



CITY OF LOS ANGELES HOUSING ISSUES SURVEY
320-911 WT
N=803
MARGIN OF SAMPLING ERROR ±4.0% (95% CONFIDENCE LEVEL)
A/B SPLIT SAMPLE
CONSULTANT EXECUTION DRAFT. NOT FOR PUBLICATION. CA GOV'T CODE 6254.

Hello, I'm _____ from an independent opinion research company. **(IF RESPONDENT REPLIES IN SPANISH, FOLLOW THE PROCEDURE FOR HANDING OFF TO A SPANISH-SPEAKING INTERVIEWER.)** I am not trying to sell you anything or ask for a donation of any kind. We are conducting a public opinion survey about issues that may concern residents in the City of Los Angeles. All responses to the survey are strictly confidential and you will not be identified in any way. May I please speak to _____? **(YOU MUST SPEAK TO THE NAME LISTED. VERIFY THE PERSON LIVES AT THE ADDRESS LISTED, OTHERWISE TERMINATE.) (IF NOT AVAILABLE, ASK WHEN IT WOULD BE CONVENIENT TO CALL AGAIN.)**

(ONLY ASKED ON TELEPHONE)

A. Before we begin, I need to know if I have reached you on a cell phone, and if so, are you in a place where you can talk safely without endangering yourself or others?

- Yes, cell and can talk safely ----- 68%
- Yes, cell but cannot talk safely----- **TERMINATE**
- No, not on cell----- 32%
- (DON'T READ) DK/NA/REFUSED----- TERMINATE**

B. And, do you currently live in the City of Los Angeles?

- Yes ----- 100%
- No----- **TERMINATE**
- (DON'T READ) DK/NA/REFUSED ----- TERMINATE**

C. Which zip code do you live in? **(DO NOT READ OPTIONS) (TERMINATE IF REFUSED TO STATE, DON'T KNOW OR NOT ONE OF THE CITY OF LOS ANGELES ZIP CODES)**

THE FOLLOWING QUESTIONS ARE JUST TO MAKE SURE EVERYONE IS REPRESENTED.

1. To make sure everyone is represented in this survey, please tell me with which racial and/or ethnic category you most identify yourself: Latino or Latina, African American or Black, White or Caucasian, Asian or Pacific Islander, or some other ethnic or racial group?

- Latino/Latina ----- 45%
- African American/Black-----9%
- White/Caucasian ----- 29%
- Asian or Pacific Islander ----- 10%
- Other group **(PLEASE SPECIFY_____)** -----4%
- (DON'T READ) Prefer not to answer -----3%**

2. And again, just to make sure that everyone is represented in this survey, can you please tell me in what year you were born?

2002-1996 (18-24)	-----9%
1995-1991 (25-29)	-----12%
1990-1986 (30-34)	-----14%
1985-1981 (35-39)	-----9%
1980-1976 (40-44)	-----8%
1975-1971 (45-49)	-----7%
1970-1966 (50-54)	-----8%
1965-1961 (55-59)	-----8%
1960-1956 (60-64)	-----6%
1955-1946 (65-74)	-----8%
1945 or earlier (75 & over)	-----6%
(DON'T READ Prefer not to say	-----3%

3. What is your gender? Are you (ROTATE) [] male, [] female or non-binary?

Male	-----49%
Female	-----49%
Non-binary	-----1%
(DON'T READ) Prefer not to say	-----1%

NOW, THE FOLLOWING QUESTIONS ARE ABOUT ISSUES FACING CITY OF LOS ANGELES RESIDENTS.

4. Next, I would like to ask you about some of the issues facing the City of Los Angeles. Thinking of all the priorities that City government needs to address, how would you rate each of the following issues as priorities? Please use a scale from 0 to 10 where 0 means it should not be a priority at all and 10 means it should be the absolute top priority. You can choose any number from 0 to 10. (RANDOMIZE)

	<u>MEAN</u>	NOT A PRIORITY										TOP PRIORITY		<u>(DK)</u>
		<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>		
[]a. Increasing the supply of housing overall	7.7	3%	1%	2%	2%	3%	10%	6%	8%	13%	9%	42%	1%	
[]b. Increasing the supply of affordable housing	8.3	4%	2%	1%	1%	2%	7%	3%	5%	9%	8%	58%	1%	
[]c. Protecting tenants' rights	8.1	2%	2%	1%	2%	3%	8%	3%	9%	12%	6%	50%	1%	

The State of California has recently strengthened its requirements for cities to plan for more housing, including more affordable housing, in a manner that promotes neighborhoods with equal housing opportunity for all individuals. With these new requirements from the state, the City of Los Angeles is required to develop a plan for the creation of over 450,000 new housing units over the next 8 years. The next questions are about how you think the City should plan for more housing to achieve those goals.

5. Which of the following do you personally believe is the housing type most needed in the City of Los Angeles? Is it **(ROTATE TOP-TO-BOTTOM)** single-family homes, small apartment or condominium buildings with less than ten units, medium-sized apartment or condominium buildings with 10 to 50 units, or large apartment or condominium buildings of more than 50 units? **(IF “DON’T KNOW/NA” ON FIRST CHOICE, SKIP SECOND CHOICE QUESTION AND CODE “DK” FOR SECOND CHOICE.) (IF SAYS “NONE” IN FIRST CHOICE, CODE “NONE” IN SECOND CHOICE.) (IF UNWILLING TO CHOOSE, BUT SAYS “ALL”, CODE “ALL” IN FIRST AND “NO ANSWER” IN SECOND.)**

And which of the remaining three housing types would be your choice for the second-most needed housing type in the City of Los Angeles? **(READ THE REMAINING CHOICES IF ASKED BY RESPONDENT)**

	<u>1st</u> <u>CHOICE</u>	<u>2ND</u> <u>CHOICE</u>
Single-family homes-----	23%	15%
Small apartment buildings-----	15%	21%
Medium-sized apartment buildings-----	27%	23%
Larger apartment buildings-----	12%	11%
(DON’T READ) None -----	2%	20%
(DON’T READ) All -----	15%	2%
(DON’T READ) DK/NA -----	6%	7%

6. If you knew that medium and large apartment buildings could support more affordable housing units and that single-family homes and small apartment buildings would not be likely to include affordable units, which would be your first choice? Is it **(ROTATE TOP-TO-BOTTOM)** single-family homes, small apartment or condominium buildings with less than ten units, medium-sized apartment or condominium buildings with 10 to 50 units, or large apartment or condominium buildings of more than 50 units?

Single-family homes-----	14%
Small apartment buildings-----	12%
Medium-sized apartment buildings-----	35%
Larger apartment buildings-----	26%
(DON’T READ) None -----	3%
(DON’T READ) All -----	5%
(DON’T READ) DK/NA -----	5%

(RESUME ASKING ALL RESPONDENTS)

7. Next, I am now going to mention a list of policies that the City of Los Angeles could include as part of its plan for more housing and equal housing opportunity. Knowing that not all actions can be taken at once, for each one, please tell me how much of a priority you think it should be to include that policy in the plan: is it an extremely high priority, a major priority, minor priority or not much of a priority at all? (RANDOMIZE)

	<u>EXT HIGH PRIOR</u>	<u>MAJOR PRIOR</u>	<u>MINOR PRIOR</u>	<u>NOT MUCH A PRIOR</u>	<u>(DON'T READ) DK/NA</u>	<u>EXT HIGH/ MAJOR</u>
[]a. Promoting more affordable rental housing -----	45%	32%	15%	7%	2%	77%
[]b. Promoting more affordable means of homeownership and support for first-time homeowners -----	45%	30%	17%	6%	1%	76%
[]c. Establishing incentives for the creation of more affordable housing for seniors and individuals with disabilities -----	43%	33%	17%	5%	3%	75%
[]d. Creating new sources of funding to build affordable housing -----	41%	31%	14%	10%	4%	72%
[]e. Reducing regulations to help housing get built faster and at a lower cost -----	31%	27%	22%	16%	5%	58%
[]f. Encouraging the building of more housing in areas near public transit, with more job opportunities, high-performing schools, parks, and other amenities -----	41%	35%	15%	6%	3%	76%
[]g. Providing all renters facing eviction the right to a lawyer to assist them, which would be free of charge to all low-income residents -----	35%	27%	20%	15%	3%	62%
[]h. Giving tenants and community organizations the opportunity to purchase apartment buildings if they go up for sale -----	28%	31%	25%	11%	5%	60%
[]i. Allowing small-scale duplexes, triplexes and fourplexes in areas currently set-aside for single-family homes -----	24%	29%	26%	15%	6%	53%
[]j. Charging a fee to owners of homes that are vacant on a long-term basis to encourage them to be rented out -----	23%	23%	23%	27%	4%	46%
[]k. Planning for more affordable housing in areas of Los Angeles where housing is currently more expensive to increase opportunities to live in those areas -----	37%	27%	21%	13%	2%	64%

	<u>EXT HIGH PRIOR</u>	<u>MAJOR PRIOR</u>	<u>MINOR PRIOR</u>	<u>NOT A PRIOR</u>	<u>(DON'T READ) DK/NA</u>	<u>EXT HIGH/ MAJOR</u>
(ASK SPLIT SAMPLE A ONLY)						
[]l. Allowing apartment buildings and affordable housing in areas of the City that have mostly single-family homes <u>and are near public transportation, jobs, parks and high-performing schools</u> -----	33%	32%	17%	15%	4%	65%
[]m. Requiring all developers of new housing to contribute either affordable housing units or fees towards building affordable housing-----	44%	28%	16%	11%	1%	72%
[]n. Creating a website where people can apply to rent available affordable housing-----	47%	30%	14%	7%	3%	77%
[]o. Expanding the number of available shelters for people experiencing homelessness -----	53%	26%	10%	9%	2%	79%
[]p. Encouraging new housing designs, such as micro-units which have a one-room living space including seating, a bed, a bathroom, storage, and a kitchenette, and which are faster and less expensive to build and more affordable to rent or buy -----	29%	32%	23%	13%	3%	61%

(ASK SPLIT SAMPLE B ONLY)						
[]q. Allowing apartment buildings and affordable housing in areas of the City that have mostly single-family homes -----	20%	26%	29%	21%	4%	46%
[]r. Requiring all developers of new housing to ensure that the buildings include affordable housing units -----	45%	33%	11%	10%	2%	78%
[]s. Protecting tenants from housing that is unsafe and not fit for people to live in-----	54%	27%	13%	6%	0%	81%
[]t. Prioritizing the construction of supportive housing for people experiencing homelessness -----	43%	33%	13%	8%	3%	76%
[]u. Encouraging new approaches to housing construction such as a modular homes, which are built in a factory, brought to their location and then assembled by a builder, making it faster and less expensive to build and more affordable to rent or buy -----	28%	33%	24%	10%	5%	61%

(RESUME ASKING ALL RESPONDENTS)

8. Next, please tell me whether you agree or disagree with each of the following statements. **(IF AGREE/DISAGREE, ASK: “Is that strongly (AGREE/DISAGREE) or just somewhat?”)**
(RANDOMIZE)

	<u>STR</u> <u>AGREE</u>	<u>SMWT</u> <u>AGREE</u>	<u>SMWT</u> <u>DISAG</u>	<u>STR</u> <u>DISAG</u>	<u>(DK/NA)</u>	<u>TOTAL</u> <u>AGREE</u>	<u>TOTAL</u> <u>DISAG</u>
[]a. The City should continue its overall strategy of planning for more housing in areas close to jobs, transit and services-----	56%	33%	4%	4%	3%	89%	8%
[]b. Every neighborhood should have to include housing that supports people who have been experiencing homelessness-----	35%	28%	15%	19%	4%	63%	34%
[]c. I feel excluded from living in some neighborhoods in LA because of the cost of housing there-----	51%	24%	8%	13%	3%	76%	21%

(ASK SPLIT SAMPLE A ONLY)

[]d. The City’s housing strategy should ensure all areas of the City plan for and build their fair share of affordable housing, <u>including your neighborhood</u> -----	50%	30%	6%	11%	4%	79%	17%
[]e. Property owners should be able to tear down a single-family home and replace it with a small apartment building -----	20%	33%	17%	23%	8%	52%	40%

(ASK SPLIT SAMPLE B ONLY)

[]f. The City housing strategy should ensure all areas of the City plan for and build their fair share of affordable housing -----	53%	29%	6%	10%	3%	81%	16%
[]g. Property owners should be able to add up to four additional housing units on their own property-----	27%	34%	12%	17%	10%	61%	29%

(RESUME ASKING ALL RESPONDENTS)

9. Next, as you may know, some older apartment buildings are covered by rent control. If the owner of one of these buildings is considering replacing it with a newer building, which of the following do you think should be the City's policy? Please choose the one that comes closest to your opinion, even if it is hard to do so. (ROTATE)

- Allow rent-controlled apartment buildings to be replaced with new buildings that include more units of affordable housing, even if some tenants have to move -----43%
- OR
- Preserve existing rent-controlled apartment buildings so tenants do not have to move, even if it means less affordable housing overall -----45%
- (DON'T READ) Don't know-----12%

10. I am now going to mention some other pairs of opposing options related to affordable housing. After each pair of options you hear, please choose the one that comes closest to your opinion, even if it is hard to do so. Here is the first one... (ROTATE PAIRS AND ROTATE BETWEEN PAIRS)

[]a. (FIRST/NEXT) Would you rather:

- Allow new housing to be built in your neighborhood that is taller than existing buildings if it includes units affordable to lower-income households -----45%
- OR
- Require any new housing that is built in your neighborhood to be the same scale as existing housing, regardless of the amount of new affordable housing it includes -----47%
- (DON'T READ) Don't know-----7%

[]b. (FIRST/NEXT) Would you rather create affordable housing by:

- Putting requirements on and creating incentives for private housing developers to include affordable housing in any new buildings they build -----67%
- OR
- Raising new public funding through taxes and fees so the City can fund affordable housing -----24%
- (DON'T READ) Don't know-----9%

11. Next, I'm going to read you a list of facts about the amount of housing in the City of Los Angeles. For each one I mention, please tell me how concerned you are about that fact: extremely concerned, very concerned, somewhat concerned or not too concerned. (RANDOMIZE)

	<u>EXT CONC</u>	<u>VERY CONC</u>	<u>SMWT CONC</u>	<u>NOT TOO CONC</u>	<u>(DK/NA)</u>	<u>EXT/VERY</u>
[]a. Over 70 percent of the land in the City of LA that is used for housing is set aside for single-family homes only.-----	24%	21%	26%	23%	6%	45%
[]b. Over the last decade, approximately 1,000 units of affordable housing has been created each year for the hundreds of thousands of residents who struggle to afford the cost of housing.-----	32%	29%	23%	11%	6%	60%
[]c. Because of lack of housing, many Angelenos are moving further away from their jobs and driving long distances to work, which contributes to traffic and air pollution.-----	43%	27%	18%	9%	3%	70%
[]d. It costs about five hundred thousand dollars to build a unit of affordable housing in the City of Los Angeles.-----	34%	22%	22%	17%	6%	56%
[]e. If we do not increase the areas where housing can be built, the City will not be able to fully address the need for affordable housing.-----	35%	27%	22%	11%	5%	62%

(SPLIT SAMPLE A ONLY)

[]f. Housing production in the City of LA has declined each decade since the 1950s.-----	30%	27%	24%	13%	6%	57%
[]g. The LA region has the second-lowest rental vacancy rates of any metro area in the country, which makes finding affordable and adequate housing extremely difficult.-----	38%	28%	20%	9%	4%	66%
[]h. Over the last forty years, the City of LA ranks last of the top 25 cities in the U-S in terms of building enough housing to keep up with population growth since 1980.-----	35%	27%	22%	11%	5%	62%
[]i. Almost six-in-ten renters in LA struggle to afford the cost of rent.-----	50%	24%	17%	6%	3%	75%

(SPLIT SAMPLE B ONLY)

[]j. About 85 percent of the housing in the City of LA was built over 30 years ago.-----	22%	22%	24%	27%	4%	44%
[]k. Housing in LA is overcrowded. Our area has the highest number of adults per housing unit in the country.-----	36%	24%	23%	11%	5%	61%

	<u>EXT</u>	<u>VERY</u>	<u>SMWT</u>	<u>NOT</u>		
	<u>CONC</u>	<u>CONC</u>	<u>CONC</u>	<u>TOO</u>	<u>(DK/NA)</u>	<u>EXT/</u>
				<u>CONC</u>		<u>VERY</u>

(SPLIT SAMPLE B ONLY; CONTINUED)

[]l.	Historically in Los Angeles, where people could choose to live was restricted by race. Today, the official restrictions have been lifted but neighborhoods retain a pattern of racial segregation.-----	36%-----	23%-----	19%-----	18%-----	3%-----	59%
[]m.	The lack of affordable, adequate housing in the City of LA is a major cause of the homelessness crisis in our community.-----	45%-----	26%-----	14%-----	10%-----	4%-----	72%

(RESUME ASKING ALL RESPONDENTS)

12. Now that you have heard more, I'd like to ask you a question that you responded to earlier: thinking of all the priorities that City government needs to address, how would you rate each of the following as priorities? Please use a scale from 0 to 10 where 0 means it should not be a priority at all and 10 means it should be the absolute top priority. You can choose any number from 0 to 10. **(RANDOMIZE)**

	<u>MEAN</u>	<u>NOT A PRIORITY</u>										<u>TOP PRIORITY</u>		<u>(DK)</u>
		<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>		
[]a.	Increasing the supply of housing overall -----	7.9	4%--	2%--	1%--	2%--	2%	4%	5%	8%	18%	11%	41%	2%
[]b.	Increasing the supply of affordable housing -----	8.2	4%--	2%--	1%--	1%--	2%	5%	2%	7%	15%	11%	48%	1%
[]c.	Protecting tenants' rights-----	8.1	3%--	1%--	2%--	1%--	2%	6%	5%	8%	16%	10%	45%	1%

THESE ARE MY FINAL QUESTIONS. THEY ARE JUST FOR STATISTICAL PURPOSES.

13. Do you own your home or do you rent it?

Own-----38%
 Rent-----59%
(DON'T READ) DK/NA/Refused -----3%

14. Do you currently own residential property that you rent to other people? (IF YES, ASK: "Is your residential rental property located in the City of Los Angeles?") (IF RESPONDENT SAYS, THEY HAVE RESIDENTIAL RENTAL PROPERTY IN THE CITY OF LOS ANGELES AND ALSO ELSE WHERE, CODE 1 – YES, CITY OF LOS ANGELES) (IF THEY SAY NOT CITY OF LOS ANGELES, BUT SAY COUNTY OF LOS ANGELES OR ELSE WHERE, CODE 2 – NOT CITY OF LOS ANGELES)

Yes, City of Los Angeles ----- 10%
Yes, Not City of Los Angeles -----2%
No----- 86%
(DON'T READ) DK/NA/Refused -----2%

15. How many people live in your home, including yourself?

1 ----- 20%
2 ----- 37%
3 ----- 14%
4 ----- 14%
5 or more ----- 12%
(DON'T READ) DK/NA/Refused -----3%

16. Thinking about your personal financial situation over the next few months, do you feel confident or uneasy you will be able to meet the cost of (IF RENT: "rent") (IF OWN: "your mortgage") (IF DK/NA: "housing")? If the question does not apply to you, you can tell me that instead. (IF CONFIDENT/UNEASY, ASK: "Is that very (CONFIDENT/UNEASY) or just somewhat?")

Very confident----- 39%
Somewhat confident----- 26%
Somewhat uneasy ----- 14%
Very uneasy ----- 14%
Does not apply/no answer ----- 8%

17. I don't need to know the exact amount, but I am going to read you some categories for household income. Please stop me when I have read the category including what you think the total combined income for all the people in your household will be before taxes in 2020?

\$25,000 and under ----- 10%
\$25,001 - \$50,000----- 14%
\$50,001 - \$75,000----- 21%
\$75,001 - \$100,000 ----- 18%
\$100,001 - \$150,000----- 13%
More than \$150,000 ----- 12%
(DON'T READ) Refused ----- 12%

THANK YOU VERY MUCH FOR YOUR TIME AND ATTENTION TO MY QUESTIONS.

LANGUAGE BY OBSERVATION:

English ----- 85%
Spanish----- 15%

COUNCIL DISTRICT

1----- 6%
2----- 7%
3----- 8%
4----- 7%
5----- 7%
6----- 7%
7----- 6%
8----- 6%
9----- 6%
10----- 8%
11----- 7%
12----- 6%
13----- 6%
14----- 6%
15----- 7%

LA CITY ZONE

West Valley----- 14%
East Valley----- 20%
Westside/Hills----- 14%
East LA----- 12%
South----- 20%
Downtown----- 13%
Harbor----- 7%

MODE OF INTERVIEW

Online----- 61%
Telephone----- 39%

SPLIT SAMPLE

A----- 51%
B----- 49%