

1250 Connecticut Avenue NW, Suite 530
Washington, DC 20036
(202) 234-5570

Interviews: 600 voters in the City of Los Angeles
Dates: April 3 - 7, 2024

FINAL

Study #14722A
LABC Affordable Housing Survey
April 2024

Please note: all results are shown as percentages unless otherwise stated.

GENDER. Record respondent's gender.

Male	48
Female	51
Non-binary/other ...	1

MEDIAT. Does anyone in this household work for a radio station, a television station, a newspaper, an advertising agency, a market research firm, or as an active political campaign worker?

No	100	
Yes.....	-	(TERMINATE)
Not sure.....	-	(TERMINATE)

QS1. Are you currently registered to vote here in the City of Los Angeles?

Yes, registered	100	
No, not registered.....	-	(TERMINATE)
Not sure	-	(TERMINATE)

QAGE. For statistical purposes only and to ensure that we have a representative sample, in what year were you born?

18-24.....	11
25-29.....	8
30-34.....	11
35-39.....	11
40-44.....	9
45-49.....	6
50-54.....	7
55-59.....	7
60-64.....	8
65-69.....	6
70-74.....	4
75 or older.....	12

RACETH. Again, for statistical purposes only, are you of Hispanic, Latino, or Spanish origin? And to ensure we have a representative sample, what is your race—white, Black or African American, Asian, or something else? How would you describe your race?

American Indian or Native American	-
Asian or Asian American	11
Black or African American	10
Hispanic	37
Native Hawaiian or Pacific Islander	-
White	40
Another race.....	1
Not sure/refused.....	1

PARTY REGISTRATION FROM FILE	
Democrat	57
Republican.....	14
No party	21
Other.....	8

Q1. Please tell me how satisfied you are with the quality of life in Los Angeles overall--very satisfied, somewhat satisfied, somewhat dissatisfied, or very dissatisfied?

Very satisfied.....	12
Somewhat satisfied	45
Somewhat dissatisfied.....	23
Very dissatisfied	19
Not sure.....	1
Total Satisfied	57
Total Dissatisfied	42

Q2. And how satisfied are you with the quality of life in your neighborhood--very satisfied, somewhat satisfied, somewhat dissatisfied, or very dissatisfied?

Very satisfied.....	26
Somewhat satisfied	45
Somewhat dissatisfied.....	18
Very dissatisfied	10
Not sure.....	1
Total Satisfied	71
Total Dissatisfied	29



Q3. Now you will see a list of some issues facing the City of Los Angeles. For each one, please indicate whether you think it is a very serious problem, a serious problem, somewhat of a problem, or not a problem at all.

RANKED BY HIGHEST PERCENTAGE – TOTAL SERIOUS PROBLEM

	Total Serious Problem	Total Not a Serious Problem	Very serious problem	Serious problem	Somewhat of a problem	Not at all a problem	Not sure
Homelessness	93	7	72	21	5	1	1
Housing affordability	87	11	66	21	7	4	2
Traffic congestion*	76	23	50	26	19	4	1
Public safety	58	41	35	23	33	8	1
Taxes	55	42	32	23	26	16	3
Jobs and economic development*	46	50	23	23	34	16	4
Immigration**	44	49	30	15	22	27	7
Quality of public schools**	42	38	19	22	28	10	20
Air quality*	42	58	22	19	43	15	-
Availability of parks and open space**	31	67	13	19	30	37	2

* Asked of one-half the respondents (FORM A).
** Asked of one-half the respondents (FORM B).

Q4. Now you will see a list of some specific aspects of your neighborhood. For each one, please indicate whether you are very satisfied, somewhat satisfied, somewhat dissatisfied, or very dissatisfied with that aspect of your neighborhood.

RANKED BY HIGHEST PERCENTAGE – TOTAL SATISFIED

	Total Satisfied	Total Dissatisfied	Very satisfied	Somewhat satisfied	Somewhat dissatisfied	Very dissatisfied	Not sure
Accessibility of grocery stores and other essential stores	87	12	54	33	7	5	1
Accessibility of parks and other public spaces	71	27	30	41	17	11	1
Access to transportation options	65	30	26	39	17	13	5
Safety and security	55	44	17	38	24	20	1
Affordability of housing	21	76	4	17	23	54	3

Q5. How easy or difficult do you think it is for (INSERT ITEM) to afford housing in the City of Los Angeles--very easy, somewhat easy, somewhat difficult, or very difficult?

RANKED BY HIGHEST PERCENTAGE – TOTAL EASY

	Total Easy	Total Difficult	Very easy	Somewhat easy	Somewhat difficult	Very difficult	Not sure
You personally	26	70	11	16	30	41	3
Public service workers, like teachers and firefighters	16	75	4	12	34	41	9
Senior citizens age sixty-five and over...	9	83	1	8	23	60	8
Middle-income families	9	87	1	8	39	49	4
Young people under age thirty	5	93	-	4	22	71	3
Families with young children	4	89	2	3	22	67	7
Workers earning minimum wage	3	96	1	2	10	85	1



Due to rounding, not all tables will add to 100. When totaled responses differ from individual responses, totaled responses are more precise.

Q6ABTH. Have you given any consideration to moving out of the City of Los Angeles because of the rising costs of housing? And have you given serious consideration or some consideration to moving out of the City of Los Angeles?

Yes--I have given serious consideration to this	35
Yes--I have given some consideration to this ...	25
No, I have not considered this	38
Not sure	2
Total Have Given Consideration	60

Q7A. Do you rent or own your current residence?

Rent	59
Own	33
Other/live temporarily with family members or friends.....	7
Not sure/refused	1

(ASK OF RESPONDENTS WHO SAY THEY RENT IN Q7a.)

Q7B. Do you live in a house, a townhome, an apartment, or an A-D-U, which is a small house or apartment on the same lot as a larger home?

House.....	21
Townhome	7
Apartment.....	66
ADU	5
Not sure/refused....	1

(ASK OF RESPONDENTS WHO SAY THEY OWN IN Q7a.)

Q7C. Do you live in a house, a townhome, a condominium, or an A-D-U, which is a small house or apartment on the same lot as a larger home?

House.....	78
Townhome	6
Condominium.....	10
ADU	4
Not sure/refused....	1

Q8A. Approximately what percentage of your total household monthly income would you say you spend on your rent or mortgage payment?

20% or less.....	13
21% to 30%	16
31% to 40%	16
41% to 50%	15
More than 50%	20
I do not have a mortgage/mortgage is paid off in full	12
I am not sure.....	8



Due to rounding, not all tables will add to 100. When totaled responses differ from individual responses, totaled responses are more precise.

(ASK ONLY OF RESPONDENTS WHO SAY "I AM NOT SURE" IN Q8a.)

Q8B. Do you think you spend more than 30% of your total household monthly income or less than [PHONE: thirty percent / ONLINE: 30%] of your total household monthly income on your rent or mortgage?

More than 30%	33
Less than 30%.....	12
I am not sure.....	55

(ASK OF RESPONDENTS WHO SAY THEY RENT IN Q7a.)

Q9. Which better describes you: (A) I would like to own a home or residence of some kind in the Los Angeles area in the future, or (B) I would prefer to remain a renter and I am not interested in owning a home or residence in the Los Angeles area in the future?

Would like to own a home or residence in the future	74
Would prefer to remain a renter and not interested in owning a home or residence	23
Not sure.....	3

Q10ABTH. Please indicate which of the following two statements about housing you agree with more: (A) The lack of affordable housing in Los Angeles is now so serious that state government should assume a bigger role and require local communities to build more housing in their areas or be penalized, OR (B) Decisions about building more housing in Los Angeles should remain in the hands of local officials.

[A] The lack of affordable housing in Los Angeles is now so serious that state government should assume a bigger role an	56
[B] Decisions about building more housing in Los Angeles should remain in the hands of local officials.....	32
Neither/Both.....	6
Not sure	6

Q11ABTH. You will see two statements about housing construction in the City of Los Angeles, and please indicate which one comes closer to your point of view: (A) The City SHOULD substantially increase the number of new housing units to address the lack of accessible and affordable housing, OR (B) The City should NOT substantially increase the number of new housing units because it will worsen LA's population and traffic problems.

[A] The City SHOULD substantially increase the number of new housing units	61
[B] The City should NOT substantially increase the number of new housing units	32
Neither	3
Not sure	4

Q12ABTH. Which do you think is more likely to happen if new housing is built in your neighborhood-- (A) it will make your neighborhood more affordable for current residents and other people to live in OR (B) it will drive up the cost of housing for everyone and push out current residents who can no longer afford to live here?

[A] It will make neighborhood more affordable for people to live in	40
[B] It will drive up the cost of housing and push residents out	49
Neither.....	4
Not sure.....	7



Due to rounding, not all tables will add to 100. When totaled responses differ from individual responses, totaled responses are more precise.

Q13. Here are different types of rental housing that could be developed in your neighborhood. For each one, please indicate whether you would strongly favor, somewhat favor, somewhat oppose or strongly oppose building this type of rental housing in your neighborhood.

RANKED BY HIGHEST PERCENTAGE – TOTAL FAVOR

	Total Favor	Total Oppose	Strongly favor	Somewhat favor	Somewhat oppose	Strongly oppose	Not sure
Housing for low-income seniors over the age of 65*	90	10	62	27	6	4	-
Housing for veterans**	87	9	60	27	5	5	4
Affordable housing*	85	14	70	15	4	9	1
Housing for public service workers, like teachers or firefighters*	85	12	53	31	6	7	3
Housing for low-income families with children..	81	18	52	29	7	11	1
Affordable housing, which is defined as housing for individuals and families whose income falls within a specific range that is mostly at or below the median income for the area.**	80	17	48	32	7	10	3
Long-term housing with services for homeless people**	63	36	31	32	15	21	1

* Asked of one-half the respondents (FORM A).
** Asked of one-half the respondents (FORM B).

Q14A. Historically, building affordable housing in Los Angeles has been expensive and time consuming. In an effort to drive costs down and speed up housing development, City leaders in 2022 temporarily approved a new process to fast-track permits for temporary shelters and affordable rental housing projects. Do you strongly favor, somewhat favor, somewhat oppose, or strongly oppose the Los Angeles City Council making the fast-track process for temporary shelters and affordable rental housing projects, known as Executive Directive One, permanent?

Strongly favor.....	39
Somewhat favor.....	29
Somewhat oppose.....	10
Strongly oppose.....	14
Not sure.....	7
Total Favor	69
Total Oppose	24

Q14B. And do you strongly favor, somewhat favor, somewhat oppose, or strongly oppose the Los Angeles City Council expanding the fast-track process to include projects to build apartments for middle-income residents--such as nurses, teachers and firefighters--whose incomes are too high to qualify for affordable housing?

Strongly favor.....	49
Somewhat favor.....	26
Somewhat oppose.....	9
Strongly oppose.....	11
Not sure.....	4
Total Favor	76
Total Oppose	20



Due to rounding, not all tables will add to 100. When totaled responses differ from individual responses, totaled responses are more precise.

Q15A. Do you strongly favor, somewhat favor, somewhat oppose, or strongly oppose building affordable rental housing for people with low to moderate incomes (INSERT ITEM)?

RANKED BY HIGHEST PERCENTAGE – TOTAL FAVOR

	Total Favor	Total Oppose	Strongly favor	Somewhat favor	Somewhat oppose	Strongly oppose	Not sure
In low-income neighborhoods.....	84	13	56	28	5	8	3
Near job centers	83	11	58	25	5	6	6
Along transportation corridors.....	80	14	50	30	7	7	6
In your neighborhood.....	77	21	48	29	8	13	2
In high-income neighborhoods	65	29	39	26	13	16	5

Q15B. Do you strongly favor, somewhat favor, somewhat oppose, or strongly oppose building affordable apartments for people with low to moderate incomes in neighborhoods currently zoned for single-family homes?

Strongly favor.....	39
Somewhat favor	28
Somewhat oppose	12
Strongly oppose	19
Not sure	4
Total Favor	66
Total Oppose	30

(ASK OF RESPONDENTS WHO SAY THEY OWN IN Q7a.)

Q16A. Do you believe that more affordable rental housing being built in your neighborhood for people with low to moderate incomes will reduce the value of your home, increase the value of your home, or have no effect?

Reduce the value	56
Increase the value.....	8
Have no effect.....	30
Not sure.....	6

(ASK OF RESPONDENTS WHO SAY THEY RENT IN Q7a.)

Q16B. To what extent do you think that building more affordable rental housing for people with low to moderate incomes in your neighborhood will impact how much you pay for rent? Do you believe building these additional rental units will reduce the amount that you pay for rent, increase the amount that you pay for rent, or have no effect?

Reduce amount pay for rent.....	22
Increase amount pay for rent	26
Have no effect.....	44
Not sure.....	7

Q17. Here are some proposals for making rental housing more affordable in Los Angeles, and please indicate whether you strongly favor, somewhat favor, somewhat oppose, or strongly oppose each proposal.

RANKED BY HIGHEST PERCENTAGE – TOTAL FAVOR

	Total Favor	Total Oppose	Strongly favor	Somewhat favor	Somewhat oppose	Strongly oppose	Not sure
Speed up the approval for new apartment buildings that include some affordable housing as long as they are located near public transit or on underutilized land in high-density, urban areas.	81	15	51	30	6	9	4
Guarantee approval for new apartment projects that dedicate twenty percent of the units for low-income residents.	77	21	46	31	8	13	2
Change the law to make it possible to build larger apartment and retail buildings with greater densities along major transportation corridors and in commercial areas.	73	23	39	34	10	13	4
Allow new apartments to be built in neighborhoods that currently only have single-family homes.	56	41	30	26	17	24	3
Allow single-family homes to be replaced with a duplex, triplex, or fourplex rental units.	53	43	27	25	15	28	4

Factuals: Now I am going to ask you a few questions for statistical purposes only.

F1. Have you experienced the following in the past five years, or not?

RANKED BY HIGHEST PERCENTAGE – YES, I HAVE EXPERIENCED

	Yes, I have experienced	No, I have not experienced	Not sure
Had to find additional sources of income to afford housing.	42	58	1
Added new roommates or renters to cover the cost of housing.	22	78	1
Fallen behind on your rent or mortgage payment.	21	78	1
Had to move because of a rent increase.	17	82	-
Homelessness, including having to live for a time in a car or truck.	6	93	1
Been evicted or lost your housing.	5	94	1



Due to rounding, not all tables will add to 100. When totaled responses differ from individual responses, totaled responses are more precise.

QSEDU. What is the last grade of school or level of education you completed? As a reminder, your answer is completely confidential and is being used for statistical purposes only. With that in mind, would you tell me the last grade you completed in school?

Did not graduate high school	4
High school graduate	15
Vocational training/technical school	4
Some college, no degree	18
2-year college/associate degree	10
4-year college/bachelor's degree	31
Master's, PhD, or professional degree [MD, law, MBA]	18
Not sure/refused	1

QIDEOL. In terms of your views on political issues, would you describe yourself as very liberal, somewhat liberal, moderate, somewhat conservative, or very conservative?

Very liberal	22
Somewhat liberal.....	22
Moderate	27
Somewhat conservative	15
Very conservative.....	7
Not sure.....	7

QF2. How many adults live in your home, including yourself?

One	24
Two	45
Three.....	16
Four.....	8
Five or more.....	6
Not sure.....	1

QF3TH. For statistical purposes only, would you please tell me whether your total household income for last year was more than or less than \$75,000? Would you say that your total household income was more than or less than \$100,000? Would you say that your total household income was more than or less than \$50,000?

More than \$100,000	32
\$75,000-\$100,000	10
\$50,000-\$75,000	17
Less than \$50,000	28
Not sure	13



Due to rounding, not all tables will add to 100. When totaled responses differ from individual responses, totaled responses are more precise.