOTALS</b>	<b>888</b>	<b>---</b>	<b>3297</b>	<b>---</b>	<b>4185</b>	<b>---</b>

NOTE: Bottom totals are for 8A - 8P only

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 10.** Do you have an elevator in your building?

YES	34	19%	129	18%	164	18%
NO	144	81%	581	81%	725	81%
DON'T KNOW	0	0%	5	1%	5	1%
<b>TOTALS</b>	<b>178</b>	<b>100%</b>	<b>715</b>	<b>100%</b>	<b>893</b>	<b>100%</b>

**Question 10a.** If yes, how often is your elevator out of service?

NEVER	2	7%	30	23%	33	20%
RARELY	17	49%	46	36%	63	38%
SOMETIMES	12	37%	30	23%	43	26%
OFTEN	2	5%	13	10%	15	9%
ALWAYS	1	2%	10	7%	10	6%
<b>TOTALS</b>	<b>34</b>	<b>100%</b>	<b>129</b>	<b>100%</b>	<b>163</b>	<b>100%</b>

**Question 10b.** When your elevator is out of service, how long does it take your landlord or manager to fix it?

LESS THAN 30 DAYS	28	86%	71	56%	100	62%
MORE THAN 30 DAYS	1	2%	13	10%	14	9%
DON'T KNOW	4	13%	42	33%	46	29%
<b>TOTALS</b>	<b>33</b>	<b>100%</b>	<b>127</b>	<b>100%</b>	<b>160</b>	<b>100%</b>

**Question 11.** Other than this survey, have you received mailings from the Berkeley Rent Board?

YES	147	83%	310	43%	457	51%
NO	22	12%	281	39%	303	34%
DON'T KNOW	8	5%	126	18%	134	15%
<b>TOTALS</b>	<b>177</b>	<b>100%</b>	<b>716</b>	<b>100%</b>	<b>893</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 12.** Have you or anyone in your household ever contacted the Berkeley Rent Board for free information or assistance?

YES	93	52%	115	16%	208	23%
NO	80	45%	559	78%	639	72%
DON'T KNOW	4	2%	42	6%	46	5%
<b>TOTALS</b>	<b>177</b>	<b>100%</b>	<b>716</b>	<b>100%</b>	<b>893</b>	<b>100%</b>

**Question 12a.** If yes, what was the reason for your contact with the Rent Board?

A proposed rent increase (The Lawful Rent Ceiling)	22	24%	41	36%	64	31%
Getting something fixed in the building	29	32%	31	27%	61	29%
Getting back a security deposit or interest	3	3%	13	12%	16	8%
Loss of services such as parking or storage	8	9%	10	8%	18	9%
Landlord asked that I/we move out	9	10%	7	6%	16	8%
Eviction notice	8	9%	12	11%	20	10%
Other, please describe	58	63%	48	42%	107	51%
<b>TOTALS</b>	<b>139</b>	<b>150%</b>	<b>163</b>	<b>142%</b>	<b>302</b>	<b>145%</b>

**Question 12b.** If yes, was the Berkeley Rent Board staff ...

VERY HELPFUL	52	57%	69	60%	121	59%
SOMEWHAT HELPFUL	31	33%	29	25%	60	29%
NOT HELPFUL	8	8%	13	12%	21	10%
DON'T KNOW	1	1%	4	3%	5	2%
<b>TOTALS</b>	<b>92</b>	<b>100%</b>	<b>115</b>	<b>100%</b>	<b>207</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 13.** If you wanted to contact Rent Board staff, how would you prefer to reach them?

PHONE CALL	128	71%	356	50%	484	54%
COMPUTER APPOINTMENTS SUCH AS ZOOM	49	27%	236	33%	285	32%
E-MAIL	113	63%	556	77%	668	74%
IN-PERSON VISIT	64	36%	157	22%	221	25%
OTHER	4	2%	15	2%	19	2%
<b>TOTALS</b>	<b>357</b>	<b>199%</b>	<b>1319</b>	<b>184%</b>	<b>1677</b>	<b>187%</b>

**Question 14.** Are you aware of the City of Berkeley's Rental Housing Safety Program (also known as housing code enforcement)?

YES	71	40%	114	16%	185	21%
NO	107	60%	592	84%	699	79%
<b>TOTALS</b>	<b>178</b>	<b>100%</b>	<b>706</b>	<b>100%</b>	<b>884</b>	<b>100%</b>

**Question 15.** Have you or anyone in your household ever contacted the City of Berkeley's Rental Housing Safety Program for information or assistance or to request an inspection with a problem that needed fixing?

YES	24	13%	24	3%	48	5%
NO	149	83%	647	91%	796	90%
DON'T KNOW	6	3%	39	5%	45	5%
<b>TOTALS</b>	<b>178</b>	<b>100%</b>	<b>710</b>	<b>100%</b>	<b>889</b>	<b>100%</b>

**Question 15a.** If yes, was the City of Berkeley's housing inspection staff:

VERY HELPFUL	10	42%	12	50%	22	46%
SOMEWHAT HELPFUL	9	38%	11	45%	20	41%
NOT HELPFUL	4	17%	1	5%	5	11%
DON'T KNOW	1	3%	0	0%	1	1%
<b>TOTALS</b>	<b>24</b>	<b>100%</b>	<b>24</b>	<b>100%</b>	<b>48</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 16.** What month and year did you move into this rental unit?

Before 1983	24	14%	2	0%	27	3%
1983 - 1992	25	15%	2	0%	28	3%
1993 - 2002	49	29%	1	0%	50	6%
2003 - 2008	26	15%	4	1%	30	3%
2009 - 2011	35	21%	6	1%	41	5%
2012 - 2016	9	6%	86	12%	95	11%
2017	0	0%	15	2%	15	2%
2018	0	0%	23	3%	23	3%
2019	0	0%	39	6%	39	4%
2020	0	0%	94	13%	94	11%
2021	0	0%	183	26%	183	21%
2022	0	0%	248	35%	248	28%
<b>TOTALS</b>	<b>169</b>	<b>100%</b>	<b>703</b>	<b>100%</b>	<b>872</b>	<b>60%</b>

**Question 17.** Is there anyone in your household that moved in to this rental unit earlier than you?

YES	6	4%	64	10%	71	9%
NO	143	93%	597	89%	739	90%
DON'T KNOW	5	3%	11	2%	16	2%
<b>TOTALS</b>	<b>154</b>	<b>100%</b>	<b>672</b>	<b>100%</b>	<b>826</b>	<b>100%</b>

**Question 17.** If someone else in your household moved in earlier than you, what year did they move in?

YEAR	---	---	---	---	---	---
<b>TOTALS</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>---</b>



Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 18.** How did you find this rental?

FROM A TENANT OR FORMER TENANT KNOWING THE LANDLORD	43	24%	70	10%	113	13%
OTHER WORD OF MOUTH	15	8%	34	5%	49	5%
CRAIGSLIST, FACEBOOK MARKETPLACE	18	10%	33	5%	50	6%
UNIVERSITY HOUSING SERVICES	57	32%	536	75%	593	66%
NEWSPAPER AD	5	3%	6	1%	11	1%
VISITED A RENTAL AGENCY	9	5%	2	0%	11	1%
OTHER, PLEASE SPECIFY	13	7%	13	2%	26	3%
	19	11%	19	3%	38	4%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>714</b>	<b>100%</b>	<b>893</b>	<b>100%</b>

**Question 19.** Where did you live just before moving into this rental unit?

BERKELEY	88	49%	316	44%	404	45%
OTHER EAST BAY	48	27%	132	18%	180	20%
OTHER CITY IN CALIFORNIA, SPECIFY CITY	28	15%	144	20%	172	19%
OTHER STATE IN THE UNITED STATES, SPECIFY	15	8%	75	11%	90	10%
INTERNATIONAL	1	0%	47	7%	48	5%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>714</b>	<b>100%</b>	<b>893</b>	<b>100%</b>

**Question 20.** What kind of housing unit do you rent?

HOUSE (DUPLEX/TRIPLEX)	31	17%	119	17%	149	17%
APARTMENT	144	80%	553	77%	697	78%
ROOM (A HOUSE WITH FIVE OR MORE ROOMS)	2	1%	24	3%	26	3%
OTHER (PLEASE DESCRIBE)	3	2%	18	3%	21	2%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>714</b>	<b>100%</b>	<b>893</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 21.** How many units are in your building?

1 unit	6	4%	30	5%	36	5%
2 units	23	14%	65	12%	88	12%
3 units	12	8%	45	8%	57	8%
4 units	24	15%	86	16%	110	15%
5 units	8	5%	33	6%	41	6%
6 units	11	6%	48	9%	59	8%
7 units	4	2%	21	4%	24	3%
8 units	9	5%	53	10%	62	9%
9 units	5	3%	15	3%	20	3%
10-14 units	22	13%	53	10%	75	10%
15-19 units	11	7%	35	6%	46	6%
20-24 units	12	7%	27	5%	38	5%
25-29 units	4	3%	7	1%	11	2%
30-39 units	8	5%	21	4%	28	4%
40-49 units	2	1%	5	1%	7	1%
50-59 units	1	1%	4	1%	5	1%
60-74 units	1	0%	4	1%	4	1%
75-99 units	2	1%	1	0%	4	0%
100 or more units	1	0%	2	0%	3	0%
<b>TOTALS</b>	<b>165</b>	<b>100%</b>	<b>554</b>	<b>100%</b>	<b>719</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 22.** How many bedrooms are in your rental unit?

Studio or Room (Zero Bedrooms)	21	12%	93	13%	114	13%
1 bedroom	84	47%	266	37%	350	39%
2 bedrooms	63	35%	261	37%	324	36%
3 bedrooms	9	5%	56	8%	65	7%
4 bedrooms	1	0%	16	2%	16	2%
5 or more bedrooms	1	0%	19	3%	20	2%
<b>TOTALS</b>	<b>178</b>	<b>100%</b>	<b>712</b>	<b>100%</b>	<b>889</b>	<b>100%</b>

**Question 23.** How many bathrooms are in your rental unit?

Zero bathrooms	1	0%	5	1%	5	1%
1 bathroom	163	92%	625	88%	788	89%
1 & 1/2 bathrooms	5	3%	15	2%	20	2%
2 bathrooms	7	4%	48	7%	55	6%
2 & 1/2 bathrooms	0	0%	5	1%	5	1%
3 bathrooms	0	0%	7	1%	7	1%
4 or more bathrooms	1	1%	6	1%	7	1%
<b>TOTALS</b>	<b>178</b>	<b>100%</b>	<b>710</b>	<b>100%</b>	<b>888</b>	<b>100%</b>

**Question 24.** How many other separate rooms are in your rental unit?

No other rooms	12	7%	97	14%	109	12%
1 other room	46	26%	277	39%	323	36%
2 other rooms	67	38%	224	32%	291	33%
3 other rooms	27	15%	67	9%	94	11%
4 or more other rooms	25	14%	45	6%	70	8%
<b>TOTALS</b>	<b>177</b>	<b>100%</b>	<b>709</b>	<b>100%</b>	<b>886</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 25.** What is the total monthly rent for your rental unit?

LESS THAN \$100	0	0%	1	0%	1	0.1%
\$100 - \$199	0	0%	0	0%	0	0.0%
\$200 - \$299	0	0%	1	0%	1	0.1%
\$300 - \$399	0	0%	0	0%	0	0.0%
\$400 - \$499	1	1%	0	0%	1	0.1%
\$500 - 599	3	2%	0	0%	3	0.3%
\$600 - \$699	4	2%	2	0%	7	0.8%
\$700 - \$799	15	9%	5	1%	20	2.3%
\$800 - \$899	18	11%	10	1%	27	3.2%
\$900 - \$999	19	11%	6	1%	25	2.9%
\$1000 - \$1249	28	17%	15	2%	43	4.9%
\$1250 - \$1499	25	15%	21	3%	46	5.3%
\$1500 - \$1749	19	12%	65	9%	85	9.8%
\$1750 - \$1999	15	9%	127	18%	142	16.4%
\$2000 - \$2249	7	4%	86	12%	93	10.7%
\$2250 - \$2499	5	3%	86	12%	91	10.5%
\$2500 - \$2749	2	1%	84	12%	85	9.8%
\$2750 - \$2999	2	1%	54	8%	57	6.6%
\$3000 OR MORE	3	2%	137	20%	140	16.1%
<b>TOTALS</b>	<b>167</b>	<b>100%</b>	<b>700</b>	<b>100%</b>	<b>866</b>	<b>100%</b>

**Question "25a" -- Rent Burden by percentage of household income**

Up to 30%	74	56%	180	45%	255	48%
31% to 40%	17	13%	65	16%	82	15%
41% to 50%	11	8%	42	10%	53	10%
Over 50%	30	23%	115	29%	145	27%
<b>TOTALS</b>	<b>132</b>	<b>100%</b>	<b>402</b>	<b>100%</b>	<b>535</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

<b>MEDIAN Rent Burden</b>	<b>27%</b>	<b>34%</b>	<b>32%</b>
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**Question 26.** On average, how much does your household pay every month for gas and electricity?

DOESN'T PAY FOR GAS AND ELECTRICITY	8	5%	46	8%	54	7%
\$0 - \$49.99	31	19%	97	16%	128	17%
\$50 - \$99.99	55	34%	217	36%	272	36%
\$100 - \$199.99	30	18%	103	17%	133	17%
\$150 - \$199.99	21	13%	54	9%	75	10%
\$200 or more	17	11%	81	14%	98	13%
<b>TOTALS</b>	<b>163</b>	<b>100%</b>	<b>598</b>	<b>100%</b>	<b>761</b>	<b>100%</b>

**Question 27.** On average, how much does your household pay quarterly (every three months) for water and sewer?

DOESN'T PAY WATER AND SEWAGE	123	80%	356	71%	479	73%
Less than \$100	5	3%	17	3%	22	3%
\$100 - \$249.99	17	11%	90	18%	106	16%
\$250 - \$399.99	7	5%	30	6%	37	6%
\$400 or more	2	2%	10	2%	12	2%
<b>TOTALS</b>	<b>154</b>	<b>100%</b>	<b>502</b>	<b>100%</b>	<b>656</b>	<b>100%</b>

**Question 28.** Compared with the current market rent on similar rental units in this neighborhood, the rent I am paying is:

MUCH LOWER	109	63%	63	9%	172	19%
SOMEWHAT LOWER	45	26%	211	30%	255	29%
ABOUT THE SAME	8	4%	271	38%	279	31%
HIGHER	1	1%	59	8%	60	7%
DON'T KNOW	11	6%	108	15%	119	13%
<b>TOTALS</b>	<b>174</b>	<b>100%</b>	<b>712</b>	<b>100%</b>	<b>886</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 29.** Do you expect to stay where you are or move in the next few years?

MOVE IN ONE OR TWO YEARS	17	10%	373	52%	390	44%
MOVE IN THREE OR FOUR YEARS	15	8%	114	16%	129	14%
MOVE IN FIVE YEARS	5	3%	24	3%	30	3%
STAY MORE THAN FIVE YEARS	83	47%	53	7%	136	15%
DON'T KNOW	55	32%	149	21%	204	23%
<b>TOTALS</b>	<b>175</b>	<b>100%</b>	<b>713</b>	<b>100%</b>	<b>888</b>	<b>100%</b>

**Question 30.** Do you expect to own your own home within the next ten years?

YES	29	17%	246	34%	275	31%
NO	98	56%	244	34%	342	39%
DONT KNOW	48	28%	223	31%	271	31%
<b>TOTALS</b>	<b>176</b>	<b>100%</b>	<b>713</b>	<b>100%</b>	<b>889</b>	<b>100%</b>

**Question 31.** If the building you live in was put up for sale by the owner, would you be interested in joining with other residents to purchase it?

YES	77	46%	212	30%	288	33%
NO	90	54%	494	70%	584	67%
<b>TOTALS</b>	<b>167</b>	<b>100%</b>	<b>706</b>	<b>100%</b>	<b>873</b>	<b>100%</b>

**Question 32.** If the landlord told you that you had to move out in 60 days, which would you be most likely to do first?

Start looking for another place to live	14	8%	235	33%	249	28%
Look into whether I have a right to stay	41	23%	244	34%	285	32%
Seek advice/guidance from Berkeley Rent Board	107	62%	185	26%	293	33%
Seek other free legal advice and guidance	8	5%	38	5%	46	5%
Pay for legal advice or guidance	4	2%	10	1%	13	1%
<b>TOTALS</b>	<b>174</b>	<b>100%</b>	<b>712</b>	<b>100%</b>	<b>886</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 33.** Including yourself, how many people live in this unit?

1 person	109	64%	234	34%	343	39%
2 people	40	23%	292	42%	332	38%
3 people	14	8%	90	13%	104	12%
4 people	7	4%	51	7%	58	7%
5 or more people	1	1%	31	5%	33	4%
<b>TOTALS</b>	<b>172</b>	<b>100%</b>	<b>697</b>	<b>100%</b>	<b>869</b>	<b>100%</b>

**Question 34.** What type of household are you?

Person living alone	106	60%	251	35%	357	40%
Couple without children	29	16%	157	22%	186	21%
Couple with children	18	10%	40	6%	58	7%
Single parent with children	8	4%	31	4%	39	4%
Related adults other than parents and children	4	2%	12	2%	16	2%
Unrelated adults other than couples	10	6%	215	30%	225	25%
Other	2	1%	6	1%	8	1%
<b>TOTALS</b>	<b>177</b>	<b>100%</b>	<b>713</b>	<b>100%</b>	<b>890</b>	<b>100%</b>

**Question 35.** Including yourself, does a person with a chronic illness or disability live in your household?

YES	42	24%	97	14%	139	16%
NO	135	76%	616	86%	751	84%
<b>TOTALS</b>	<b>178</b>	<b>100%</b>	<b>713</b>	<b>100%</b>	<b>890</b>	<b>100%</b>

**Question 35a.** If yes, does this disability substantially limit walking or climbing stairs?

YES	15	35%	18	19%	33	24%
NO	28	65%	77	81%	105	76%
<b>TOTALS</b>	<b>42</b>	<b>100%</b>	<b>96</b>	<b>100%</b>	<b>138</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 36.** Does your building have an automatic door opener at the ground level?

YES	11	6%	44	6%	55	6%
NO	165	94%	667	94%	832	94%
<b>TOTALS</b>	<b>176</b>	<b>100%</b>	<b>710</b>	<b>100%</b>	<b>887</b>	<b>100%</b>

**Question 37.** Does your unit have a wheel-chair accessible shower?

YES	1	1%	7	1%	8	1%
NO	176	99%	704	99%	881	99%
<b>TOTALS</b>	<b>178</b>	<b>100%</b>	<b>712</b>	<b>100%</b>	<b>889</b>	<b>100%</b>

**Question 38.** Including yourself, how many people in your household are in each of the following categories?

Under 5 years old	6	2%	31	2%	37	2%
5 to 17	21	8%	59	4%	81	4%
18 to 24	6	2%	616	40%	622	34%
25 to 34	15	6%	528	34%	543	30%
35 to 54	82	30%	238	15%	320	18%
55 to 64	55	20%	40	3%	95	5%
65 and over	84	31%	44	3%	127	7%
<b>TOTALS</b>	<b>269</b>	<b>100%</b>	<b>1556</b>	<b>100%</b>	<b>1825</b>	<b>100%</b>

**Question 39.** Are you or anyone you know involved with a neighborhood disaster preparedness or neighborhood crime watch group?

Yes, Disaster Preparedness	19	11%	31	4%	51	6%
Yes, Crime Watch	3	2%	10	1%	13	1%
Yes, Disaster Preparedness and Crime	7	4%	5	1%	12	1%
No	147	83%	666	94%	813	92%
<b>TOTALS</b>	<b>177</b>	<b>100%</b>	<b>712</b>	<b>100%</b>	<b>889</b>	<b>100%</b>



Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 40.** In the last year, have you or anyone in your household complained to the landlord or building manager about any problems in your building?

YES	125	70%	523	73%	648	73%
NO	40	22%	128	18%	168	19%
DON'T KNOW	14	8%	64	9%	78	9%
<b>TOTALS</b>	<b>178</b>	<b>100%</b>	<b>715</b>	<b>100%</b>	<b>893</b>	<b>100%</b>

**Question 40a.** If yes, how soon did the landlord or manager respond?

Responded quickly	67	55%	350	67%	417	65%
Responded after repeated complaints	45	37%	144	28%	189	29%
Don't Know	11	9%	28	5%	38	6%
<b>TOTALS</b>	<b>123</b>	<b>100%</b>	<b>522</b>	<b>100%</b>	<b>645</b>	<b>100%</b>

**Question 40b.** If yes, what did the landlord or manager do?

Fixed the problem entirely	51	41%	248	48%	299	46%
Fixed part of the problem	46	37%	194	37%	240	37%
Did not fix the problem	22	18%	74	14%	96	15%
Don't Know	5	4%	6	1%	11	2%
<b>TOTALS</b>	<b>124</b>	<b>100%</b>	<b>522</b>	<b>100%</b>	<b>645</b>	<b>100%</b>

**Question 40c.** If yes, the manager fixed the problem entirely or partially, how long did it take them to do so?

Less than 30 days	73	75%	370	84%	443	82%
More than 30 days	22	23%	54	12%	77	14%
Don't Know	2	2%	16	4%	18	3%
<b>TOTALS</b>	<b>97</b>	<b>100%</b>	<b>441</b>	<b>100%</b>	<b>537</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 41.** Have you or anybody in your household ever had a disagreement with your current landlord or manager about something?

YES	65	36%	144	20%	209	23%
NO	100	56%	483	68%	583	65%
DON'T KNOW	13	7%	87	12%	100	11%
<b>TOTALS</b>	<b>178</b>	<b>100%</b>	<b>714</b>	<b>100%</b>	<b>892</b>	<b>100%</b>

**Question 41a.** If yes, what was the nature of the disagreement between you and your current landlord or manager?

MAINTENANCE/ REPAIRS	44	68%	102	71%	146	70%
RENT	9	14%	34	24%	43	20%
SECURITY OR SAFETY	12	18%	35	24%	47	22%
PARKING	11	16%	16	11%	26	13%
BEING TOLD TO MOVE OUT	9	15%	8	6%	18	9%
ANOTHER TENANT	11	16%	19	13%	30	14%
SOMETHING ELSE	22	34%	31	22%	53	26%
<b>TOTALS</b>	<b>117</b>	<b>181%</b>	<b>246</b>	<b>171%</b>	<b>363</b>	<b>174%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 41b.** If yes, you had a disagreement with your landlord, did you contact any of the following for advice or assistance?

FAMILY MEMBER OR FRIEND	18	29%	58	41%	76	37%
OTHER TENANTS	21	33%	35	25%	56	27%
LAWYER/LEGAL ASSISTANCE	18	28%	23	16%	41	20%
BERKELEY RENT BOARD	40	63%	42	30%	82	40%
CITY INSPECTOR	9	15%	11	8%	20	10%
STUDENT GROUP	0	0%	2	2%	2	1%
COMMUNITY GROUP	2	4%	7	5%	10	5%
CHURCH/RELIGIOUS GROUP	1	1%	0	0%	1	0%
NO ONE	11	17%	36	26%	47	23%
OTHER	3	5%	6	4%	9	4%
<b>TOTALS</b>	<b>123</b>	<b>194%</b>	<b>221</b>	<b>156%</b>	<b>345</b>	<b>168%</b>

**Question 42.** During your time in Berkeley, has your landlord ever offered you money to move out?

YES	27	15%	13	2%	40	5%
NO	151	84%	696	97%	847	95%
DON'T KNOW	1	0%	7	1%	8	1%
<b>TOTALS</b>	<b>179</b>	<b>100%</b>	<b>716</b>	<b>100%</b>	<b>895</b>	<b>100%</b>

**Question 42a.** If you did receive a buyout offer, did you accept it?

YES	1	2%	1	9%	2	5%
NO	26	98%	12	91%	38	95%
<b>TOTALS</b>	<b>27</b>	<b>100%</b>	<b>13</b>	<b>100%</b>	<b>40</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 42b.** If you accepted it, how much was the offer?

23,000	1	100%	---	---	1	100%
<b>TOTALS</b>	---	---	---	---	---	---

**Question 43.** Has your household experienced any financial hardships due to impacts related to COVID?

YES	52	29%	188	26%	239	27%
NO	116	66%	478	67%	594	67%
DON'T KNOW	8	5%	50	7%	58	6%
<b>TOTALS</b>	<b>176</b>	<b>100%</b>	<b>715</b>	<b>100%</b>	<b>892</b>	<b>100%</b>

**Question 43a.** If yes please indicate below.

Loss of a job or income due to COVID	45	88%	161	86%	206	86%
Falling behind on rent	5	9%	35	19%	40	17%
Threatened with eviction	0	0%	6	3%	6	3%
Temporarily moved or was displaced	1	1%	13	7%	14	6%
Reduction of total number of housemates	5	10%	15	8%	20	8%
Other	6	13%	15	8%	21	9%
<b>TOTALS</b>	<b>63</b>	<b>120%</b>	<b>244</b>	<b>130%</b>	<b>307</b>	<b>128%</b>

**Question 43b.** If yes, have you received any of the following related to COVID?

Rent relief or other financial assistance	21	41%	52	28%	73	31%
Advice or guidance regarding tenants' rights	5	10%	22	12%	27	11%
Representation or guidance from a legal assistance	1	2%	4	2%	5	2%
Other	6	13%	11	6%	17	7%
<b>TOTALS</b>	<b>34</b>	<b>66%</b>	<b>88</b>	<b>48%</b>	<b>123</b>	<b>52%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 44.** Please indicate if you are concerned about any of the following impacting your housing or the habitability of your unit.

DANGER OF WILDFIRE OR WILDFIRE	55	31%	184	26%	239	27%
FLOODING	15	8%	99	14%	114	13%
EARTHQUAKES AND EARTHQUAKE	120	67%	404	56%	525	58%
HEAT WAVES	54	30%	207	29%	261	29%
LOSS OF ELECTRICITY DUE TO POWER	96	54%	340	47%	436	49%
OTHER	30	17%	64	9%	94	11%
<b>TOTALS</b>	<b>370</b>	<b>207%</b>	<b>1299</b>	<b>181%</b>	<b>1669</b>	<b>186%</b>

**Question 45.** Including yourself, how many adults in your household are currently doing each of the following?

Working full time	100	40%	533	33%	633	34%
Working part time	37	14%	257	16%	293	16%
Full-time student	13	5%	585	36%	598	32%
Part-time student	4	2%	70	4%	74	4%
Unemployed, looking for work	14	5%	70	4%	84	4%
Retired	65	26%	31	2%	96	5%
Homemaker	10	4%	28	2%	38	2%
Other	11	4%	45	3%	55	3%
<b>TOTALS</b>	<b>253</b>	<b>100%</b>	<b>1618</b>	<b>100%</b>	<b>1871</b>	<b>100%</b>

**Question 46.** Is any adult in your household, including yourself a student?

YES	17	10%	380	54%	397	45%
NO	157	90%	327	46%	484	55%
DON'T KNOW	1	0%	2	0%	3	0%
<b>TOTALS</b>	<b>175</b>	<b>100%</b>	<b>709</b>	<b>100%</b>	<b>884</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 46a.** Including yourself, how many adults in your household are currently attending each of the following...

UNIVERSITY OF CALIFORNIA, BERKELEY	4	3%	646	86%	650	85%
BERKELEY CITY COLLEGE	3	2%	27	4%	30	4%
ANOTHER SCHOOL IN BERKELEY	2	1%	23	3%	25	3%
A SCHOOL OUTSIDE OF BERKELEY	7	5%	42	6%	49	6%
OTHER	1	0%	11	1%	11	1%
<b>TOTALS</b>	<b>17</b>	<b>12%</b>	<b>749</b>	<b>100%</b>	<b>766</b>	<b>100%</b>

**Question 47.** What was the approximate total income for your entire household before taxes in 2021?

LESS THAN \$10,000	6	4%	84	12%	89	10%
\$10,000 TO \$19,999	15	9%	38	5%	52	6%
\$20,000 TO \$29,999	17	10%	30	4%	47	5%
\$30,000 TO \$39,999	13	8%	40	6%	53	6%
\$40,000 TO \$49,999	12	8%	38	5%	50	6%
\$50,000 TO \$59,999	9	6%	38	5%	47	5%
\$60,000 TO \$69,999	11	7%	46	7%	57	7%
\$70,000 TO \$79,999	17	10%	34	5%	50	6%
\$80,000 TO \$99,999	14	9%	56	8%	70	8%
\$100,000 TO \$149,999	18	11%	105	15%	124	14%
\$150,000 OR MORE	14	9%	85	12%	99	11%
DON'T KNOW	17	11%	111	16%	128	15%
<b>TOTALS</b>	<b>163</b>	<b>100%</b>	<b>703</b>	<b>100%</b>	<b>866</b>	<b>100%</b>

Question & Answers	Pre-2013 Tenants		2012 - 2022 Tenants		ALL TENANTS	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of All Respondents

**Question 48.** Including yourself, how many members of the household have the following ethnic background or heritage?

ASIAN/ASIAN AMERICAN OR PACIFIC	42	16%	516	34%	557	32%
BLACK/AFRICAN AMERICAN	20	8%	69	5%	89	5%
HISPANIC/LATINO/LATINX	35	13%	197	13%	233	13%
NATIVE AMERICAN/INDIGENOUS	4	2%	18	1%	22	1%
WHITE/CAUCASIAN	153	58%	640	43%	794	45%
WRITE YOUR OWN, PLEASE SPECIFY	8	3%	62	4%	69	4%
<b>TOTALS</b>	<b>262</b>	<b>100%</b>	<b>1502</b>	<b>100%</b>	<b>1764</b>	<b>100%</b>

**Question 49.** How do you describe your gender?

WOMAN	92	55%	366	55%	458	55%
MAN	74	44%	255	38%	330	40%
TRANS WOMAN	0	0%	2	0%	2	0%
TRANS MAN	0	0%	1	0%	1	0%
NON-BINARY	1	1%	39	6%	40	5%
WRITE YOUR OWN, PLEASE SPECIFY	1	0%	2	0%	3	0%
<b>TOTALS</b>	<b>168</b>	<b>100%</b>	<b>666</b>	<b>100%</b>	<b>834</b>	

**Question 50.** Which of the following best represents how you think of yourself?

GAY, QUEER, OR LESBIAN	13	8%	82	13%	95	12%
STRAIGHT	127	83%	455	74%	582	76%
BISEXUAL	9	6%	65	11%	74	10%
ASEXUAL	3	2%	11	2%	14	2%
DIFFERENT IDENTITY (SPECIFY)	1	1%	4	1%	5	1%
<b>TOTALS</b>	<b>153</b>	<b>100%</b>	<b>617</b>	<b>100%</b>	<b>770</b>	<b>100%</b>

## **Appendix B: Additional Cross-tabulations of Survey Responses**



## INCOME BY HOUSEHOLD SIZE—ALL TENANTS AND STUDENT/NON-STUDENT TENANTS

	Long-Term				Short-Term				All Tenants		
	<i>No. of People in Household</i>				<i>No. of People in Household</i>				<i>No. of People in Household</i>		
	1 Person	2 People	3 or more People	ALL Households	1 Person	2 People	3 or more People	ALL Households	1 Person	2 People	3 or more People
<b>Income by Household before taxes in 2021</b>											
Less than \$10,000	5	1	0	6	21	35	27	83	25	36	27
\$10,000 to \$19,999	14	1	0	15	12	11	11	34	26	11	11
\$20,000 to \$29,999	12	3	1	16	16	8	5	29	28	11	5
\$30,000 to \$39,999	8	4	1	13	15	19	5	39	22	23	5
\$40,000 to \$49,999	7	2	2	11	24	8	5	37	31	11	7
\$50,000 to \$59,999	7	1	1	9	22	13	2	37	29	14	4
\$60,000 to \$69,999	6	2	2	10	16	25	5	46	22	27	7
\$70,000 to \$79,999	12	2	1	15	16	13	5	34	28	16	6
\$80,000 to \$99,999	9	1	4	14	23	23	8	54	32	24	13
\$100,000 to \$149,999	7	7	4	18	29	52	23	104	36	59	27
\$150,000 or more	4	7	4	15	18	40	23	81	22	47	27
<b>TOTALS</b>	<b>91</b>	<b>31</b>	<b>20</b>	<b>142</b>	<b>212</b>	<b>247</b>	<b>119</b>	<b>578</b>	<b>301</b>	<b>279</b>	<b>139</b>

	Short-Term Student Households				Short-Term Non-Student				All Short-Term Tenants		
	<i>No. of People in Household</i>				<i>No. of People in Household</i>				<i>No. of People in Household</i>		
	1 Person	2 People	3 or more People	ALL Households	1 Person	2 People	3 or more People	ALL Households	1 Person	2 People	3 or more People
<b>Income by Household before taxes in 2021</b>											
Less than \$10,000	11	21	16	48	5	11	8	24	16	32	24
\$10,000 to \$19,999	7	2	7	16	4	6	4	14	11	8	11
\$20,000 to \$29,999	8	2	2	12	6	6	1	13	14	8	3
\$30,000 to \$39,999	5	5	0	10	10	15	4	29	15	20	4
\$40,000 to \$49,999	7	0	2	9	16	8	2	26	23	8	4
\$50,000 to \$59,999	2	6	0	8	18	7	2	27	20	13	2
\$60,000 to \$69,999	0	7	1	8	13	17	4	34	13	24	5
\$70,000 to \$79,999	2	4	0	6	12	8	5	25	14	12	5
\$80,000 to \$99,999	1	2	1	4	22	21	6	49	23	23	7
\$100,000 to \$149,999	4	0	8	12	25	51	15	91	29	51	23
\$150,000 or more	1	2	1	4	16	34	22	72	17	36	23
<b>TOTALS</b>	<b>48</b>	<b>51</b>	<b>38</b>	<b>137</b>	<b>147</b>	<b>184</b>	<b>73</b>	<b>404</b>	<b>195</b>	<b>235</b>	<b>111</b>

## SELECTED DEMOGRAPHICS FOR NON-STUDENT HOUSEHOLDS (SHORT-TERM TENANTS)

Question & Possible Answers	Short-Term Non Student Households		All Short-Term Households	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total

### Question 25--Rent Burden by percentage of household income

Up to 30%	180	45%	206	35%
31 to 40%	65	16%	84	14%
41% to 50%	42	11%	59	10%
Over 50%	115	28%	234	40%
<b>TOTALS</b>	<b>402</b>	<b>100%</b>	<b>582</b>	<b>100%</b>

<b>MEDIAN Rent Burden</b>	<b>34%</b>	<b>32%</b>
---------------------------	------------	------------

### Question 33 --Including yourself, how many people live in this unit?

1 person	160	35%	218	34%
2 people	207	45%	274	42%
3 people	48	11%	84	13%
4 people	24	5%	45	7%
5 or more people	19	4%	25	4%
<b>TOTALS</b>	<b>458</b>	<b>100%</b>	<b>646</b>	<b>100%</b>

### Question 34 --What type of household are you?

Person living alone	167	36%	234	35%
Couple without children	142	30%	149	23%
Couple with children	33	7%	35	5%
Single parent with children	23	5%	25	4%
Related adults other than parents/children	5	1%	11	2%
Unrelated adults other than couples	92	20%	201	30%
Other	4	1%	6	1%
<b>TOTALS</b>	<b>466</b>	<b>100%</b>	<b>661</b>	<b>100%</b>

Question & Possible Answers	Short-Term Non Student Households		All Short-Term Households	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total

**Question 35** --Including yourself, does a person with a chronic illness or disability live in your household ?

YES	71	15%	89	14%
NO	393	85%	571	86%
<b>TOTALS</b>	<b>464</b>	<b>100%</b>	<b>660</b>	<b>100%</b>

**Question 35A** --If YES, does this disability substantially limit walking or climbing stairs?

YES	16	22%	17	19%
NO	56	78%	73	81%
<b>TOTALS</b>	<b>72</b>	<b>100%</b>	<b>90</b>	<b>100%</b>

**Question 48** --Including yourself, how many members of your household have the following ethnic background or heritage?

Asian/ AAPI	281	28%	516	34%
Black/African-American	47	5%	69	5%
Hispanic/ Latinx	126	13%	197	13%
Native American	15	1%	18	1%
White/ Caucasian	480	48%	640	43%
Others	54	5%	62	4%
<b>TOTALS</b>	<b>1003</b>	<b>100%</b>	<b>1502</b>	<b>100%</b>

**Question 45** --Including yourself, how many adults in your household are currently doing each of the following?

Working full-time	505	49%	533	33%
Working part-time	151	15%	257	16%
Full-time student	145	14%	585	36%
Part-time student	69	7%	70	4%
Unemployed, looking for work	54	5%	70	4%
Retired	31	3%	31	2%

Homemaker	27	3%	28	2%
Others	39	4%	45	3%
<b>TOTALS</b>	<b>1021</b>	<b>100%</b>	<b>1619</b>	<b>100%</b>

Question & Possible Answers	ALL TENANTS					
	No or Don't know		Yes - big enough		Yes - Not big enough	
	No. of Responses	% of Group Total	No. of Responses	% of Group Total	No. of Responses	% of Group Total

**Question 5 & 5A --Recycling containers & Capacity by unit**

1 to 4 units	3	42%	226	50%	62	24%
5 to 9 units	2	29%	126	28%	77	30%
10 or more units	2	29%	99	22%	120	46%
<b>TOTALS</b>	<b>7</b>	<b>100%</b>	<b>451</b>	<b>100%</b>	<b>259</b>	<b>100%</b>

## **Appendix C: Survey Instrument**

CITY OF

*Berkeley Tenants  
Survey*

A way to make **YOUR**  
voice heard is here!

Rent Stabilization Board

BERKELEY

The graphic features a stylized, abstract background with a red vertical bar on the left and a grey vertical bar on the right. The text is centered in a dark grey rectangular area.

## About This Survey

The City of Berkeley invites you to participate in the 2022 Berkeley Tenants Survey. In order to assess the needs of renters in the City of Berkeley, the Social Science Research Center (SSRC) at California State University, Fullerton is conducting a survey of Berkeley tenants on behalf of the City of Berkeley Rent Stabilization Board. The survey results will help us identify opportunities for improvement. You can receive a \$5 Peet's Coffee or Amazon gift card for participating in the survey.

Please complete the survey and return it using the instructions at the end of this booklet. A few days after receiving the survey, you will receive a courtesy reminder call from SSRC.

We have also included a QR code and link below should you prefer to complete the survey online. Please use the code provided to access the survey.

**CODE:** «External\_Data\_Reference»

**WEBSITE:** [BerkeleyRenterSurvey.com](https://BerkeleyRenterSurvey.com)





## Human Research Protections

Cal State Fullerton appoints a committee to protect the rights and welfare of individuals who participate in research activities. The following language serves to provide you with your rights as a participant in the 2022 Berkeley Tenants Survey.

This study involves no more than minimal risk, and there are no known harms or discomforts associated with this research study beyond those encountered in daily life. This study is completely voluntary, and you are free to decline to answer any survey question, to decline to participate entirely or stop participating at any time.

Your identity and your responses will remain completely confidential to the extent permitted by the law. Only research staff at the SSRC will have access to the data collected in this survey. The results of this study will be reported in the aggregate: no individual's responses will be identifiable. SSRC staff have no financial interest in the results of this study, and the research is being done solely for assessment purposes. Lastly, your responses will NOT impact your housing status, your ability to receive services, or your chances of getting housing in the future.

Complete this survey and return using the pre-paid postage included on the back of this booklet.


Please feel free to contact Laura Gil-Trejo at (657) 278-7691 or [lgil-trejo@fullerton.edu](mailto:lgil-trejo@fullerton.edu) if you have any questions or would like to verify the authenticity of this study. If you have any questions about your rights as a research participant, you may contact California State University, Fullerton Institutional Review Board (IRB) at (657) 278-7719 and provide the following code: HSR-22-23-119.

**Note that, one survey per residence should be completed by either the head of household or any adult 18 years and older.** The survey will take approximately 10 - 15 minutes and it is important to know that there are no right or wrong answers.

Thank you in advance for your time!

Do you receive monthly rental assistance from the Berkeley Housing Authority, the City, or the Federal government?


Yes \_\_\_\_\_ No \_\_\_\_\_



**IF YOU RECEIVE MONTHLY RENTAL ASSISTANCE FROM THE BERKELEY HOUSING AUTHORITY, THIS CONCLUDES THE SURVEY. PLEASE RETURN THIS BOOKLET USING PRE-PAID POSTAGE AT THE END OF THIS SURVEY. WE WILL USE THIS INFORMATION TO TAKE YOU OFF OUR LIST AND YOU WILL NOT RECEIVE ADDITIONAL REQUESTS TO COMPLETE THE SURVEY**

Is the place where you live rent controlled? (CIRCLE ONE)

Yes      No      Don't Know      Don't Pay Rent



**IF YOU DO NOT PAY RENT, THIS CONCLUDES THE SURVEY. PLEASE RETURN THIS BOOKLET USING PRE-PAID POSTAGE AT END OF THIS SURVEY. WE WILL USE THIS INFORMATION TO TAKE YOU OFF OUR LIST AND YOU WILL NOT RECEIVE ADDITIONAL REQUESTS TO COMPLETE THE SURVEY.**

(CONTINUE TO NEXT PAGE)

We want to learn about the physical condition of rental housing units in Berkeley and how well they are maintained.

1. How would you rate the overall condition of your housing unit?

Excellent                  Good                  Fair                  Poor  
                                                     

2. Since you moved in, is the condition of your housing unit?

Better                  Same                  Worse  
                                   

3. In the last year, have the smoke detectors been checked to make sure they work?

Yes                  No                  No Smoke Detectors                  Don't Know  
                                                     

4. In the last year, have the carbon monoxide detectors been checked to make sure they work?

Yes                  No                  No Carbon Monoxide Detectors                  Don't Know  
                                                     

5. Does your building have recycling containers that are accessible to the tenants?

Yes                  No                  Don't Know

5A. **If your building has recycling containers that are accessible to tenants, are they big enough or do they often get filled to overflowing?**

Big Enough

Often Get Filled To Overflowing

6. **Does your building have compost (green bin) containers that are accessible to the tenants?**

Yes

No

Don't Know

7. **In the last year, has the landlord or manager inspected your rental unit to see if there are any problems that need fixing?**

Yes

No

Don't Know

8. **In the last year, has the landlord or manager given you a safety checklist?**

Yes

No

Don't Know

8A. **If you selected "Yes", did the landlord certify that your rental unit was in good condition with no safety problems?**

Yes

No

Don't Know

**9. Are there problems within your building with any of the following:  
CIRCLE YES OR NO FOR EACH ITEM.**

<b>Heat</b>	Yes <input type="radio"/>	No <input type="radio"/>	Don't Know <input type="radio"/>
<b>Plumbing</b>	Yes <input type="radio"/>	No <input type="radio"/>	Don't Know <input type="radio"/>
<b>Doors/ Windows</b>	Yes <input type="radio"/>	No <input type="radio"/>	Don't Know <input type="radio"/>
<b>Roof</b>	Yes <input type="radio"/>	No <input type="radio"/>	Don't Know <input type="radio"/>
<b>Stairs/ Porch</b>	Yes <input type="radio"/>	No <input type="radio"/>	Don't Know <input type="radio"/>
<b>Elevator</b>	Yes <input type="radio"/>	No <input type="radio"/>	Don't Know <input type="radio"/>
<b>Security</b>	Yes <input type="radio"/>	No <input type="radio"/>	Don't Know <input type="radio"/>
<b>Exterior Lighting</b>	Yes <input type="radio"/>	No <input type="radio"/>	Don't Know <input type="radio"/>
<b>Secure Mailboxes</b>	Yes <input type="radio"/>	No <input type="radio"/>	Don't Know <input type="radio"/>
<b>Paint</b>	Yes <input type="radio"/>	No <input type="radio"/>	Don't Know <input type="radio"/>
<b>Appliances</b>	Yes <input type="radio"/>	No <input type="radio"/>	Don't Know <input type="radio"/>
<b>Mold</b>	Yes <input type="radio"/>	No <input type="radio"/>	Don't Know <input type="radio"/>
<b>Insects/ Bed Bugs</b>	Yes <input type="radio"/>	No <input type="radio"/>	Don't Know <input type="radio"/>
<b>Rats/ Mice</b>	Yes <input type="radio"/>	No <input type="radio"/>	Don't Know <input type="radio"/>

9. Are there problems within your building with any of the following: CIRCLE YES OR NO FOR EACH ITEM

Construction Noise	Yes	No	Don't Know
Other Tenants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other Problems	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

9A. If you selected "Yes" to "Other Problems," please provide a detailed description of the problem(s) in the lines provided below.

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10. Do you have an elevator in your building?

Yes  No  Don't Know

10A. If you have an elevator, how often is your elevator out of service?

Never  Rarely  Sometimes  Often  Always

10B. If you have an elevator, how long does it take your landlord or manager to fix it?

Less than 30 days

More than 30 days

Don't Know

We also want to know whether you have had contact with government agencies that work to help tenants.

11. Other than this survey, have you received mailings from the Berkeley Rent Board?

Yes

No

Don't Know

12. Have you or anyone in your household ever contacted the Berkeley Rent Board for free information or assistance?

Yes

No

Don't Know

**12A. If you or anyone in your household ever contacted the Berkeley Rent Board for free information or assistance, what was the reason for your contact with the Rent Board?  
FILL ALL THAT APPLY.**

- A proposed rent increase (the Lawful Rent Ceiling)
- Getting something fixed in the building
- Getting back a security deposit or interest on a security deposit.
- Loss of services such as parking or storage
- Landlord asked that I/we move out
- Eviction notice
- Other reason

**If you selected “Other reason,” please provide a detailed description of the reason(s) for your contact with the Rent Board in the lines provided below.**

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**12B. If you or anyone in your household has ever contacted the Berkeley Rent Board for free information or assistance, was the Berkeley Rent Board staff...**

- |                       |                       |                       |                       |
|-----------------------|-----------------------|-----------------------|-----------------------|
| Very Helpful          | Somewhat Helpful      | Not Helpful           | Don't Know            |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |



13. If you wanted to contact Rent Board staff, how would you prefer to reach them? FILL ALL THAT APPLY

Phone call

Computer appointments such as Zoom, Microsoft Teams, or Google Chat

E-mail

In-Person Visit

Other

If you selected "Other," specify here: \_\_\_\_\_

14. Are you aware of the City of Berkeley's Rental Housing Safety Program (also known as housing code enforcement)?

Yes

No

15. Have you or anyone in your household ever contacted the City of Berkeley's Rental Housing Safety Program for information or assistance or to request an inspection with a problem that needed fixing?

Yes

No

Don't Know

15A. If you selected "Yes", was the City of Berkeley's housing inspection staff:

Very Helpful

Somewhat Helpful

Not Helpful

Don't Know

16. What month and year did you move into this rental unit?

Month

Year

17. If someone else in your household moved in earlier than you, what year did they move in?

Year

18. How did you find this rental unit? SELECT ONE.

- From a tenant or former tenant in the building
- Knowing the landlord
- Other word of mouth
- Craigslist, Facebook Marketplace, Cal Rentals or Other Website
- University housing services
- Newspaper ad
- Visited a rental agency
- Other

If you selected "Other," specify here: \_\_\_\_\_

19. Where did you live just before moving into this rental unit? SELECT ONE.

- Berkeley
- Other East Bay
- Other City in California, Specify City: \_\_\_\_\_
- Other State in the U.S., Specify State: \_\_\_\_\_
- International

20. What kind of housing unit do you rent? SELECT ONE.

- House (Duplex/ Triplex)
- Apartment
- Room  
(a house with five or more rooms under separate leases)
- Other, please describe \_\_\_\_\_

21. How many units are in your building?

Number of Units

Don't Know

22. How many bedrooms are in your rental unit?

(A studio has zero bedrooms)

Number of Bedrooms

23. How many bathrooms are in your rental unit? (A bathroom with just a sink and toilet is half a bathroom or 0.5)

Number of Bathrooms

24. How many other separate rooms are in your rental unit? (Separate rooms include living rooms, dining rooms, etc.)

Number of Other Rooms

25. What is the total monthly rent for your rental unit? (Not including any additional charges such as parking)

\$   ,     •   Monthly Rent

26. On average, how much does your household pay every month for gas and electricity? (If you do not pay for this item, please put a 0)

\$    •   Monthly Gas and Electricity

Don't Know

27. On average, how much does your household pay quarterly (every three months) for water and sewer?

(If you do not pay for this item, please put a 0)

\$    .   Water and Sewer

Don't Know

28. Compared with the current market rent on similar rental units in this neighborhood, the rent I am paying is:

Much lower

Somewhat lower

About the same

Higher

Don't Know

29. Do you expect to stay where you are or move in the next few years?

Move in one or two years

Move in three or four years

Move in five years

Stay more than five years

Don't Know

30. Do you expect to own your own home within the next ten years?

Yes

No

Don't Know

31. If the building you live in was put up for sale by the owner, would you be interested in joining with other residents to purchase it?

Yes

No

**32. If the landlord told you that you had to move out in 60 days, which would you be most likely to do first? SELECT ONE**

- I would start looking for another place to live
- I would look into whether I have a right to stay
- I would seek advice and guidance from the Berkeley Rent Board
- I would seek other free legal advice and guidance
- I would pay for legal advice or guidance

**One of the main reasons for doing this study is to get information about people who are renters in Berkeley and what their housing needs are. This next group of questions asks about you and your household.**

**33. Including yourself, how many people live in this unit?**

Number of People

**34. What type of household are you? SELECT ONE.**

- Person living alone
- Couple without children
- Couple with children
- Single parent with children
- Related adults other than parents and children
- Unrelated adults other than couples
- Other, please explain: \_\_\_\_\_

**35. Including yourself, does a person with a chronic illness or disability live in your household?**

- Yes  No

35A. If yes, does this disability substantially limit walking or climbing stairs?

Yes

No

36. Does your building have an automatic door opener at the ground level?

Yes

No

37. Does your unit have a wheel-chair accessible shower?

Yes

No

38. Including yourself, how many people in your household are in each of the following age categories?

(Write the number of people in each box. If none, write 0).

Under 5 years old

35 to 54

5 to 17

55 to 64

18 to 24

65 and over

25 to 34

39. Are you or anyone you know involved with a neighborhood disaster preparedness or neighborhood crime watch group?

Yes, a disaster preparedness

Yes, crime watch

Yes, disaster preparedness and crime watch

No

We want to ask some questions about your landlord or building manager.

**40. In the last year, have you or anyone in your household complained to the landlord or building manager about any problems in your building?**

- Yes  No  Don't Know

**40A. If yes, someone complained, how soon did the landlord or manager respond?**

- Responded quickly  
 Responded after repeated complaints  
 Don't Know

**40B. If yes, someone complained, what did the landlord or manager do?**

- Fixed the problem entirely  
 Fixed part of the problem  
 Did not fix the problem  
 Don't Know

**40C. If yes, manager fixed the problem entirely or partially, how long did it take them to do so?**

- Less than 30 days  
 More than 30 days  
 Don't Know

**41. Have you or anybody in your household ever had a disagreement with your current landlord or manager about something?**

- Yes  No  Don't Know

**41A. If yes, what was the nature of the disagreement between you and your current landlord or manager? FILL ALL THAT APPLY**

- Maintenance/ Repairs
- Rent
- Security or safety
- Parking
- Being told to move
- Another tenant
- Something else, please describe: \_\_\_\_\_

**41B. If yes, you had a disagreement with your landlord, did you contact any of the following for advice or assistance? FILL ALL THAT APPLY**

- Family member or friend
- Other tenants
- Lawyer/ legal assistance
- Berkeley Rent Board
- City inspector
- Student group
- Community group
- Church/ religious group
- No-one
- Other, please specify: \_\_\_\_\_

**42. During your time in Berkeley, has your landlord ever offered you money to move out?**

- Yes                       No                       Don't Know



42A. If you did receive a buyout offer, did you accept it?

Yes

No

42B. If you accepted it, how much was the offer?

\$    ,    .   Amount of Offer

Finally, we would like to ask some questions about COVID, climate change, and natural disasters.

43. Has your household experienced any financial hardships due to impacts related to COVID?

Yes

No

Don't Know

43A. If yes, please indicate below. FILL ALL THAT APPLY

- Loss of job or income due to COVID
- Falling behind on rent
- Threatened with eviction
- Temporarily moved or was displaced due to a housemate having COVID
- Reduction of total number of housemates due to COVID
- Other, please describe: \_\_\_\_\_

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43B. If yes, have you received any of the following related to COVID. FILL ALL THAT APPLY

- Rent relief or other financial assistance from the government or non-profit organization
- Advice or guidance regarding tenants rights and/or eviction protections
- Representation or guidance from a legal assistance organization
- Other, please describe: \_\_\_\_\_

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**44. Please indicate if you are concerned about any of the following impacting your housing or the habitability of your unit. FILL ALL THAT APPLY**

- Danger of wildfire or wildfire smoke
- Flooding
- Earthquakes and earthquake safety of the building
- Heat waves
- Loss of electricity due to power outages
- Other, please specify: \_\_\_\_\_

**45. Including yourself, how many adults in your household are currently doing each of the following? (More than one category may apply for each person.)**

Working Full Time        Working Part Time

Full-Time Student        Part-Time Student

Unemployed, Looking for Work

Retired

Homemaker

Other, please specify: \_\_\_\_\_

**46. Is any adult in your household, including yourself a student?**

- Yes       No       Don't Know

**46A. If yes, including yourself, how many adults in your household are currently attending each of the following:**

- University of California, Berkeley
- Berkeley City College
- Another school in Berkeley
- A school outside of Berkeley
- Other

**47. What was the approximate total income for your entire household before taxes in 2021? SELECT ONE.**

- Less than \$10,000
- \$10,000 to \$19,999
- \$20,000 to \$29,999
- \$30,000 to \$39,999
- \$40,000 to \$49,999
- \$50,000 to \$59,999
- \$60,000 to \$69,999
- \$70,000 to \$79,999
- \$80,000 to \$99,999
- \$100,000 to \$149,999
- \$150,000 or more
- Don't Know

**48. Including yourself, how many members of your household have the following ethnic background or heritage?**

(One person may have more than one ethnic background. Write the number of people in each category in the box next to it. If none, write 0).

Asian/ AAPI

Black/ African American

Hispanic/ Latino/ Latinx

Native American/ Indigenous

White/ Caucasian

Write your own, please specify: \_\_\_\_\_

Decline to state

**49. Do you describe your gender?**

Woman

Man

Trans Woman

Trans Man

Non-Binary

Write your own, specify \_\_\_\_\_

Decline to state

50. Which of the following best represents how you think of yourself?

Gay, Queer or Lesbian

Straight

Bisexual

Asexual

Different identity, specify \_\_\_\_\_

Decline to state

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**Final Comments**

**51. Is there anything more you would like to tell us about your experience renting a place to live in Berkeley?**

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**52. Are there any additional services you wish that the City of Berkeley or the Berkeley Rent Board would provide to tenants?**

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**53. Is there anything else you would like to add?**

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**This concludes our survey. In order to receive your \$5 Amazon or Peets gift card, please state which card you prefer and provide your contact information.**

**I would like to receive:**

- Amazon Gift Card
- Peet's Gift Card
- Do not want gift Card

**If you selected Amazon Gift Card, please provide your address to receive your gift card below.**

**Email Address:** \_\_\_\_\_

**If you selected Peet's Gift Card, please provide your address to receive your gift card below.**

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City, State, Zip:** \_\_\_\_\_

**Thank you very much for contributing to our study. The results of the Survey will be posted on the Berkeley Rent Board Website in early 2023.**