

To better serve our organization, an online membership survey was conducted for approximately two weeks in late March to early April. Data are summarized for January through March of 2022, unless noted otherwise.

## Top Stats

**2%**  
Vacancy Rate<sup>a</sup>

Long-term Rentals Lost to Conversion Since April 2020<sup>b</sup>: **7%**

**11,698**  
Units in Survey

## Paying Rent; Termination Notices

The vast majority of tenant households were able to pay full rent in the first quarter of 2022. Few received some kind of rental assistance, such as Section 8, pandemic-related funds, or from charitable organizations.

Tenant Households Unable to Pay Full Rent: **3%**  
Tenant Households Receiving Rental Assistance: **6%**

Very few tenant households (1%) received For-Cause termination notices, and of those, more than half (62%) of tenants were able to cure their notices. Exceedingly few tenants (0.5%) received No-Cause termination notices.

For-Cause Termination Notice Rate: **1%**  
For-Cause Notice *Tenant Cure* Rate: **62%**  
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No-Cause Termination Notice Rate: **<1%**

## Survey Size

Total Responses  
**243**

Owners Represented<sup>c</sup>  
**2,286**

Response Rate  
**6%**

Notes on methods: All responses were kept completely anonymous, including email addresses. One response was removed because it was clearly a duplicate. Data were validated for internal logic. Data were only changed when numeric consistency was required; for example, if a response to the number of vacant units was “five,” the value was changed to “5.”

<sup>a</sup> this is aggregated across all units and calculated as total vacancies/total units; calculating individual vacancy rates and averaging them generates non-normally distributed data which should not in turn be used for means, medians, etc.

<sup>b</sup> units owned or managed that have been sold, converted to short-term rentals, or otherwise removed from use as long-term rentals

<sup>c</sup> calculated as number of self-managing owners + clients represented by property managers (151 + 2,135 = 2,286)

## ORHA Member Survey Results, March 2022, Part 2 of 2

### Property Types, Member Demographics, & Future Legislative Concepts

The following is a series of charts summarizing three additional categories of survey data that were collected: (a) the types and condition of properties owned/managed by members, (b) member demographics, and (c) member suggestions for future legislative concepts.

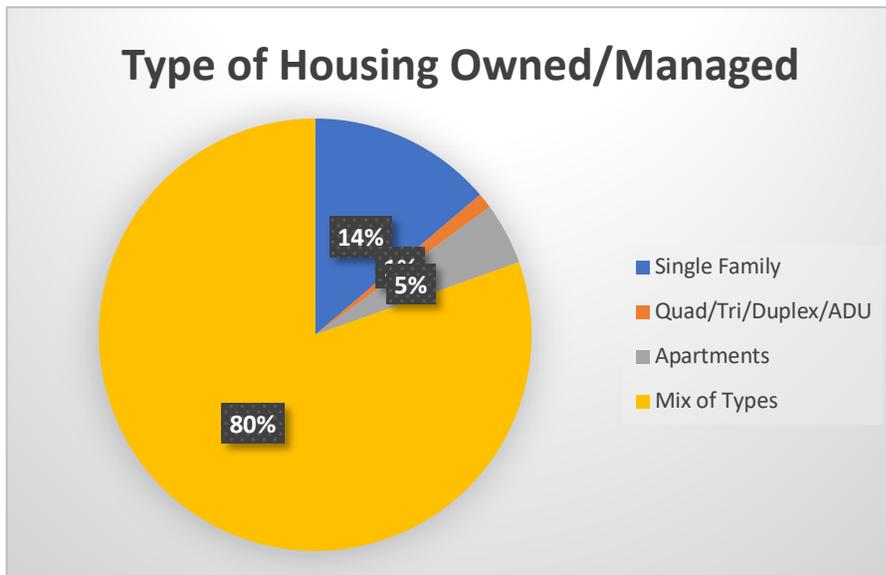
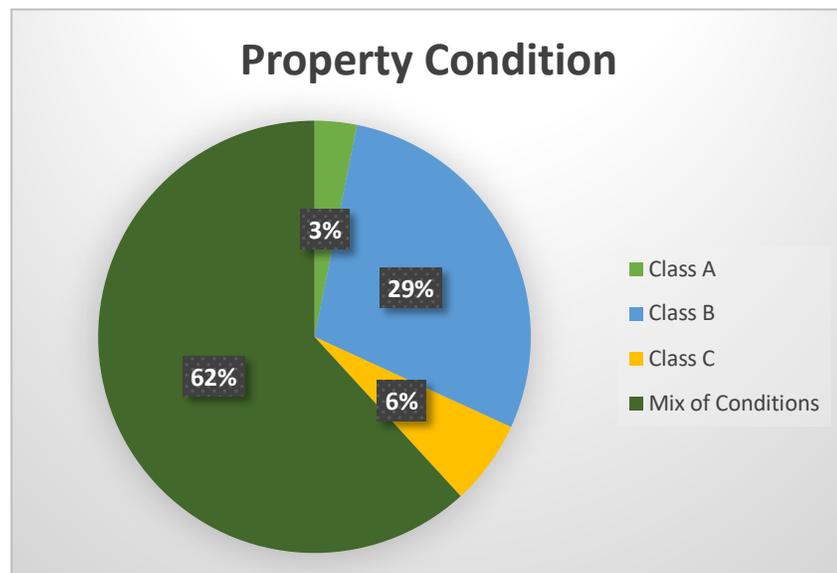


Figure 1. The vast majority (80%) of ORHA members own or manage a variety of rentals, and do not specialize in only one category of housing. However, of the single-category operators, single-family units dominated.

Figure 2. Nearly two-thirds of ORHA members own or manage properties across multiple condition classes. However, of the single-class operators, Class B units dominated.



### WHAT ROLES DO ORHA MEMBERS FILL?

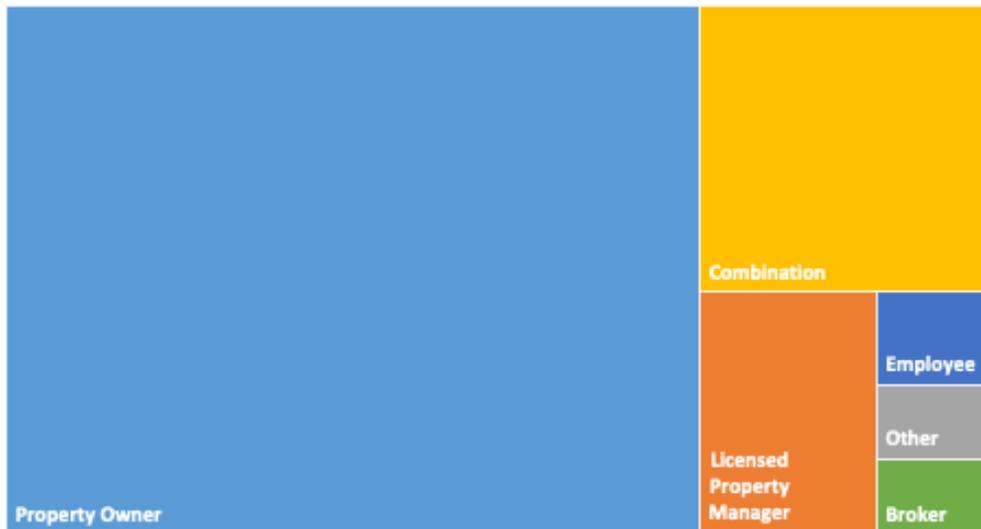


Figure 3. Composition of ORHA membership by role in the rental industry. Members overwhelmingly identified themselves as Property Owners (70%), followed by a Combination of Roles (16%) and Licensed Property Manager (8%).

### WHO MANAGES THE RENTALS IN ORHA?



Figure 4. Proportion of day-to-day rental management duties by job title. Day-to-day duties are handled by approximately one-third each of: Licensed Property Managers, a Combination of Roles, and Owners/Brokers. Although most members are Property Owners (Figure 3), Licensed Property Managers tend to handle more units per capita than other groups, giving them the largest role in day-to-day operations in ORHA.

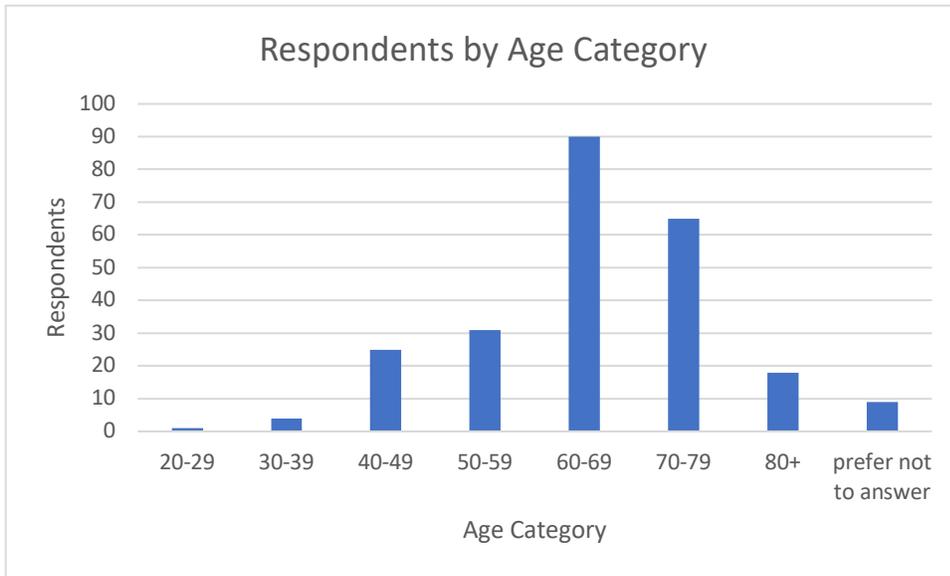
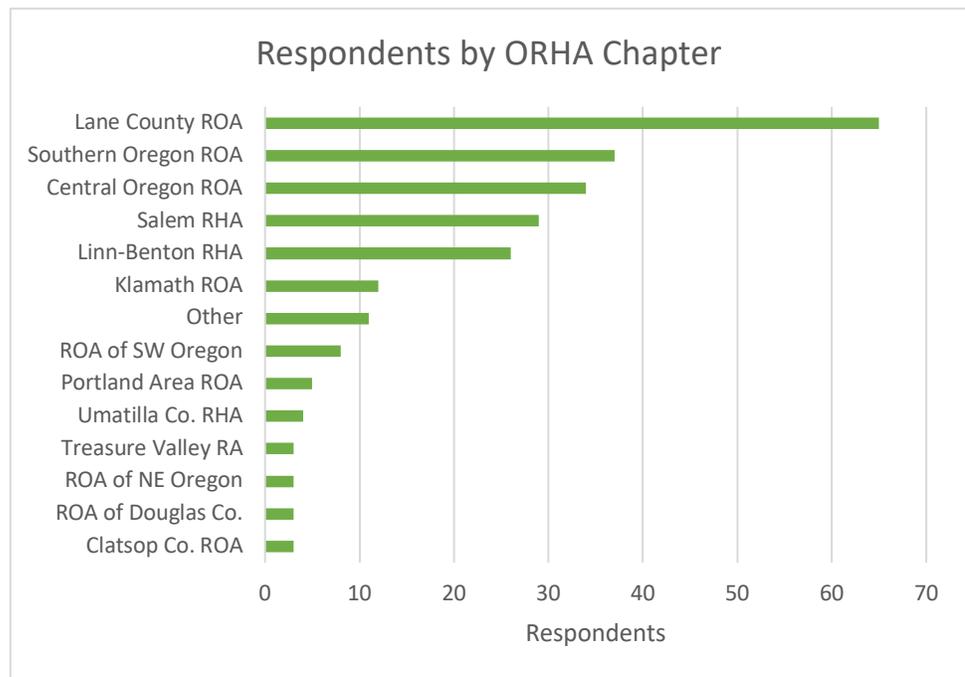


Figure 5. Age distribution of survey respondents by decade. Members in their 60's were the largest group at 37%. Respondents between the ages of 50 and 79 dominate ORHA's demographics, and represent 77% of all members.

Figure 6. Geographic distribution of survey respondents. Responses were received from throughout ORHA's Chapters. The response distribution roughly mirrored the size distribution of ORHA's Chapters, indicating that a similar proportion of responses were received from all Chapters across the State. The similar response rate suggests the survey is reasonably representative of ORHA as a whole.



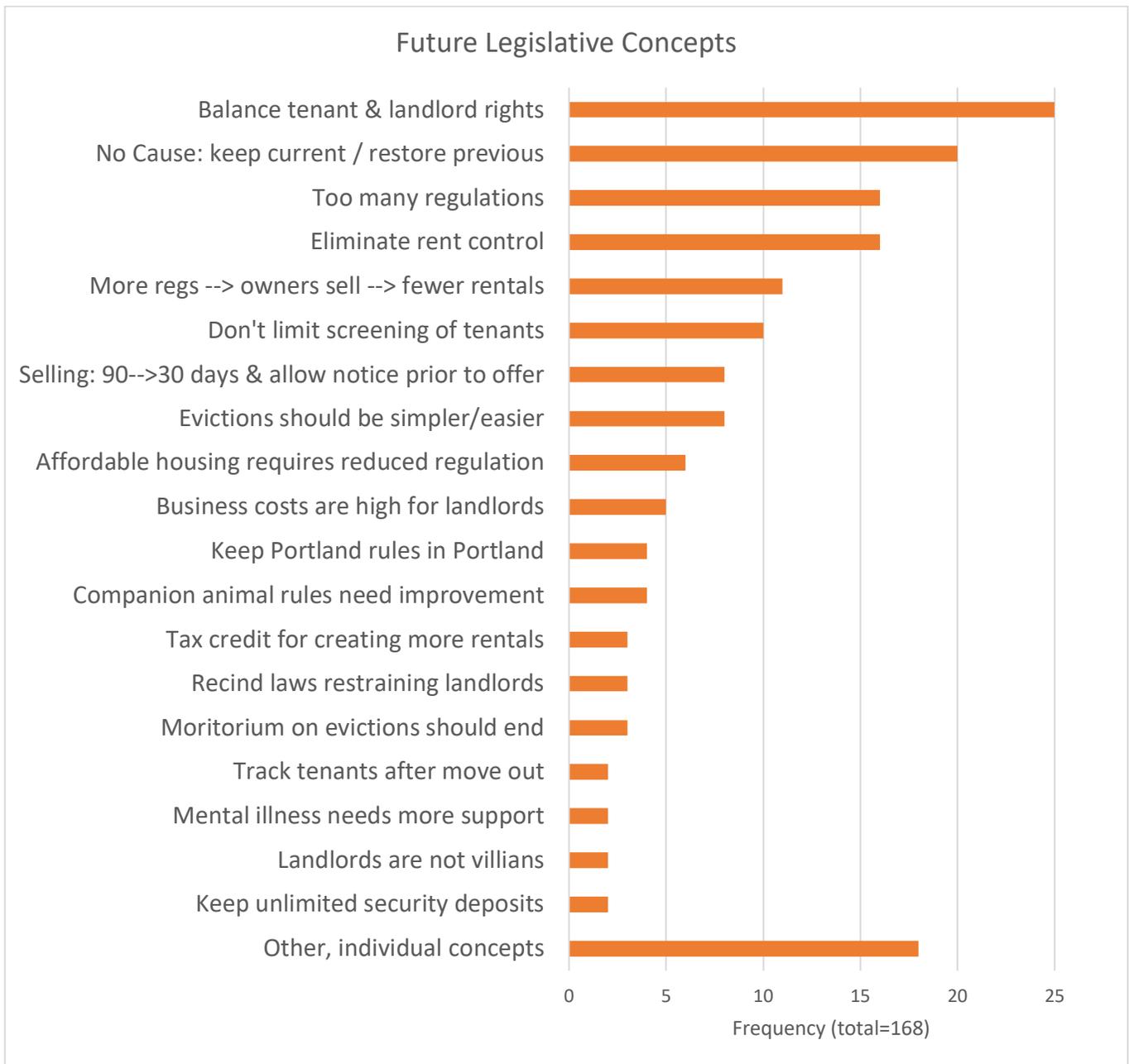


Figure 7. Legislative concepts put forward by survey respondents. A total of 168 concepts were submitted by 132 respondents; some respondents submitted more than one concept. Submissions were dominated by concerns about recent, excessive and unfair legislation, and the negative effects it will have on the rental industry, particularly the loss of long-term rentals to conversion to short-term rentals or owner-occupied homes. A clear majority of submissions by individual respondents were mirrored by others, as can be seen in the chart. However, 18 of the concepts put forward were unique, and they carry as much merit as those that were repeated by others. All concepts submitted will be reviewed by ORHA’s Legislative Director for potential inclusion in ORHA’s legislative efforts. Notes on methods: Submitted concepts were individually reviewed and condensed to their essential meaning; concepts with similar meanings were then grouped together to generate Fig 7.