



MSHDA Housing Survey

Introduction

Thank you for taking this survey that will result in Michigan's first Statewide Housing Plan. The information you share will help the Michigan State Housing Development Authority (MSHDA) and its partners create a plan to address housing needs for Michiganders throughout the state. Your answers will not be attached to your name and will not affect any housing services or benefits to which you may be entitled.

This survey should take 10 minutes or less to complete.

For assistance with completing this survey, please call our customer help line at 1-833-312-2002, Monday through Friday, 8:00 a.m. to 5:00 p.m.

MSHDA Housing Survey

Rental Property - Landlord

* What type of residential rental properties do you own? (Select all that apply.)

- Single-family home
- Condominium
- Apartment
- Co-op
- Townhome or duplex
- Manufactured home
- Mobile home
- Live/work (retail)
- Other (please specify)

* Are any of your units in a mixed-use building (residential and commercial/retail)?

- Yes
- No

* What important factors do you consider when investing in rental housing? (Select all that apply.)

- Rental income potential
- Resale profitability
- Current tenancy stability
- Rehabilitation needs
- Location
- Other (please specify)

* What factors do you consider when approving a tenant for occupancy in your rental units? (Select all that apply.)

- Income
- Family size/composition
- Fit for neighborhood
- Credit history/score
- Criminal record
- Rental history
- Pets

MSHDA Housing Survey

Subsidized Units - Landlord

* Are any of your units subsidized to make housing more affordable for tenants?

- Yes
- No

MSHDA Housing Survey

Subsidizing Units - Landlord

* If Yes: Please list the subsidy or if affordable due to other reasons.

MSHDA Housing Survey

Subsidized Units - Landlord

* If No: Are there any barriers for you to participate in a subsidy program?

MSHDA Housing Survey

Subsidized Units - Landlord

* Do you accept tenant-based rental assistance from a housing agency (i.e., Section 8, Housing Choice Voucher)?

Yes

No

MSHDA Housing Survey

Subsidized Units - Landlord

* If No: Why not?

MSHDA Housing Survey

Subsidized Units - Landlord

* How do you engage with state or local agencies around housing? (Select all that apply)

- Rental subsidies
- Tenant resources/eviction diversion
- Property development/management resources
- Housing regulations
- Other (please specify)

MSHDA Housing Survey

Concerns - Landlord

* What are your biggest challenges with tenants? (Select your top 3 challenges.)

- Tenant leaves before end of lease
- Too many people living in housing unit
- Tenants disturbing the peace
- Late payments
- Criminal activity
- Need for conflict resolution
- Fair housing
- Inability to pay true cost of rent and maintenance
- Other (please specify)

* Do you have solutions/suggestions to prevent or resolve the challenges listed above?

- No
- Yes (please specify)

* What are your current concerns as a landlord? (Select all that apply.)

- Units need repairs that I cannot afford
- Finding reliable trades or other service providers
- Rental property value fell
- Eviction restrictions
- Foreclosure concerns
- Crime in neighborhood(s) of my units
- Rents below market rates
- Late or nonpayment of rent
- Utility expenses
- Finding good tenants
- Tenant leaves before end of lease
- Tenants disturbing the peace
- Property taxes
- Good property managers
- Other (please specify)

- None of the above

* Do you have solutions/suggestions to prevent or resolve the concerns listed above?

- No
- Yes (please specify)

* Have you considered making any of these energy-saving retrofits to your units? (Select all that apply.)

- Solar panels
- Tankless water heater
- High-efficiency HVAC units
- Windows
- Appliances
- Other (please specify)

- I have not considered making any of these changes

MSHDA Housing Survey

Fair Housing - Landlord

* Do you know your fair housing rights and responsibilities?

Yes

No

* Within the past five years, have you attended Fair Housing Training?

Yes

No

* Fair housing discrimination includes a long list. Are you aware that sexual harassment is one of them?

Yes

No

MSHDA Housing Survey

Demographics - Landlord

We are asking these questions to understand more about characteristics you have that may affect your housing experiences. This information will not be used in any other way.

* How would you describe your race/ethnicity? (Select all that apply.)

- American Indian/Alaska Native
- Asian
- Black or African American
- Hispanic or Latino
- Pacific Islander
- White or Caucasian
- Prefer not to answer

* What gender do you most identify with? (Select one.)

- Female
- Male
- Nonbinary
- Prefer not to answer

* My sexual orientation is... (Select one)

- Bisexual, gay, lesbian, pansexual, queer, or transexual
- Heterosexual or straight
- Other
- Prefer not to answer

* How many rental units do you own?

- 1-10
- 11-25
- 26-50
- 51-100
- More than 100

* What county/counties in Michigan do you currently have rental units? (Select all that apply.)

- | | | |
|---|-------------------------------------|---------------------------------------|
| <input type="checkbox"/> Alcona | <input type="checkbox"/> Gratiot | <input type="checkbox"/> Missaukee |
| <input type="checkbox"/> Alger | <input type="checkbox"/> Hillsdale | <input type="checkbox"/> Monroe |
| <input type="checkbox"/> Allegan | <input type="checkbox"/> Houghton | <input type="checkbox"/> Montcalm |
| <input type="checkbox"/> Alpena | <input type="checkbox"/> Huron | <input type="checkbox"/> Montmorency |
| <input type="checkbox"/> Antrim | <input type="checkbox"/> Ingham | <input type="checkbox"/> Muskegon |
| <input type="checkbox"/> Arenac | <input type="checkbox"/> Ionia | <input type="checkbox"/> Newaygo |
| <input type="checkbox"/> Baraga | <input type="checkbox"/> Iosco | <input type="checkbox"/> Oakland |
| <input type="checkbox"/> Barry | <input type="checkbox"/> Iron | <input type="checkbox"/> Oceana |
| <input type="checkbox"/> Bay | <input type="checkbox"/> Isabella | <input type="checkbox"/> Ogemaw |
| <input type="checkbox"/> Benzie | <input type="checkbox"/> Jackson | <input type="checkbox"/> Ontonagon |
| <input type="checkbox"/> Berrien | <input type="checkbox"/> Kalamazoo | <input type="checkbox"/> Osceola |
| <input type="checkbox"/> Branch | <input type="checkbox"/> Kalkaska | <input type="checkbox"/> Oscoda |
| <input type="checkbox"/> Calhoun | <input type="checkbox"/> Kent | <input type="checkbox"/> Otsego |
| <input type="checkbox"/> Cass | <input type="checkbox"/> Keweenaw | <input type="checkbox"/> Ottawa |
| <input type="checkbox"/> Charlevoix | <input type="checkbox"/> Lake | <input type="checkbox"/> Presque Isle |
| <input type="checkbox"/> Cheboygan | <input type="checkbox"/> Lapeer | <input type="checkbox"/> Roscommon |
| <input type="checkbox"/> Chippewa | <input type="checkbox"/> Leelanau | <input type="checkbox"/> Saginaw |
| <input type="checkbox"/> Clare | <input type="checkbox"/> Lenawee | <input type="checkbox"/> St. Clair |
| <input type="checkbox"/> Clinton | <input type="checkbox"/> Livingston | <input type="checkbox"/> St. Joseph |
| <input type="checkbox"/> Crawford | <input type="checkbox"/> Luce | <input type="checkbox"/> Sanilac |
| <input type="checkbox"/> Delta | <input type="checkbox"/> Mackinac | <input type="checkbox"/> Schoolcraft |
| <input type="checkbox"/> Dickinson | <input type="checkbox"/> Macomb | <input type="checkbox"/> Shiawassee |
| <input type="checkbox"/> Eaton | <input type="checkbox"/> Manistee | <input type="checkbox"/> Tuscola |
| <input type="checkbox"/> Emmet | <input type="checkbox"/> Marquette | <input type="checkbox"/> Van Buren |
| <input type="checkbox"/> Genesee | <input type="checkbox"/> Mason | <input type="checkbox"/> Washtenaw |
| <input type="checkbox"/> Gladwin | <input type="checkbox"/> Mecosta | <input type="checkbox"/> Wayne |
| <input type="checkbox"/> Gogebic | <input type="checkbox"/> Menominee | <input type="checkbox"/> Wexford |
| <input type="checkbox"/> Grand Traverse | <input type="checkbox"/> Midland | |

* What type of community best describes where most of your rental units are located? (Select one.)

- A major city
- The suburbs
- A small town or village
- A rural area