

# Manhattan Rental Housing Forum

October 29, 2019

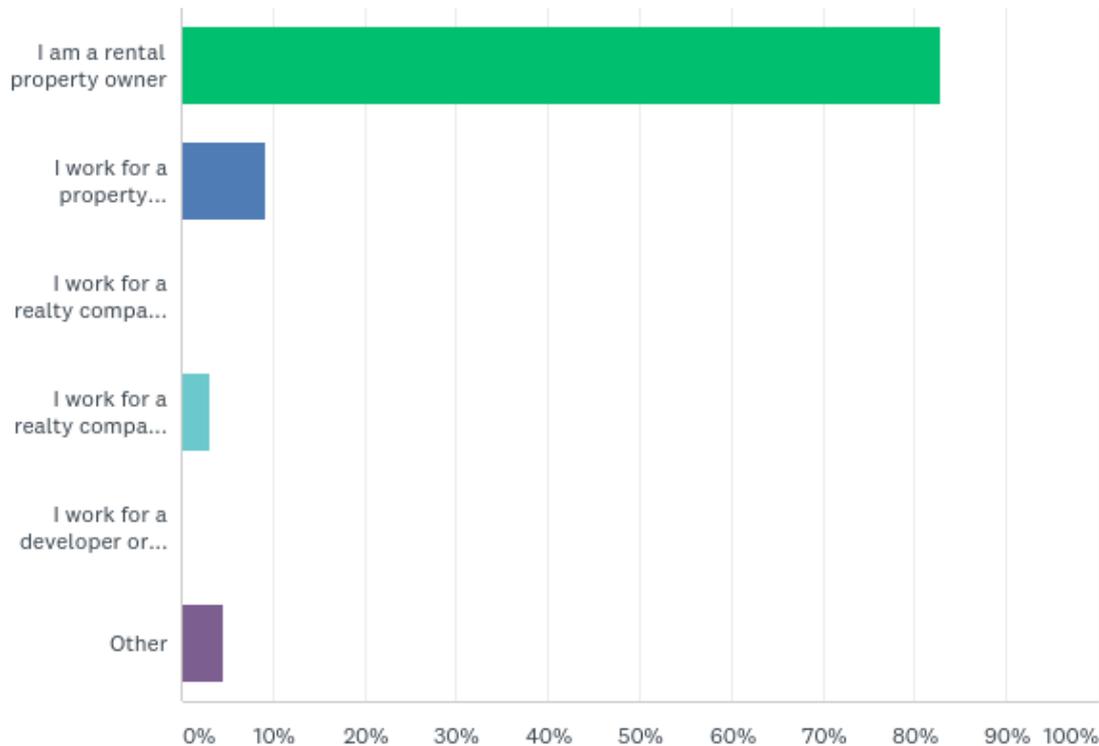
## Landlord Survey

129 Responses

October 17 – 27, 2019

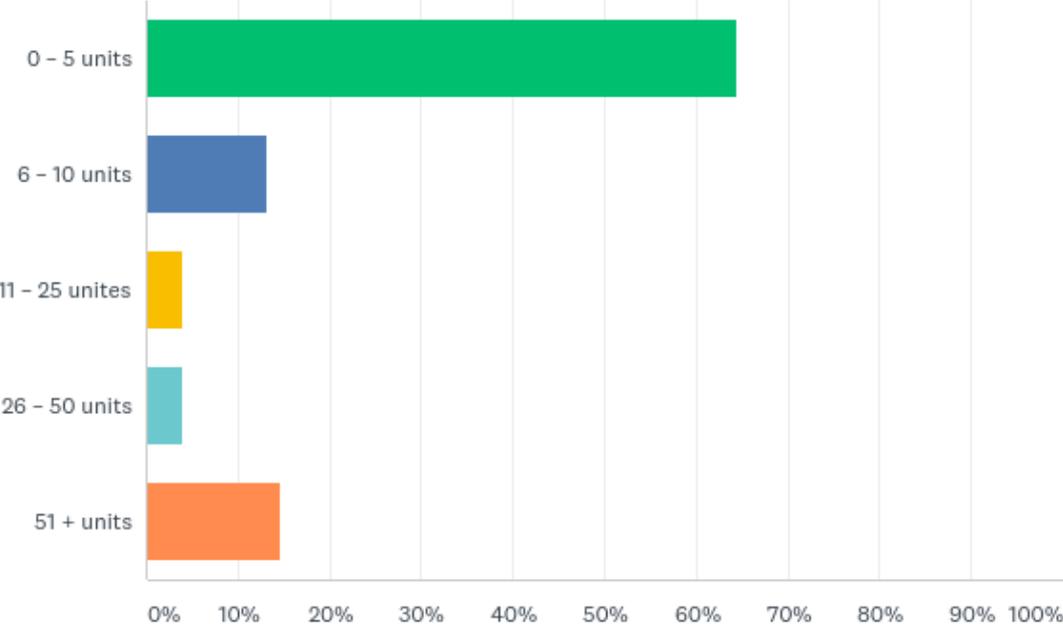
# Who responded?

## Which best describes your role in Manhattan's rental market?



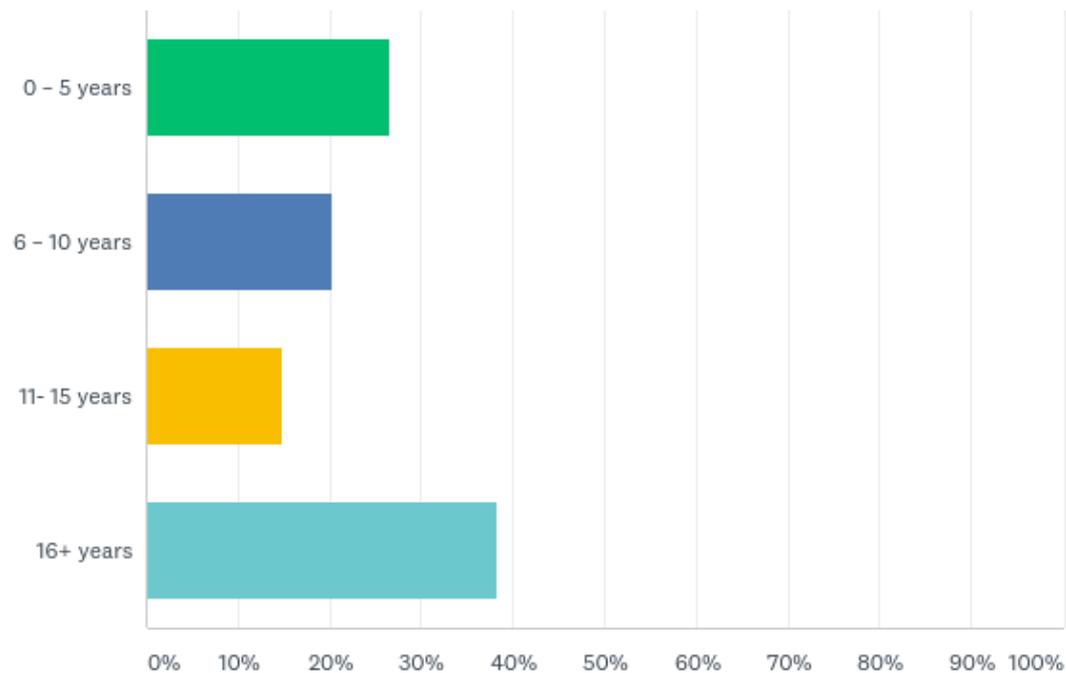
ANSWER CHOICES	RESPONSES
I am a rental property owner	82.95% 107
I work for a property management company that contracts with property owners	9.30% 12
I work for a realty company that manages rentals	0.00% 0
I work for a realty company that owns and manages rentals	3.10% 4
I work for a developer or builder that builds rental housing units	0.00% 0
Other	4.65% 6
<b>TOTAL</b>	<b>129</b>

# How many rental units do you currently own / manage?



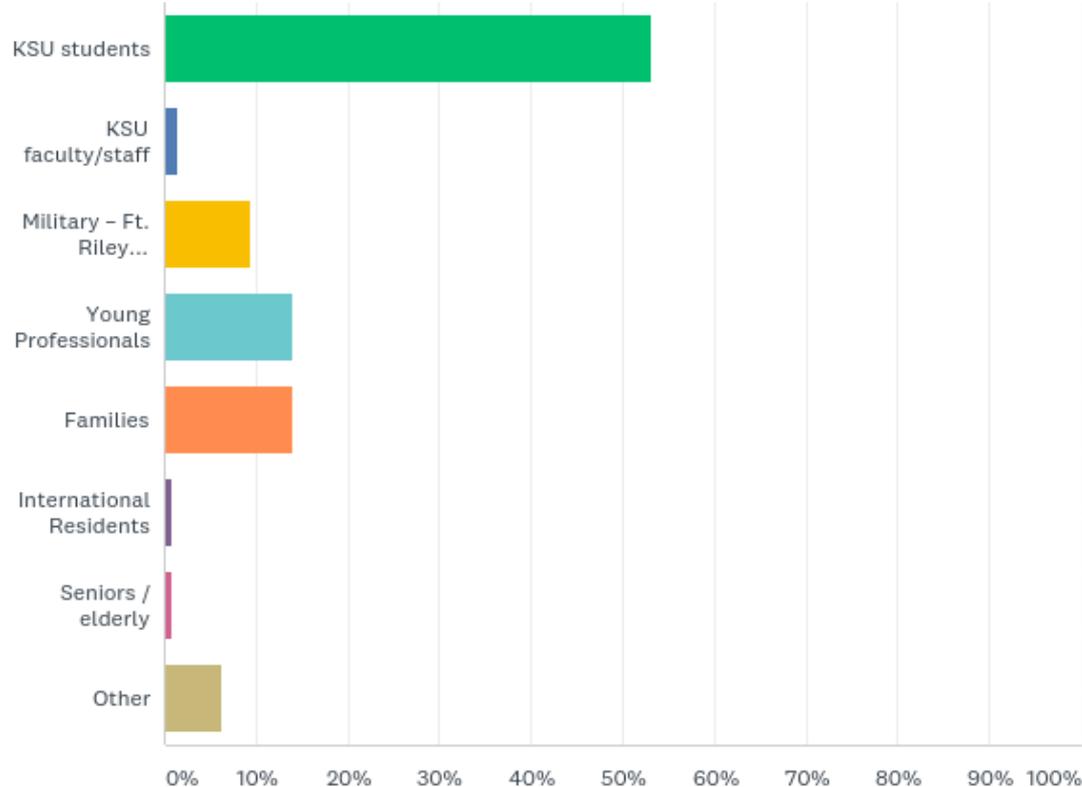
ANSWER CHOICES	RESPONSES
0 - 5 units	64.34% 83
6 - 10 units	13.18% 17
11 - 25 unites	3.88% 5
26 - 50 units	3.88% 5
51 + units	14.73% 19
TOTAL	129

# How long have you been a landlord in Manhattan?



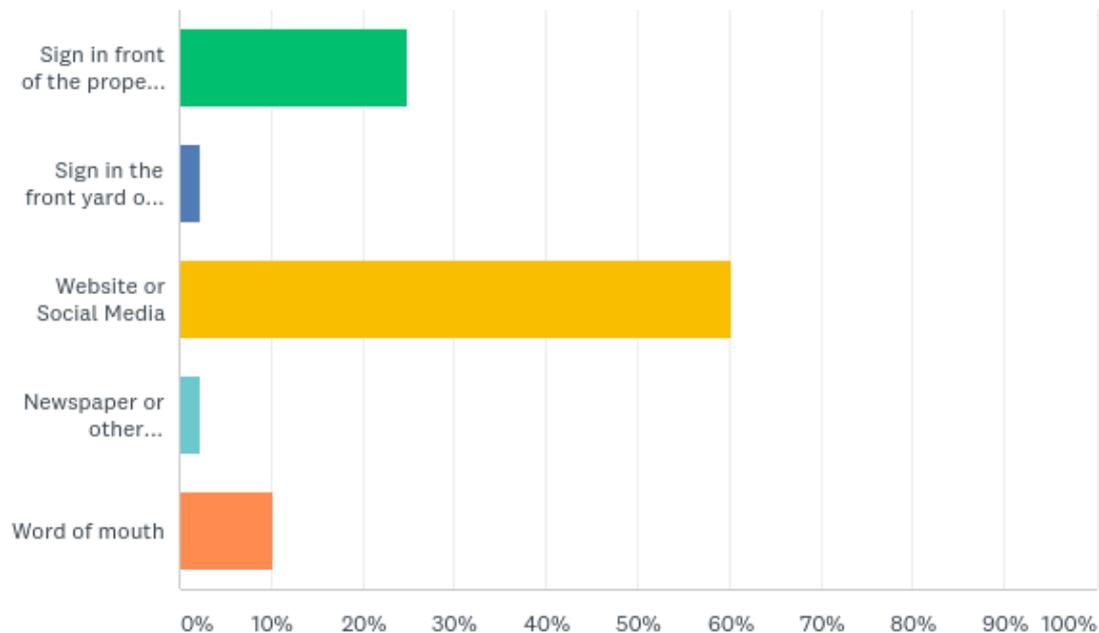
ANSWER CHOICES	RESPONSES
0 - 5 years	26.56% 34
6 - 10 years	20.31% 26
11 - 15 years	14.84% 19
16+ years	38.28% 49
TOTAL	128

# Who are your primary tenants?



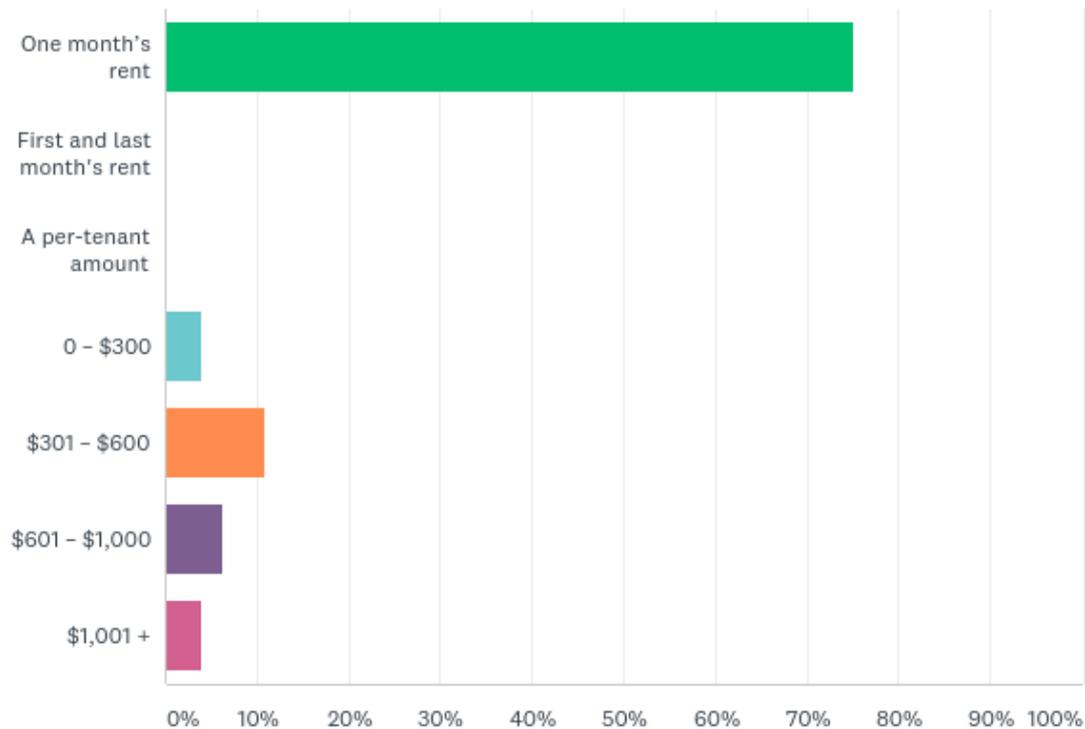
ANSWER CHOICES	RESPONSES	
KSU students	53.13%	68
KSU faculty/staff	1.56%	2
Military - Ft. Riley affiliated	9.38%	12
Young Professionals	14.06%	18
Families	14.06%	18
International Residents	0.78%	1
Seniors / elderly	0.78%	1
Other	6.25%	8
<b>TOTAL</b>		<b>128</b>

# Q1: What is your most effective way to advertise when you have a vacancy?



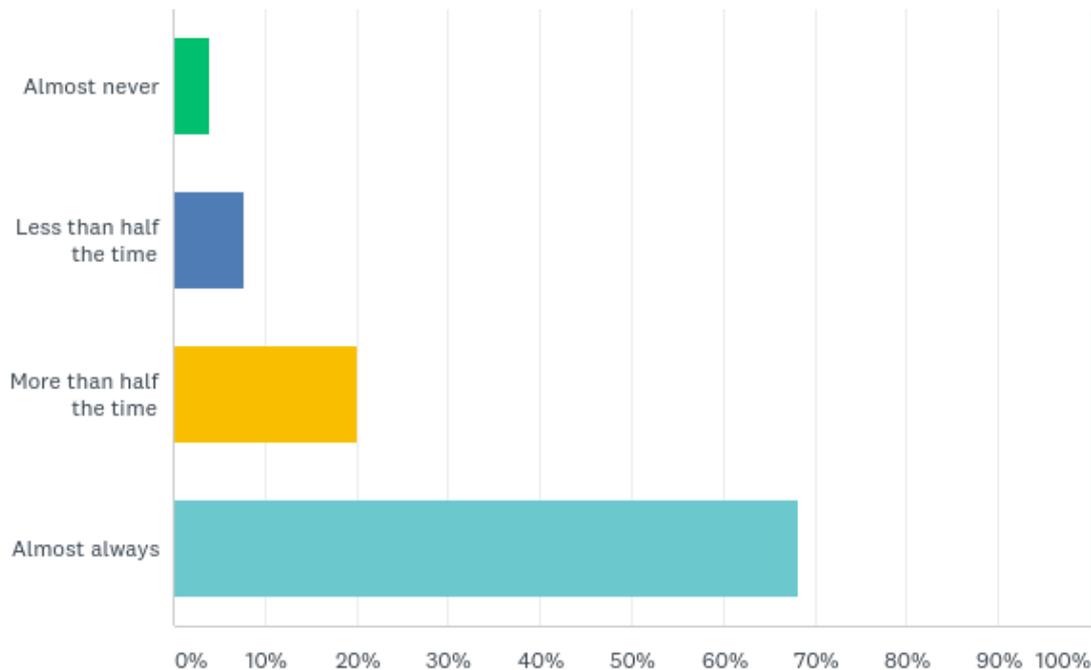
ANSWER CHOICES	PERCENTAGE	RESPONSES
Sign in front of the property available for rent	25.00%	32
Sign in the front yard of other properties you own	2.34%	3
Website or Social Media	60.16%	77
Newspaper or other publication	2.34%	3
Word of mouth	10.16%	13
TOTAL		128

## Q2: How much is your initial rental security deposit?



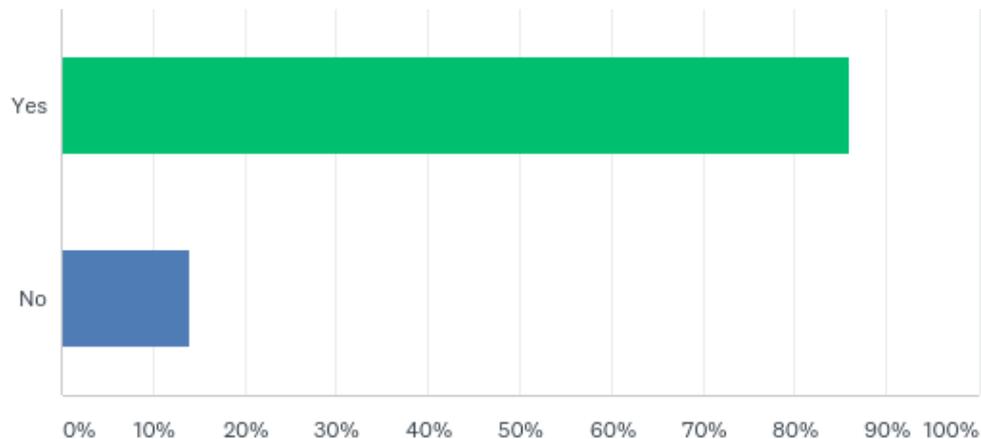
ANSWER CHOICES	RESPONSES
One month's rent	75.19% 97
First and last month's rent	0.00% 0
A per-tenant amount	0.00% 0
0 - \$300	3.88% 5
\$301 - \$600	10.85% 14
\$601 - \$1,000	6.20% 8
\$1,001 +	3.88% 5
<b>TOTAL</b>	<b>129</b>

### Q3: How often do you refund the security or damage rental deposit at the end of the lease?



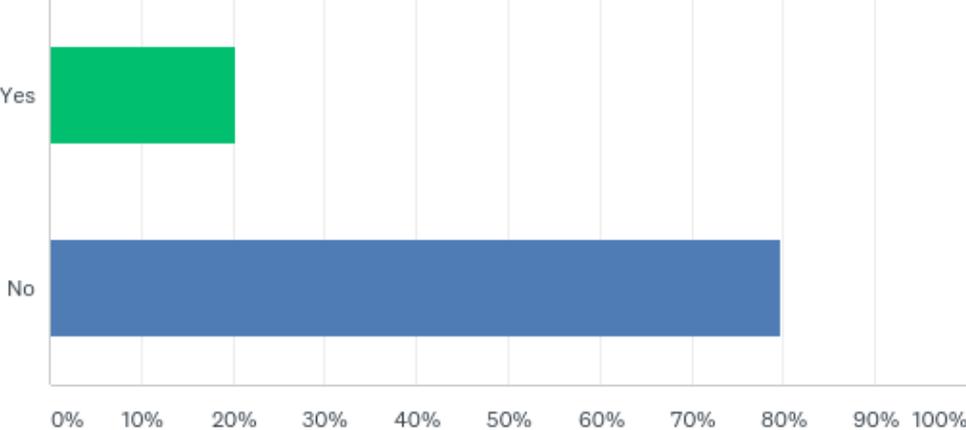
ANSWER CHOICES	RESPONSES
Almost never	3.88% 5
Less than half the time	7.75% 10
More than half the time	20.16% 26
Almost always	68.22% 88
TOTAL	129

## Q4: Do you do a walk through with each renter before move-in to identify any health, safety or code concerns?



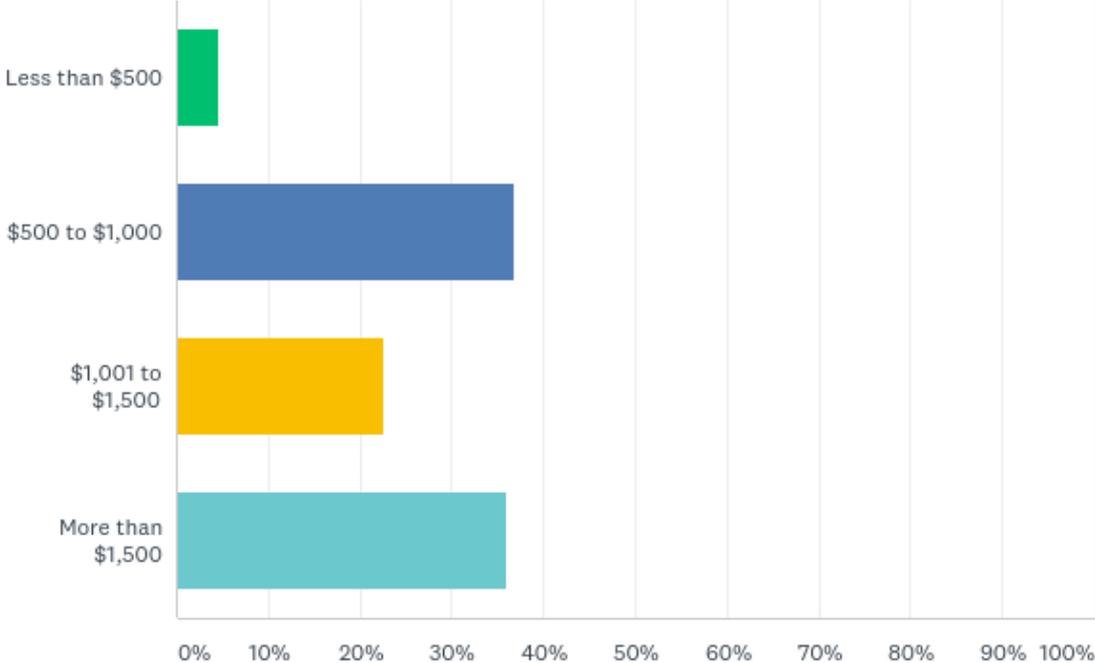
ANSWER CHOICES	RESPONSES
Yes	86.05% 111
No	13.95% 18
TOTAL	129

# Q5: Have you contacted the City of Manhattan Code Services office in the last five years to request a free inspection of your rental unit?



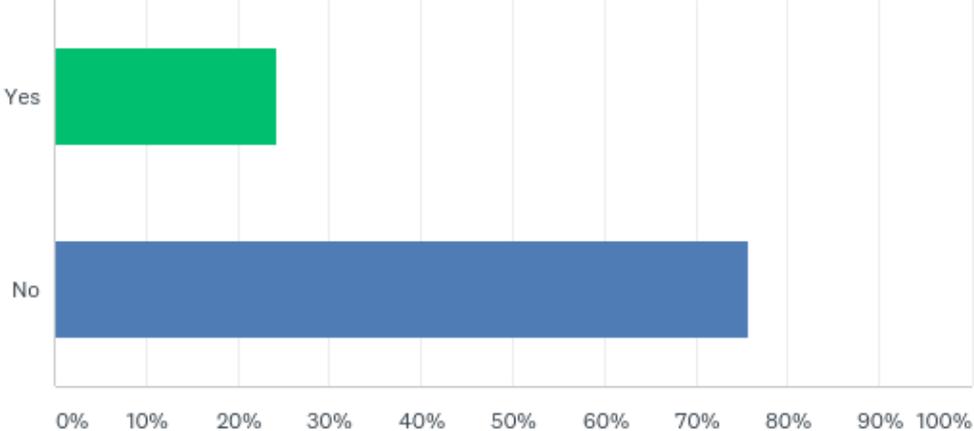
ANSWER CHOICES	RESPONSES
Yes	20.31% 26
No	79.69% 102
TOTAL	128

# Q6: How much do you spend a year to maintain the condition/appearance of a single rental unit?



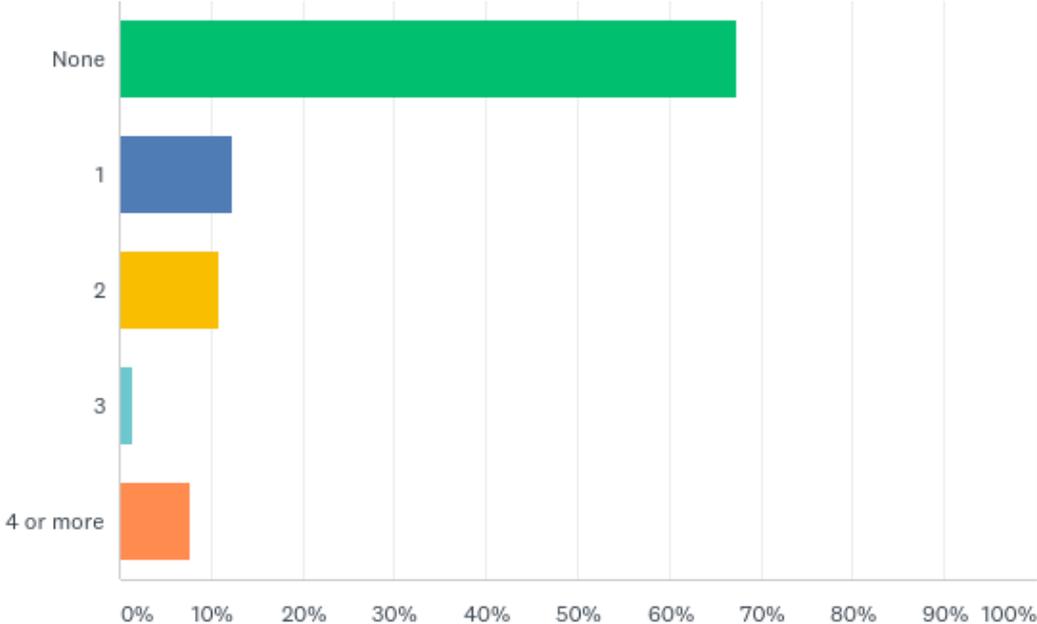
ANSWER CHOICES	RESPONSES
Less than \$500	4.69% 6
\$500 to \$1,000	36.72% 47
\$1,001 to \$1,500	22.66% 29
More than \$1,500	35.94% 46
TOTAL	128

# Q7: In the last two years, have you found more people living in the rental unit than are listed on the lease?



ANSWER CHOICES	RESPONSES
Yes	24.22% 31
No	75.78% 97
TOTAL	128

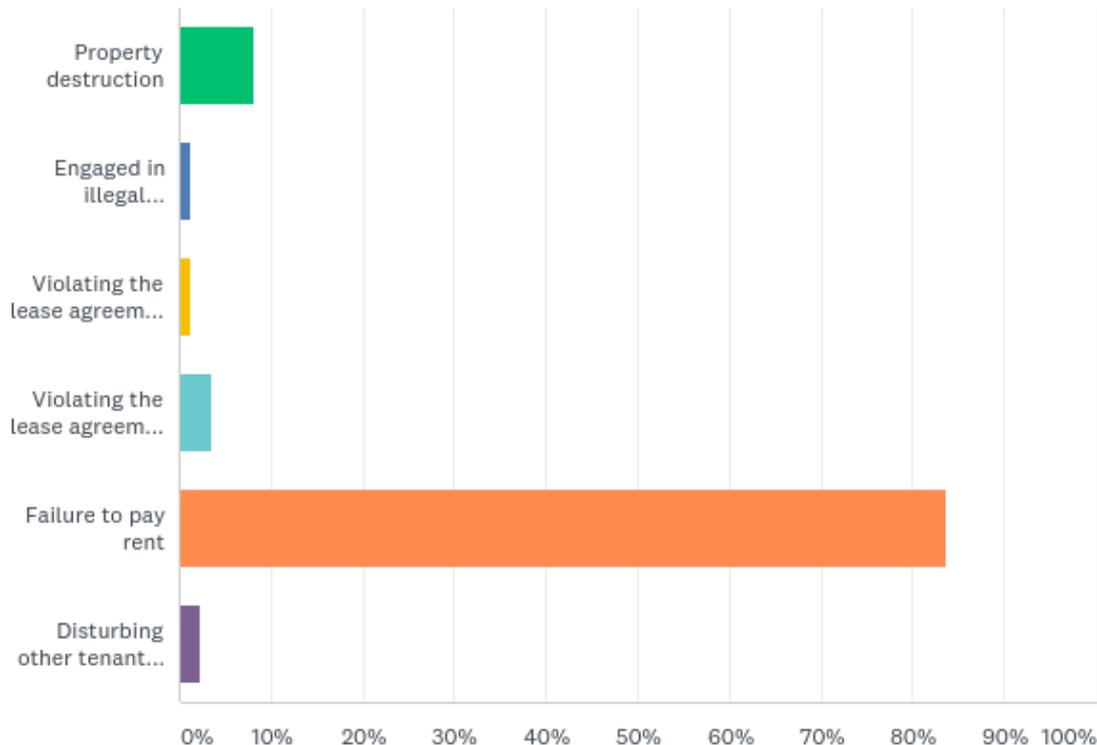
# Q8: In the last two years, how many renters have you evicted or cancelled their lease?



ANSWER CHOICES	RESPONSES
None	67.44% 87
1	12.40% 16
2	10.85% 14
3	1.55% 2
4 or more	7.75% 10
<b>TOTAL</b>	<b>129</b>

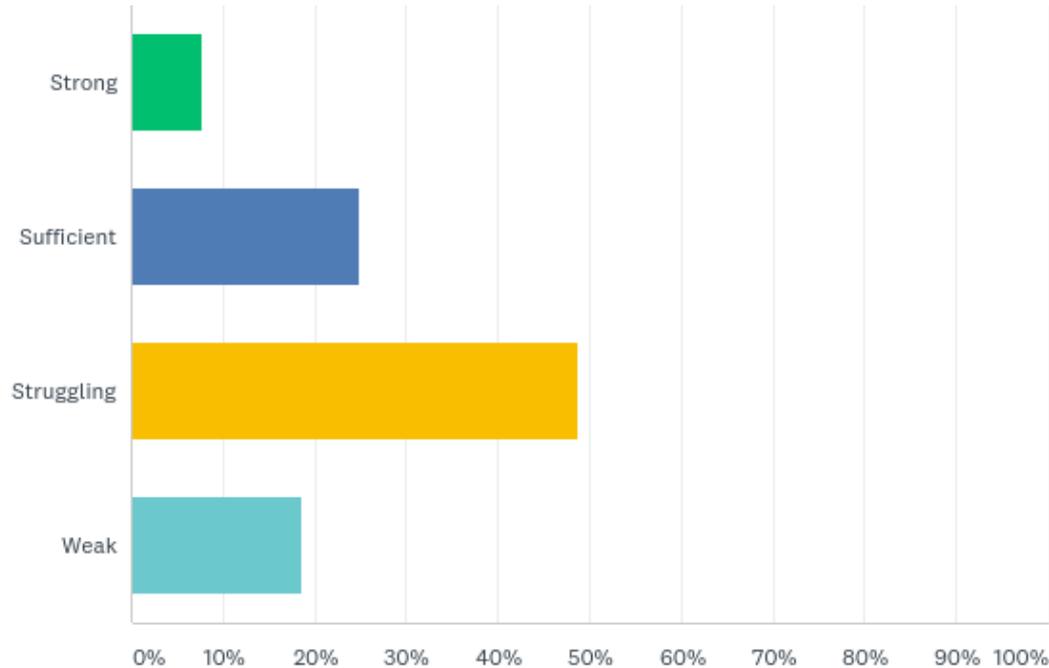
# Q9: What is the number one reason why you have had to evict a tenant or cancel their lease?

Answered: 86 Skipped: 43



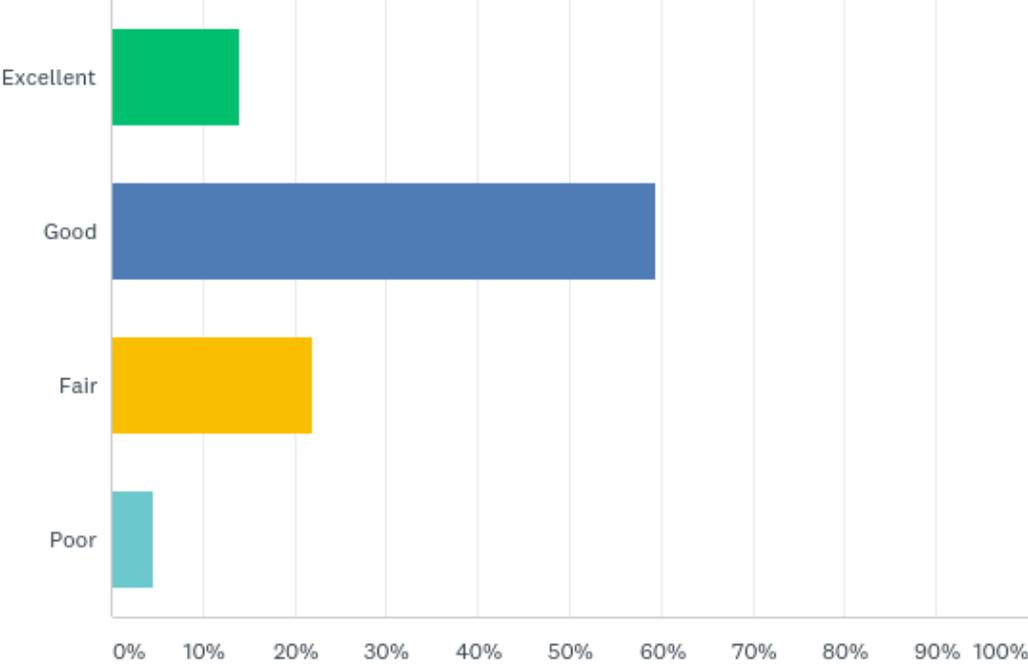
ANSWER CHOICES	RESPONSES
Property destruction	8.14% 7
Engaged in illegal activity or using the rental unit for unlawful purposes	1.16% 1
Violating the lease agreement due to too many occupants not on the lease	1.16% 1
Violating the lease agreement for having a pet	3.49% 3
Failure to pay rent	83.72% 72
Disturbing other tenants -- too loud or other complaints	2.33% 2
TOTAL	86

# Q11: How would you describe the Manhattan Rental Market, in terms of your ability to attract renters?



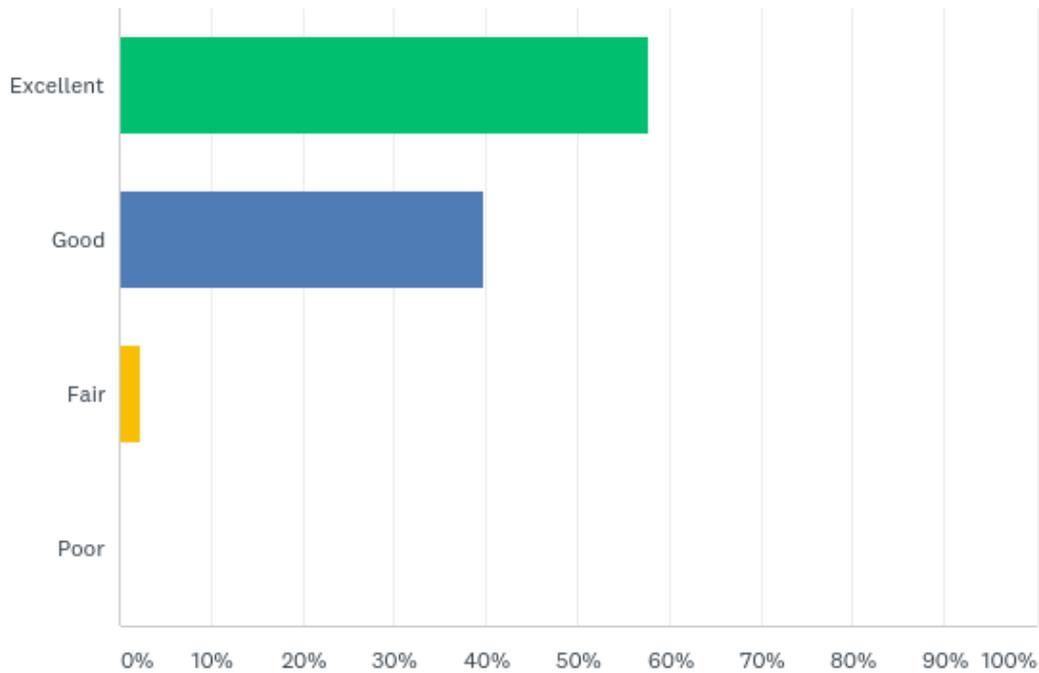
ANSWER CHOICES	RESPONSES	
Strong	7.75%	10
Sufficient	24.81%	32
Struggling	48.84%	63
Weak	18.60%	24
<b>TOTAL</b>		<b>129</b>

# Q12: How would you describe the overall rental housing quality in Manhattan, based upon the City's Housing Code standards?



ANSWER CHOICES	RESPONSES
Excellent	14.06% 18
Good	59.38% 76
Fair	21.88% 28
Poor	4.69% 6
TOTAL	128

# Q13: How would you describe the overall condition of the properties you currently have available for rent, based upon the City's Housing Code Standards?



ANSWER CHOICES	RESPONSES	
Excellent	57.81%	74
Good	39.84%	51
Fair	2.34%	3
Poor	0.00%	0
<b>TOTAL</b>		<b>128</b>

## Q14: What changes could be made to the City's Housing Code that would improve the overall quality of rental housing in the community?

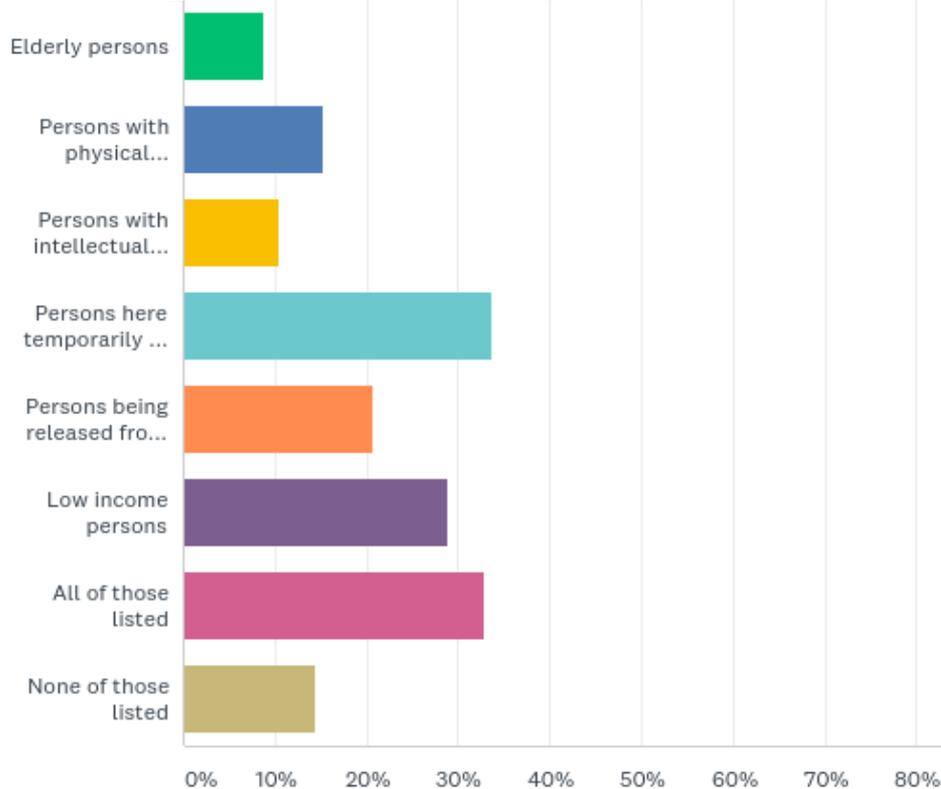
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*Answered: 68 Skipped: 61 -- Of the 68, 20 said none/NA/nothing*

### Themes:

- Allow 5 unrelated tenants to live together in a single family house
- Better enforce codes to force landlords to fix rundown apartments / stop “slum lords”
- Quicker ability to condemn or restrict occupancy of poor/unsafe houses/apts
- Enhance better communication with landlords
- Too many apartments, too many building permits, too many empty apartments
- Establish a voluntary certification program
- Continue to let the market and personal standards dictate the rent ability/cost of properties
- Stop blaming landlords. Start putting responsibility on the students/renters for damage, lack of cleaning, lack of care

# Q15: Based on your knowledge of the Manhattan rental market, which type of tenant listed below do you believe might have difficulty in securing appropriate/suitable rental housing (due to housing shortages, housing types, or other)?



ANSWER CHOICES	RESPONSES
Elderly persons	8.80% 11
Persons with physical disabilities	15.20% 19
Persons with intellectual disabilities	10.40% 13
Persons here temporarily (6 to 9 months)	33.60% 42
Persons being released from incarceration	20.80% 26
Low income persons	28.80% 36
All of those listed	32.80% 41
None of those listed	14.40% 18
Total Respondents: 125	

# Survey Takeaways

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- Landlords are on social media – good place to build the tenant-landlord relationship
- Landlords are investing in their properties each year
- Nearly 70% have not evicted nor canceled a lease in past two years, but when they did it was primarily for lack of tenant paying rent
- 66% have concern for the local rental market (and ability to fill their units)
- 73% say the housing quality in Manhattan, based on City Housing Codes, is “good or excellent”
- 97% think their properties in Manhattan, based on City Housing Codes, are “good or excellent”