



# City of Chula Vista

## Tenants and Landlords Survey





**Whom Did We Survey?**

# Research Methodology

Luth hosted the survey which was offered in both English and Spanish.

Luth sent out email invites to panelists on the SurveySavvy panel who live in one of the Chula Vista zip codes.

The City of Chula Vista and partners used mass emails, newsletters, website postings and social media to send survey links to residents and landlords in Chula Vista.

Survey fielding occurred from July 6 – July 26, 2022

## Length of Interview

5 - 8 minutes

## Target Audience

### ***Tenants***

- Must live in Chula Vista
- Must rent their primary residence

### ***Landlords***

- Owned property in Chula Vista that they rented out to others

## Sample Size

N = 271 Tenant Respondents

N = 89 Landlord Respondents who rent out 116 separate units

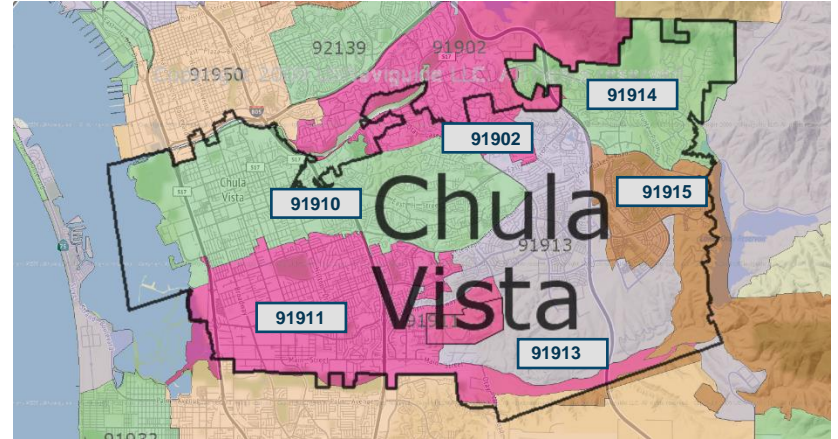
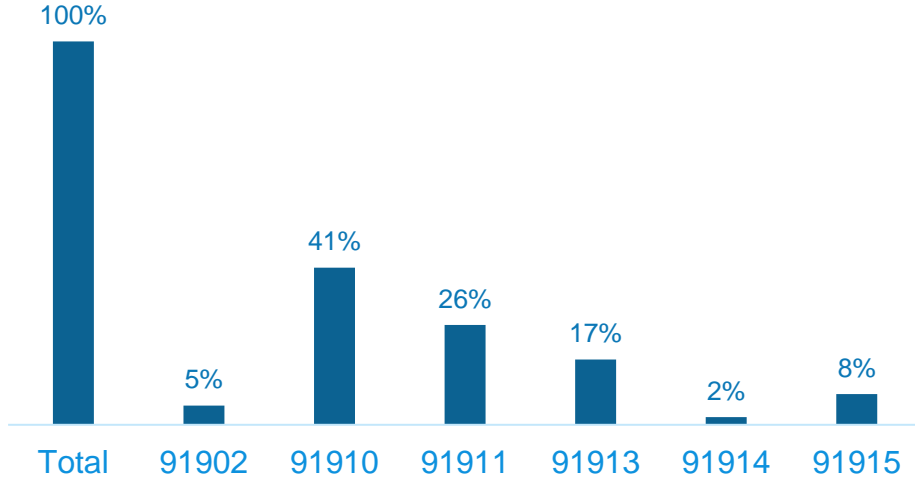




# Tenant Results

# Zip Codes

The majority of tenant respondents are in the 91910 and 91911 zip codes.



QS3A: What zip code is the home or apartment you are currently renting?  
 Total n=271 Tenant Respondents

# Type of Dwelling Rented

Single Family Detached Homes are the most common dwelling type rented in the 91902, 91914 and 91915 zip codes.

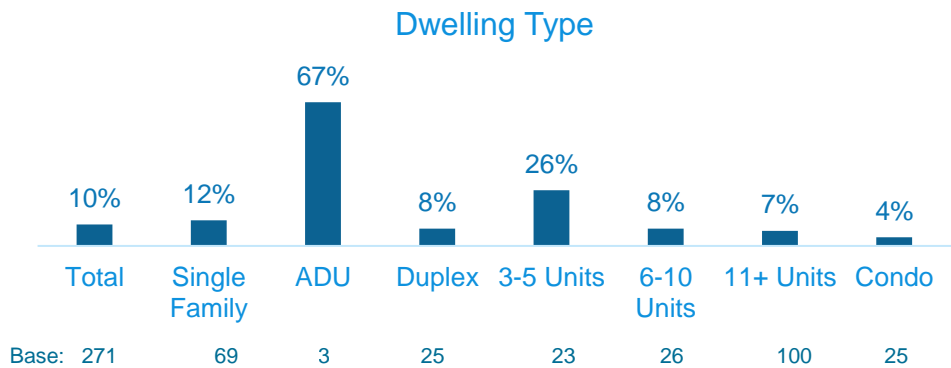
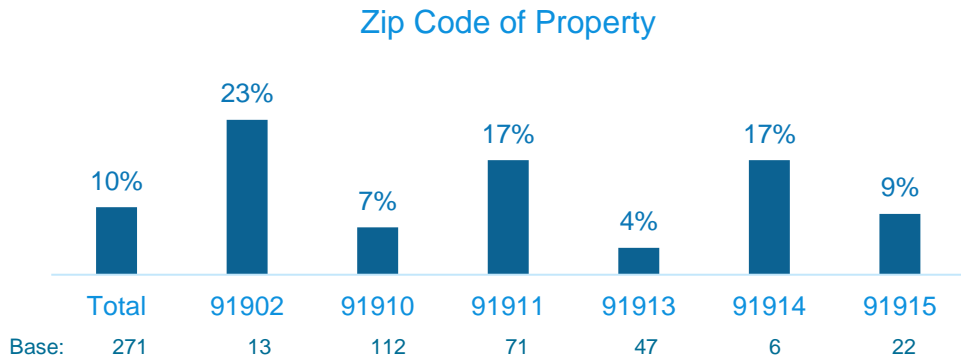
For the remaining zip codes, a rental complex with 11 or more units are the most common dwelling type.

Condo rentals are found more in the 91914 and 91915 zip codes.

	Total	91902	91910	91911	91913	91914	91915
Base:	271	13	112	71	47	6	22
Single Family Detached House	25%	31%	25%	20%	28%	33%	36%
ADU (that is an Accessory Dwelling Unit) of a Single Family House	1%		2%				5%
Duplex	9%	8%	13%	8%	6%		
Rental complex with 3-5 units	8%	15%	8%	13%	4%	17%	
Rental complex with 6-10 units	10%	15%	10%	13%	9%		
Rental complex with 11 or more units	37%	23%	33%	44%	43%	17%	36%
Condominium	9%	8%	9%	3%	11%	33%	23%

# Owner Occupied

Only one in ten tenant respondents are renting a property that the owner also lives on.

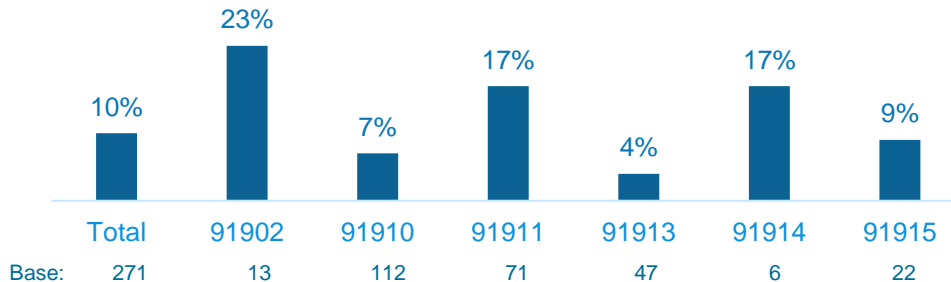


QR2: Does the owner also live on the property?

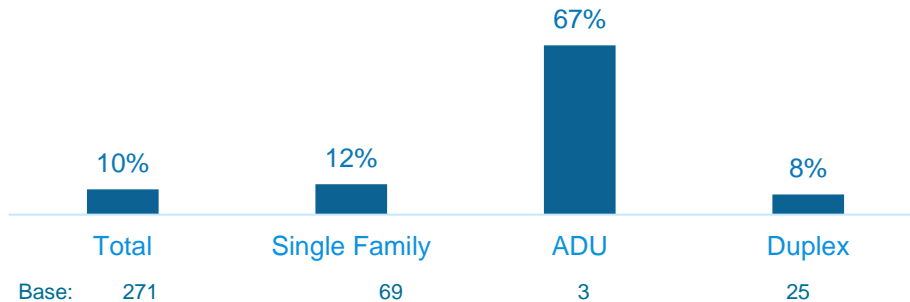
# Owner Occupied

Only one in ten tenant respondents are renting a property that the owner also lives on.

Zip Code of Property



Dwelling Type



QR2: Does the owner also live on the property?



# Length of Time Lived in Residence by Zip Code

Nearly one in five tenant respondents have been in the property ten years or longer.

	Total	91902	91910	91911	91913	91914	91915
Base:	271	13	112	71	47	6	22
Less than 12 months	7%		3%	4%	17%	17%	23%
1 – 2 years	10%	8%	11%	10%	13%		
2 – 3 years	15%	31%	13%	11%	21%	17%	14%
3 – 5 years	22%	23%	21%	18%	30%	17%	23%
5 – 10 years	28%	31%	30%	34%	9%	50%	36%
10 years or more	18%	8%	22%	23%	11%		5%
Overall average length of tenancy in years	5.8	4.5	6.7	6.7	3.6	3.3	4.0
Overall median length of tenancy in years	4.0	3.0	5.0	5.0	2.0	4.0	4.0

# Length of Time Lived in Residence by Unit Type

Single Family Homes, duplexes and smaller 3 to 5 unit buildings have tenant respondents who have lived in them longer.

	Total	Single Family	ADU	Duplex	3-5 Units	6-10 Units	11+ Units	Condo
Base:	271	69	3	25	23	26	100	25
Less than 1 year	7%	6%	33%	4%	9%	4%	10%	4%
1 – 2 years	10%	7%		8%	9%	4%	13%	12%
2 – 3 years	15%	9%		8%	13%	15%	18%	28%
3 – 5 years	22%	13%	67%	28%	26%	38%	21%	20%
5 – 10 years	28%	41%		24%	13%	23%	25%	36%
10 years or more	18%	25%		28%	30%	15%	13%	
Overall average length of tenancy in years	5.8	7.2	2.3	7.0	6.7	5.8	4.8	3.8
Overall median length of tenancy in years	4.0	6.0	3.0	5.0	4.0	3.0	3.0	3.0

# Total number of Units and % by Bedroom Count

Nearly one-half of tenant respondents are renting two-bedroom units and one in three are renting three-bedroom units.

	Total	91902	91910	91911	91913	91914	91915
Base:	271	13	112	71	47	6	22
One	16%	15%	18%	14%	15%	17%	18%
Two	47%	38%	49%	63%	38%	17%	14%
Three	29%	38%	26%	20%	34%	50%	55%
Four or more	8%	8%	7%	3%	13%	17%	14%

	Total	Single Family	ADU	Duplex	3-5 Units	6-10 Units	11+ Units	Condo
Base:	271	69	3	25	23	26	100	25
One	16%	4%	67%	4%	30%	19%	25%	4%
Two	47%	17%		68%	43%	69%	59%	44%
Three	29%	52%	33%	16%	26%	12%	16%	52%
Four or more	8%	26%		12%				

QR4: How many bedrooms do you have?

# Rent Paid

Over one-half of tenant respondents are paying between \$1,500 and \$2,500 monthly for rent.

The average rent paid for a 1 bedroom in Chula Vista is just under \$1,500, it is just under \$2,000 for a 2 bedroom and nearly \$2,400 for a 3 bedroom rental.

## Rent Paid

	Total	91902	91910	91911	91913	91914	91915
Base:	271	13	112	71	47	6	22
\$1,000 or less	4%	8%	4%	8%			
\$1,001 to \$1,499	11%		14%	14%	4%		5%
\$1,500 to \$1,999	29%	15%	38%	35%	13%		18%
\$2,000 to \$2,499	26%	38%	26%	25%	28%	67%	9%
\$2,500 to \$2,999	17%	15%	12%	14%	28%	17%	32%
\$3,000 or more	13%	23%	7%	3%	28%	17%	36%

## Average Rent Paid by Size

	Total	91902	91910	91911	91913	91914	91915
Base:	271	13	112	71	47	6	22
One Bedroom	\$1482.7	\$1200.0	\$1292.8	\$1338.0	\$1873.4	\$2260.0	\$2057.0
Two Bedrooms	\$1985.9	\$2345.0	\$1903.7	\$1839.0	\$2405.8	\$2000.0	\$2575.0
Three Bedrooms	\$2368.7	\$2585.0	\$2213.1	\$2041.4	\$2722.1	\$2166.7	\$2615.8
Four or more Bedrooms	\$3332.0	\$3950.0	\$3006.3	\$3599.0	\$3200.0	\$4000.0	\$3858.3

QR5: What is your current rent amount?

# Rent Paid

One in five tenant respondents in small buildings are paying less than \$1,000 per month for rent.

Renters of Single Family Homes and Condos are paying the most for rent.

## Rent Paid

	Total	Single Family	ADU	Duplex	3-5 Units	6-10 Units	11+ Units	Condo
Base:	271	69	3	25	23	26	100	25
\$1,000 or less	4%	3%			22%	4%	3%	
\$1,001 to \$1,499	11%	1%		4%	9%	23%	17%	8%
\$1,500 to \$1,999	29%	12%	67%	56%	30%	31%	39%	4%
\$2,000 to \$2,499	26%	30%		12%	26%	38%	20%	44%
\$2,500 to \$2,999	17%	26%		12%	13%	4%	14%	28%
\$3,000 or more	13%	28%	33%	16%			7%	16%

## Average Rent Paid by Size

	Total	Single Family	ADU	Duplex	3-5 Units	6-10 Units	11+ Units	Condo
Base:	271	69	3	25	23	26	100	25
One Bedroom	\$1482.7	\$1266.3	\$1600.0	\$1675.0	\$1354.3	\$1395.0	\$1548.3	\$1400.0
Two Bedrooms	\$1985.9	\$2158.3	-	\$1970.3	\$1732.9	\$1873.1	\$1956.7	\$2393.2
Three Bedrooms	\$2368.7	\$2448.0	\$3200.0	\$2200.0	\$1912.0	\$1891.7	\$2350.2	\$2480.8
Four or more Bedrooms	\$3332.0	\$3376.3	-	\$3066.7	-	-	-	-

QR5: What is your current rent amount?

# Rent Increase

41% of tenant respondents have received a rent increase for 2022. One in three tenant respondents have never had a rent increase.

Rent increases are averaging \$180 per month for 2022.

## Date of Last Increase

	Total	91902	91910	91911	91913	91914	91915
Base:	271	13	112	71	47	6	22
In 2022	41%	23%	42%	49%	38%		32%
In 2021	20%		27%	21%	13%		18%
2020 or Before	8%	23%	10%	4%	4%	50%	
Never had an increase	31%	54%	21%	25%	45%	50%	50%

## Amount of Rent Increase

	Total	91902	91910	91911	91913	91914	91915
Base: Had a rent increase	188	6	89	53	26	3	11
\$50 or less	18%	50%	22%	9%	12%	33%	9%
\$51 to \$99	9%	17%	8%	8%	15%		
\$100 to \$149	34%	17%	35%	45%	15%		27%
\$150 to \$199	13%		15%	13%	12%		9%
\$200 or more	28%	17%	20%	25%	46%	67%	55%
Mean increase	180.9	84.2	199.3	133.5	222.8	175.0	215.0

QR6: When was your most recent rent increase?

QR7: By how much did your rent increase?

# Rent Increase

Tenant respondents in larger buildings are much more likely to have received a rent increase in 2022 but the increases are smaller than average.

## Date of Last Increase

	Total	Single Family	ADU	Duplex	3-5 Units	6-10 Units	11+ Units	Condo
Base:	271	69	3	25	23	26	100	25
In 2022	41%	35%	33%	32%	35%	31%	54%	28%
In 2021	20%	17%		36%	17%	19%	19%	24%
2020 or Before	8%	7%		8%	18%	23%	2%	
Never had an increase	31%	41%	67%	24%	30%	27%	22%	44%

## Amount of Rent Increase

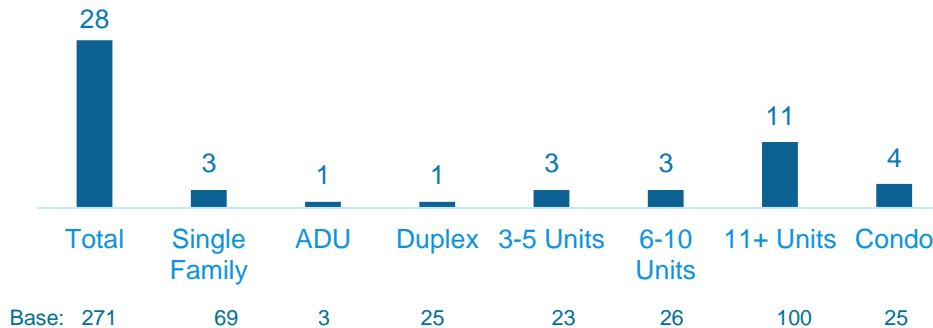
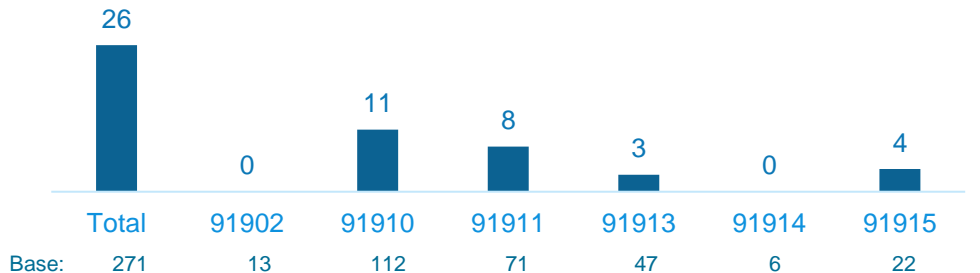
	Total	Single Family	ADU	Duplex	3-5 Units	6-10 Units	11+ Units	Condo
Base: Had a rent increase	41	1	19	16	19	78	14	41
\$50 or less	18%	10%		26%	19%	47%	15%	
\$51 to \$99	9%	2%	100%	5%	6%	5%	14%	
\$100 to \$149	34%	29%		47%	31%	26%	36%	29%
\$150 to \$199	13%	27%		5%	13%		10%	14%
\$200 or more	28%	32%		16%	31%	21%	24%	57%
Mean increase	180.9	190.7	75.0	263.9	137.8	185.7	162.7	190.7

QR6: When was your most recent rent increase?

QR7: By how much did your rent increase?

# Received a Termination of Tenancy Notice

One in ten Chula Vista tenant respondents say they have received an eviction notice or a termination of tenancy in the past three months.

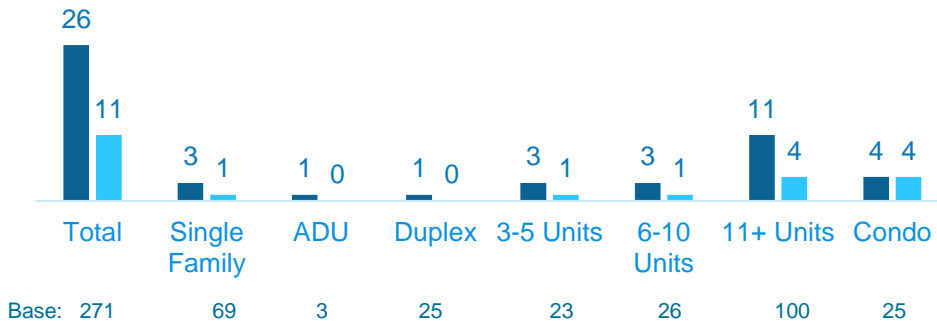
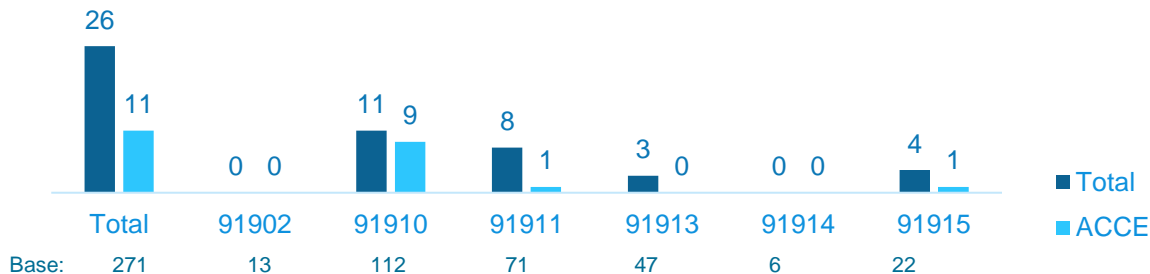


QR8: Have you received a termination of tenancy or an eviction notice in Chula Vista in the past three months?



# Received a Termination of Tenancy Notice

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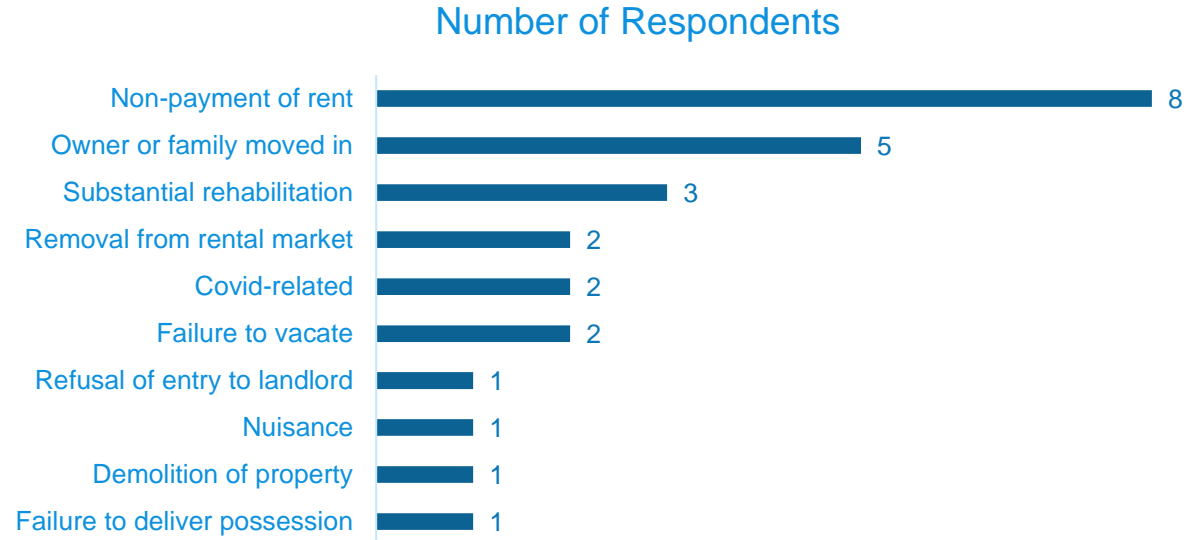


QR8: Have you received a termination of tenancy or an eviction notice in Chula Vista in the past three months?

QR10: Do you belong to any of the following organizations?

# Reason for Eviction

The primary reason for an eviction notice is for non-payment of rent, however, many have also received notices due to the owner or family moving in and substantial rehabilitation.

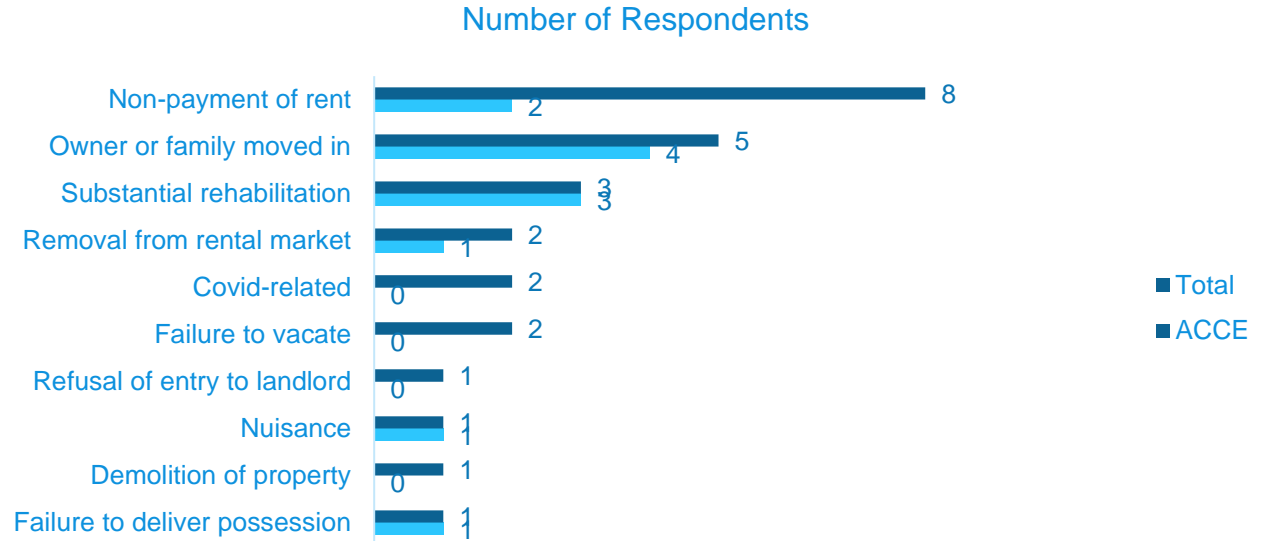


QR9: Why did you receive a termination of tenancy or an eviction notice? (multiple responses)

Total n=271 Tenant Respondents; actual number of respondents shown in table

# Reason for Eviction

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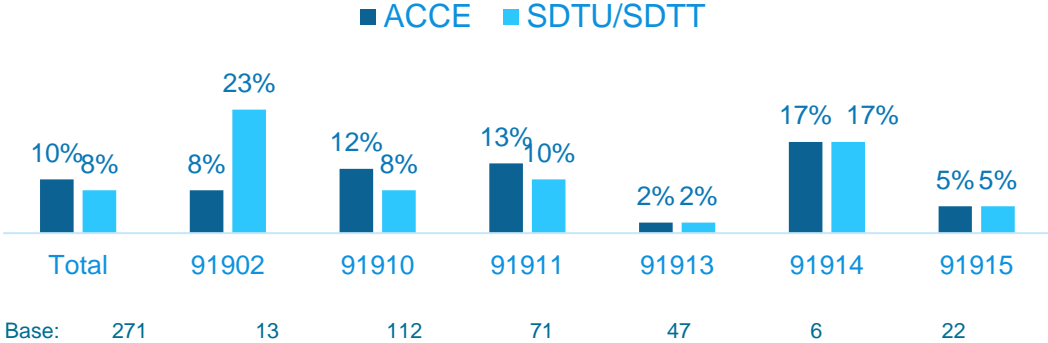


QR9: Why did you receive a termination of tenancy or an eviction notice? (multiple responses)

Total n=271 Tenant Respondents; actual number of respondents shown in table

# Organizations Joined

Around one in ten tenants belong to the Alliance of Californians for Community Empowerment (ACCE) and slightly fewer belong to San Diego Tenants Unite/Tenants Together.

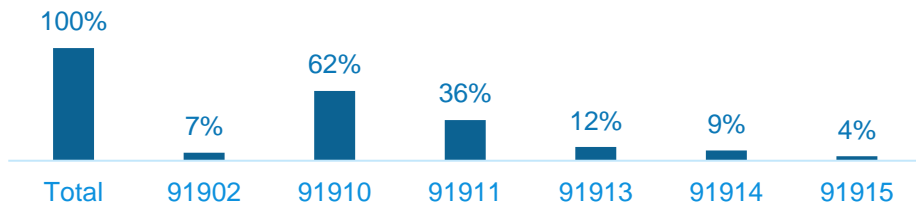


QR10: Do you belong to any of the following organizations?

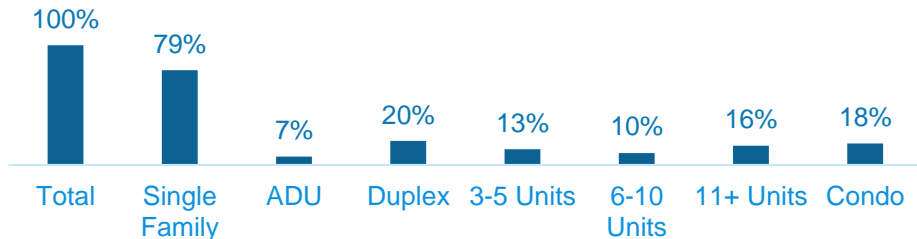


# Landlord Results

# Zip Codes and Dwelling Type of Rentals



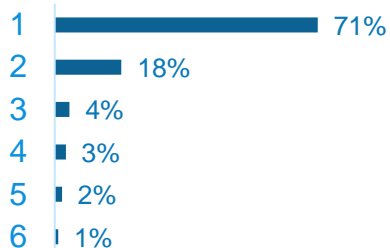
Base: Landlords = 89



QL1: Which of the following zip codes below are your properties in? (Multiple responses accepted)

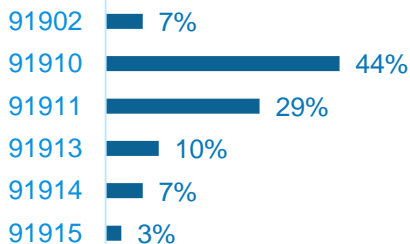
# Single Family Homes

### Number Owned



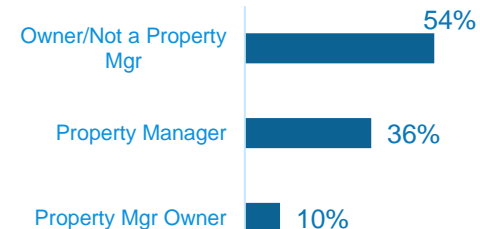
Base: Landlords = 70

### Zip Codes



Base: SFH Units = 89

### Managed By

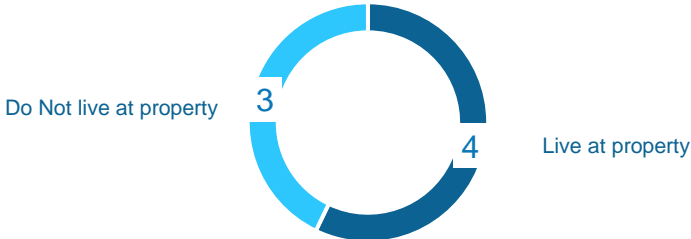
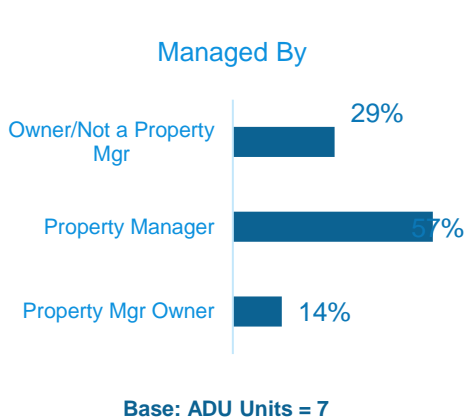
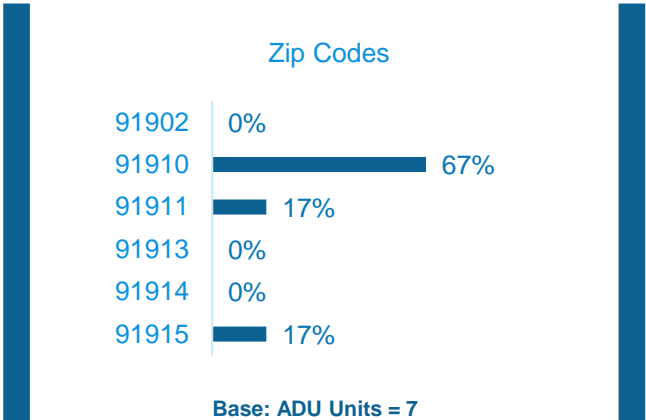
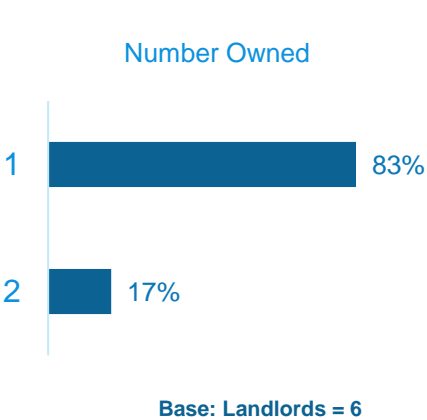


Base: SFH Units = 89

QL2: How many properties of the following types are you leasing in the \_\_\_\_\_ area? (Multiple responses accepted)

QL4: Who manages the property/properties for each of the following in the \_\_\_\_\_ area? (One response per property accepted)

# ADU



QL2: How many properties of the following types are you leasing in the \_\_\_\_\_ area? (Multiple responses accepted)

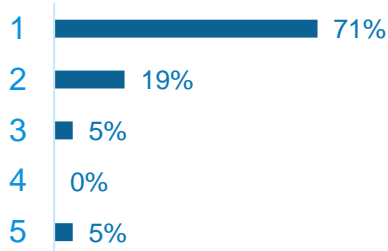
QL4: Who manages the property/properties for each of the following in the \_\_\_\_\_ area? (One response per property accepted)

QL3: Continue to think about the properties you lease in the \_\_\_\_\_ area? Do you also live at f the following property? (Single response)



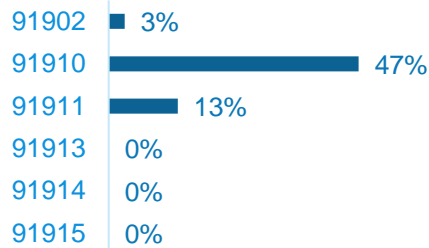
# DUPLEX

Number Owned



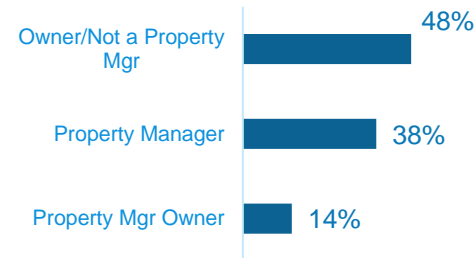
Base: Landlords = 11

Zip Codes



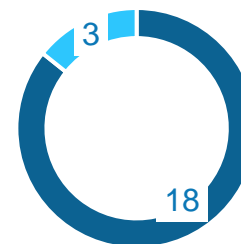
Base: Duplex Units = 21

Managed By



Base: Duplex Units = 21

Live at property



Base: Duplex Units = 30

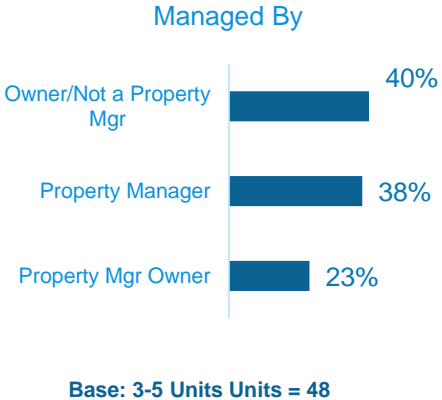
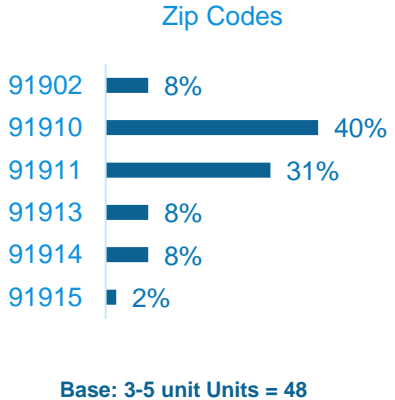
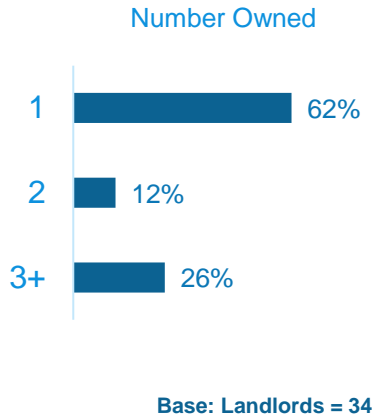
Do Not live at property

QL2: How many properties of the following types are you leasing in the \_\_\_\_\_ area? (Multiple responses accepted)

QL4: Who manages the property/properties for each of the following in the \_\_\_\_\_ area? (One response per property accepted)

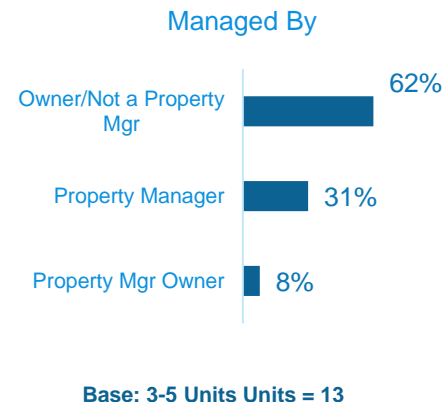
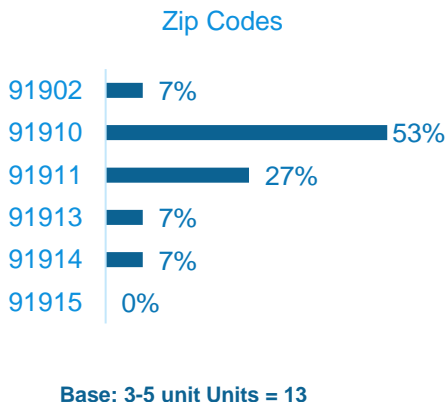
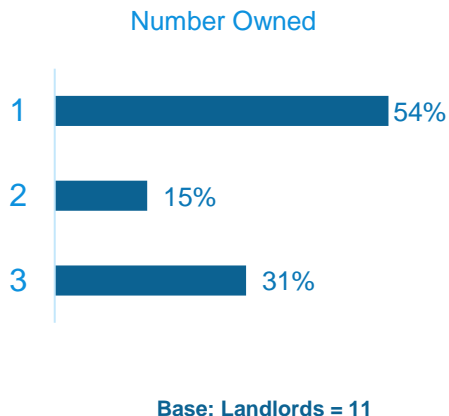
QL3: Continue to think about the properties you lease in the \_\_\_\_\_ area? Do you also live at f the following property? (Single response)

# Total 3+ Units



QL2: How many properties of the following types are you leasing in the \_\_\_\_\_ area? (Multiple responses accepted)  
 QL4: Who manages the property/properties for each of the following in the \_\_\_\_\_ area? (One response per property accepted)

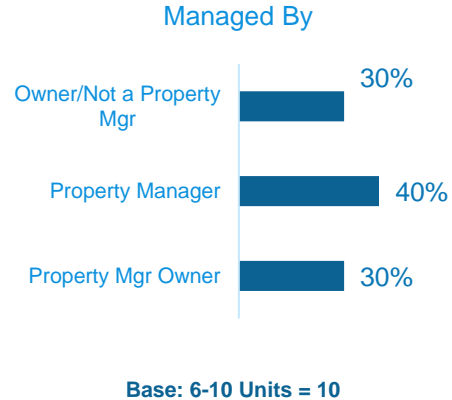
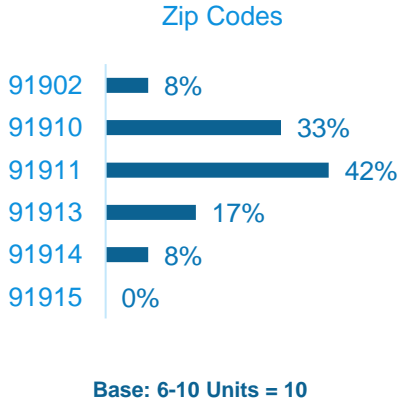
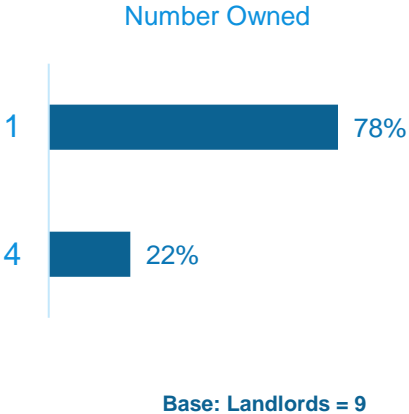
# Complex with 3-5 Units



QL2: How many properties of the following types are you leasing in the \_\_\_\_\_ area? (Multiple responses accepted)

QL4: Who manages the property/properties for each of the following in the \_\_\_\_\_ area? (One response per property accepted)

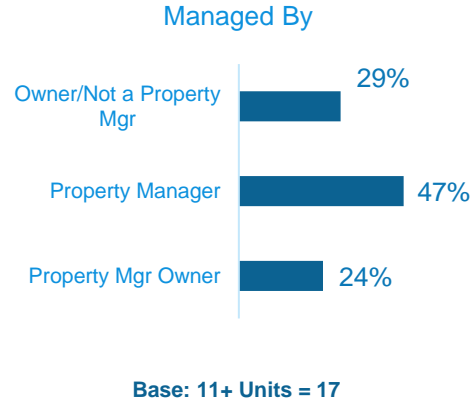
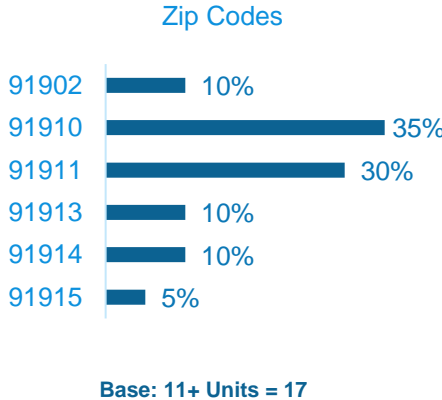
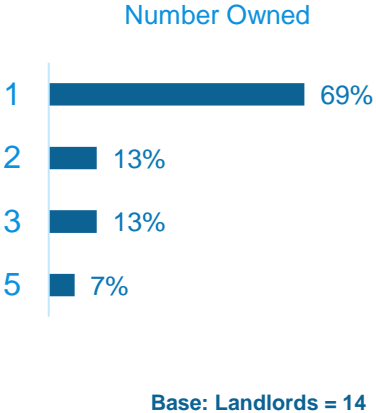
# Complex with 6-10 Units



QL2: How many properties of the following types are you leasing in the \_\_\_\_\_ area? (Multiple responses accepted)

QL4: Who manages the property/properties for each of the following in the \_\_\_\_\_ area? (One response per property accepted)

# Complex with 11 or more Units



QL2: How many properties of the following types are you leasing in the \_\_\_\_\_ area? (Multiple responses accepted)

QL4: Who manages the property/properties for each of the following in the \_\_\_\_\_ area? (One response per property accepted)

# Termination of Tenancy Notices

Actual Number of No-Fault Evictions Reported

	Total	SFD/ Duplex	3+ Units
Base: Total Number of Units	157	117	40
Removal from rental market	17	10	7
Demolition of property	12	6	6
Substantial rehabilitation	22	10	12
Government order	9	4	5
Owner or family move-in	15	7	8

# Eviction Process

Actual Number Provided for No-Fault Evictions

	Total	SFD/ Duplex	3+ Units
Base:# of No-Fault Eviction Units	34	20	14
Cash for Keys	10	5	5
Assistance in locating to another rental unit	7	4	3
Moving assistance (physical)	5	3	2
Relocation assistance (financial)	13	8	5
Other	0	0	0
None of the Above	10	6	4

QL6: Have delivered any termination of tenancy notices in the \_\_\_\_\_ area in the past three months for any of the following no-fault evictions?

QL7: Did you provide tenants with any of the following? (multiple responses accepted)

# Number of Residents Affected by No-Fault Eviction

## Actual Number of Residents Affected

	Total	SFD/ Duplex	3+ Units
<b>Removal from rental market</b>			
Number of Units Removed	17	10	7
Number of Residents Affected	111	50	61
<b>Demolition of property</b>			
Number of Units Removed	12	6	6
Number of Residents Affected	80	29	51
<b>Substantial rehabilitation</b>			
Number of Units Removed	22	10	12
Number of Residents Affected	125	46	79
<b>Government order</b>			
Number of Units Removed	9	4	5
Number of Residents Affected	15	10	5
<b>Owner or family move-in</b>			
Number of Units Removed	15	7	8
Number of Residents Affected	74	35	39

QL6: If yes, how many residents were affected?

# Awareness of State Law AB1482

	Total	SFD Owner Managed	3+ Units
Base:	89	44	34
Yes	65%	59%	86%
No	35%	41%	14%

QL8: Are you aware that as a landlord of any type of property, you must provide specific notification about State Law AB1482? (Landlord respondents can be both SFD Owner Managed and Own 3+ Units)



# Membership

	Total	91902	91910	91911	91913	91914	91915
Base:	89	6	55	32	11	8	4
California Apartment Association (CAA)	11%	33%	15%	6%			
Pacific Southwest Association of REALTORS (PSAR)	9%	17%	7%	9%		13%	50%
San Diego Association of REALTORS (SDAR)	9%	33%	4%	9%		13%	25%
Southern California Rental Housing Association (SDRHA)	10%	17%	7%	25%			
Other	4%		5%	6%			