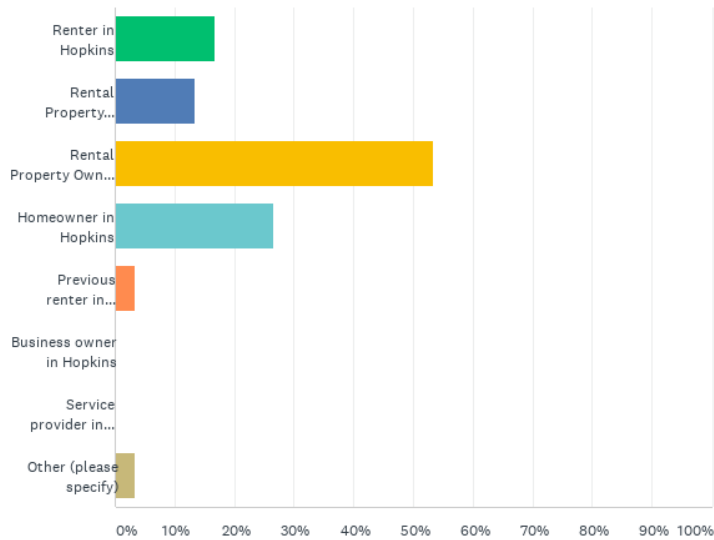


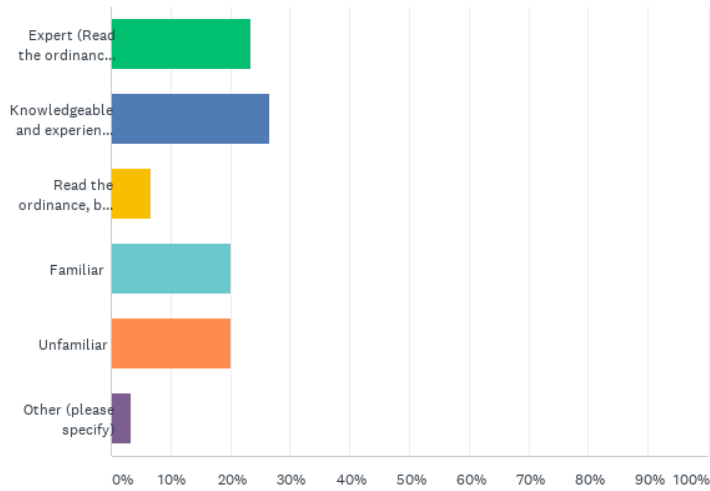
# Rental Program Feedback Community Survey – June 2021

Q1 What best describes you (check all that apply)



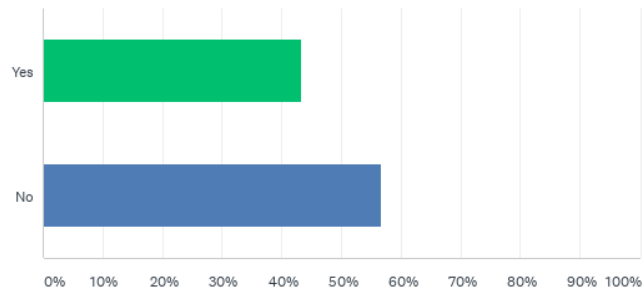
ANSWER CHOICES	RESPONSES
▼ Renter in Hopkins	16.67% 5
▼ Rental Property Manager in Hopkins	13.33% 4
▼ Rental Property Owner in Hopkins	53.33% 16
▼ Homeowner in Hopkins	26.67% 8
▼ Previous renter in Hopkins	3.33% 1
▼ Business owner in Hopkins	0.00% 0
▼ Service provider in Hopkins	0.00% 0
▼ Other (please specify) <a href="#">Responses</a>	3.33% 1
<b>Total Respondents: 30</b>	

Q2 What best describes your level of knowledge about the existing rental inspection program in Hopkins?



ANSWER CHOICES	RESPONSES
▼ Expert (Read the ordinance and experienced inspections)	23.33% 7
▼ Knowledgeable and experienced with the process but have not specifically read the ordinance.	26.67% 8
▼ Read the ordinance, but have not experienced the program.	6.67% 2
▼ Familiar	20.00% 6
▼ Unfamiliar	20.00% 6
▼ Other (please specify)	<a href="#">Responses</a> 3.33% 1
<b>TOTAL</b>	<b>30</b>

Q3 Have you read the proposed City's rental ordinance and guidelines  
(<https://www.hopkinsmn.com/1083/Proposed-Rental-Inspections-Program-Rev1>)?



ANSWER CHOICES	RESPONSES
Yes	43.33% 13
No	56.67% 17
<b>TOTAL</b>	<b>30</b>

**Question 4: Please provide your comments/feedback on the draft ordinance, guidelines, or program?**  
(14 comments, 16 skipped)

- Most comments felt that the draft language looked good and appreciate the updated terminology related to gender (5 Comments)
  - *"I have been in the property management business for over 20 years and I believe in cities requiring rental license as it helps us in property management to get owners to keep their properties in good condition."*
  - *"I feel that the process is pretty easy to go through as a landlord."*
- Two commenters noted that the shift in inspection cycles was good and agreed with the change
  - *"I am happy that you would be going to a 5 year inspection cycle for townhomes like mine that are in good condition and have recently had to go through the time of sale inspection."*
- Two commenters mentioned concerns about rising rental rates.
  - *"I am hoping to stay in Hopkins but over the last 6 years my rent has gone up \$400/a month. I am on a fixed income. There seems to be no limit as to how much management companies can raise rent. I am retired & the wages for the technology field employees are very different than what we earned while working. SS has not kept up."*
- One commenter felt that rental licenses should not exist.
  - *"I have rented from both a landlord (in Hopkins) and now my parents and agree that as immediate family members we should not have to do a license or have inspections."*
- There was a handful of comments related to the length or complexity of the program:
  - Two commenters stated that Hopkins was seemingly more complicated and longer than other cities programs.
  - Another commenter also felt that the form was *"way overboard"* and that as an owner-occupied landlord they should be exempt from the policy.

- The following were specific comments related to the ordinance language proposed:
  - One commenter felt the number of units to be inspected was more than other communities, *“You list 25% of units are to be inspected for communities with more than 25 units. This number is excessive and burdensome for site teams to deal with. Other cities are usually in the 10% range, and even then, often reduce to just 5 or 10 units for communities with a good history of performance.”*
  - The same commenter felt that higher scoring criteria for having window screens was an unjust burden on landlords as they felt that tenants most frequently damaged screens.
  - Another noted issue was the change in ordinance language from “decent” to “secure” *“Our leases in the State of MN do not guarantee security, so seeing language suggesting this is to be provided as an expectation does not align with our assurances within the lease.”*
  - Two commenters noted that the language about “delinquent utility bills” was vague and felt that while water bills made sense, gas and electric did not.
  - Another commenter noted that sidewalk conditions and repairs may lead to landlords being penalized in situations where they do not maintain shared spaces such as townhouses or condos.
  - One commenter noted that there needed to be language about market rate cooperatives: *“Add market-rate to cooperative language. There are multiple types of cooperatives, and some are very similar to just rentals. This could be like owning a share of 3M and calling yourself an owner. You might be an owner but have little say. There are zero equity cooperatives, group cooperatives, limited equity cooperatives and market-rate cooperatives. I could see an owner that is failing to meet the rental requirements change it to a zero-equity cooperative to avoid the requirements.”*