

LABarometer

Livability & Affordability

TRACKING REPORT, WAVES 1-5

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Table of Contents

<i>Background and Methods</i>	2
<i>Report Highlights</i>	5
<i>Health and Well-Being</i>	6
<i>Housing Arrangements</i>	8
<i>Housing Affordability and Access</i>	13
<i>Neighborhood Conditions</i>	21
<i>Food Affordability and Access</i>	26
<i>Healthcare Affordability and Access</i>	28
<i>Social Relations</i>	34
<i>Consumer Confidence</i>	35

Background and Methods

The LABarometer Livability & Affordability survey tracks neighborhood livability and affordability stress in Los Angeles County, guided by the principle that a livable neighborhood is one in which residents feel happy, healthy, safe, socially connected, and have access to affordable goods, services, and amenities.

The survey covers the following topics: life satisfaction, stress, housing quality and plans, neighborhood satisfaction, crime and safety, social engagement, as well as the accessibility and affordability of four key resources in Los Angeles County – housing, healthcare, food, and education. The survey also includes LABarometer’s consumer sentiment index, a set of six questions designed to monitor individual finances and the economy.

Wave 5 of the survey includes a new module on homelessness, which was developed in collaboration with the USC Homelessness Policy Research Institute to better understand the problem of homelessness in L.A. County. The module covers the following topics: concern about homelessness as a social problem, frequency of exposure to people experiencing homelessness, lifetime experiences of housing insecurity and homelessness, beliefs about the major and minor causes of homelessness, and attitudes towards policy solutions to homelessness. Responses to this module can be found in the [topline](#) for Wave 5.

This document tracks key outcomes of interest from Waves 1-5 of the Livability & Affordability survey. For an exhaustive list of variables included in the Livability & Affordability surveys, please refer to the Longitudinal File codebook.

Survey Methodology

All LABarometer surveys are fielded to the LABarometer Panel, a probability-based Internet panel of adults living in households throughout Los Angeles County. From 2019 to 2022, LABarometer survey waves comprise four surveys, fielded three to six months apart. The surveys cover the following topics: Livability, Mobility, Sustainability & Resilience, and Affordability & Prosperity.

In 2022, LABarometer moved to a biannual survey frequency and these four surveys were combined and reduced in size to two surveys, one on Livability & Affordability and one Mobility & Sustainability. The Mobility & Sustainability survey is fielded in January of each year and the Livability & Affordability Survey is fielded in July of each year. Field periods range from 8-12 weeks.

Following UAS protocols, all LABarometer surveys are fielded in English and in Spanish. To participate in a survey, panel members can use any computer, cell phone, or tablet with Internet access. The majority of panel members have their own internet access. Panel members who do not have access to internet are provided with an internet-enabled tablet to ensure their regular participation in our surveys.

Survey and Sample Information

A total of 1,178-1,523 Los Angeles County residents participated in any given wave of the Livability & Affordability survey. Participants were recruited from the LABarometer Panel and survey participation rates ranged from 71% to 79%.

Details for each survey, including links to individual survey topline, are provided in the informational table below. For waves 1 and 2, "L" is used to denote the Mobility survey module and "A" is used to denote the Sustainability survey module.

Variable names and question wording are not provided in this release. To see the questions used in any given survey, please refer to the associated survey codebook, questionnaire, or topline.

Survey	UAS #	Sample Size	Completion Rate	Field Dates	Topline Link
Wave 1 (L)	UAS 194	1440	79%	Jul 19, 2019 – Sep 30, 2019	UAS 194 Topline
Wave 1 (A)	UAS 312	1326	74%	Sep 30, 2020 – Nov 1, 2020	UAS 312 Topine
Wave 2 (L)	UAS 320	1386	79%	Nov 9, 2020 – Jan 7, 2021	UAS 320 Topline
Wave 2 (A)	UAS 403	1256	74%	Jul 19, 2021 – Sep 5, 2021	UAS 403 Topline
Wave 3	UAS 468	1178	73%	Jun 22, 2022 – Sep 4, 2022	UAS 468 Topline
Wave 4	UAS 566	1523	71%	Jul 13, 2023 – Sep 30, 2023	UAS 566 Topline
Wave 5	UAS 637	1507	75%	Jul 24, 2024 – Oct 15, 2024	UAS 637 Topline

Survey Weights

The method for creating sample weights for the tracking survey follows the general procedure for UAS surveys described [in CESR's online methodology documentation](#). Sample weights are constructed in two steps. First, we calculate a base weight that corrects for unequal probabilities of selection of different households into the UAS. Second, we generate post-stratification weights, which align sample distributions of key demographics, namely gender, race/ethnicity, age, education, and geographic location, with their population counterparts. Population benchmarks are derived from the Basic Monthly Current Population Survey (CPS). The provided sample weights bring the sample in line with the L.A. County adult population.

About the Panel

The LABarometer Panel is a probability-based, Internet panel of approximately 2,000 adults living in households throughout Los Angeles County. It is a sub-panel of the Understanding America

Study (UAS), a national Internet panel of ~15,000 Americans maintained by the USC Dornsife Center for Economic and Social Research. Following UAS procedures, LABarometer panel members are recruited in batches and refreshed through address-based sampling using postal codes. Eligible individuals are all non-institutionalized adults aged 18 and older living in a contacted household in Los Angeles County.

About LABarometer

LABarometer is a research center housed at the USC Dornsife Center for Economic and Social Research (CESR). We conduct basic and applied social science research on issues affecting Los Angeles County residents, with the aim of informing academic research, public discourse, and policy. At the heart of our research is the LABarometer Panel, a probability-based Internet survey panel of approximately 15,000 adults randomly selected from households throughout Los Angeles County.

LABarometer surveys are fielded to the LABarometer Panel on a biannual basis to monitor social and economic conditions in Los Angeles County. These longitudinal surveys focus on four dimensions of individual and community well-being: livability, affordability, mobility, and sustainability. LABarometer surveys include questions about residents' lives, their attitudes and behaviors, and the challenges they encounter in their communities, filling data gaps on topics ranging from housing insecurity and climate resilience, to transportation behavior and the economy.

Survey Team

Kyla Thomas, Ph.D., is the Director of LABarometer and a Sociologist at the USC Dornsife Center for Economic and Social Research.

Marco Angrisani, Ph.D., is the Survey Methodologist for LABarometer and a Senior Economist at the USC Dornsife Center for Economic and Social Research.

Evan Sandlin, Ph.D. is the Data Analyst for LABarometer and a Research Manager at the USC Dornsife Center for Economic and Social Research.

Michele Warnock is Center Assistant for the USC Dornsife Center for Economic and Social Research.

Greg Steigerwald, MPA Candidate, is a Research Assistant for LABarometer.

Report Highlights

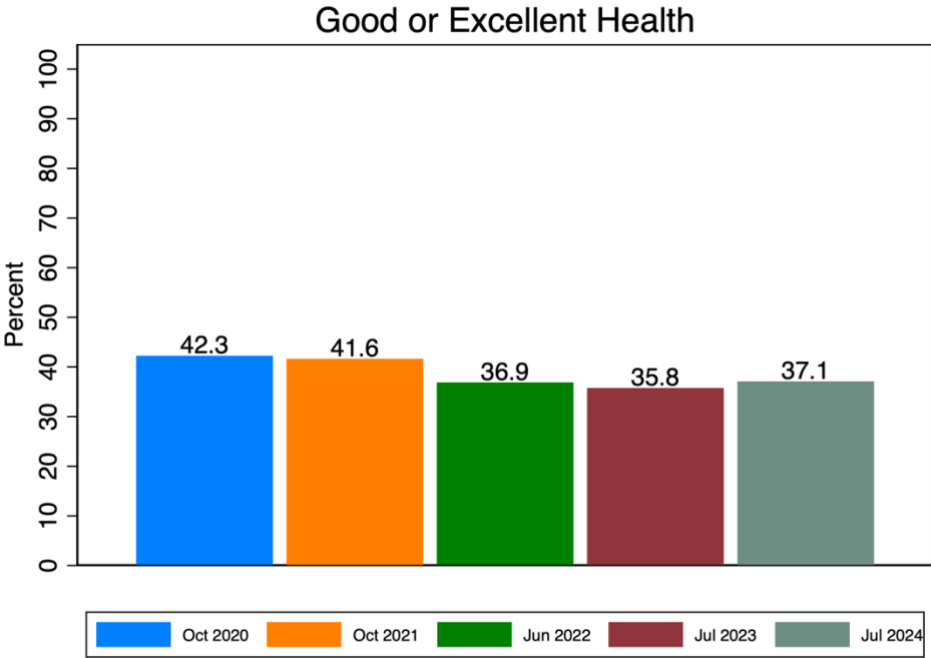
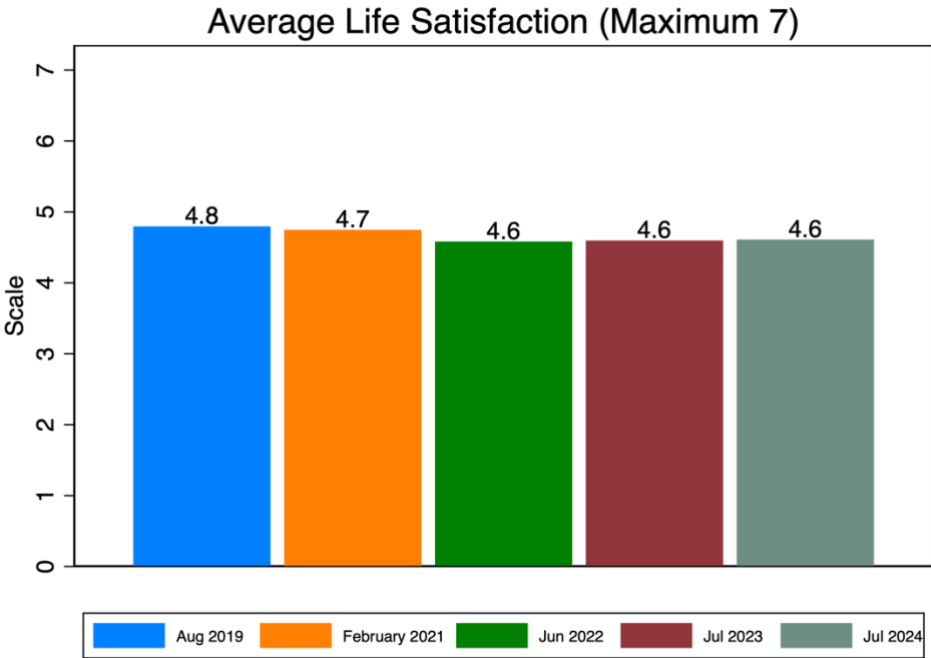
Snapshot of L.A. County Residents

- Mental health and well-being
 - 37% report good or excellent health
 - 35% recently experienced symptoms of psychological distress
- Housing arrangements
 - 53% rent or lease their home
 - 53% live in a single-family home; 31% live in an apartment/dorm/guesthouse
 - 2% plan to move out of Los Angeles in the next year
- Housing affordability and access
 - Median rent is \$1,500; median mortgage is \$2,200
 - 56% of renters and 24% of homeowners are housing-cost-burdened
 - 17% live in overcrowded homes (more than 2 people per bedroom)
- Neighborhood conditions
 - 66% are satisfied with their current neighborhood
 - ~30% report high crime, vandalism, loitering in their neighborhood
- Food affordability and access
 - 13% recently experienced mild to severe food insecurity
- Health care affordability and access
 - 90% have medical insurance; 10% report medical debt
 - 11% delayed necessary primary medical care in the last year due to cost
- Social relations
 - 15% socialize often with neighbors -- down from 20% pre-pandemic
- Consumer confidence scores: 58 (personal), 49 (national), 50 (LA County)

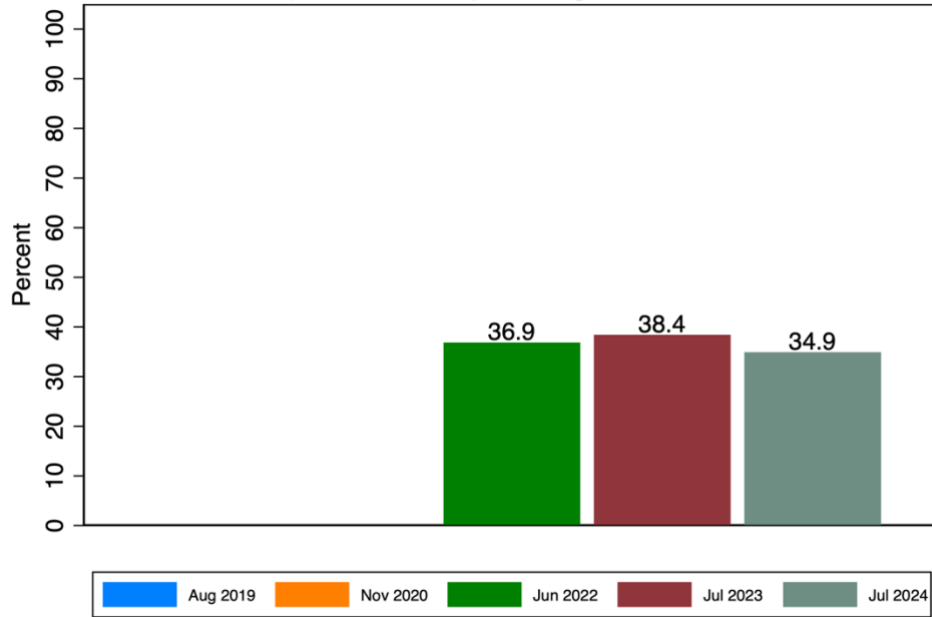
Notable Changes from Last Year (2023)

- Housing costs have cooled since last year
 - 55% report increased housing costs in neighborhood – down from 61% in 2023
 - Median rent increased 3% -- down from last year's 12% increase
 - Median mortgage increased 10% -- down from last year's 17%
- Mixed trends in housing insecurity
 - Rate of rent burden decreased from 64% in 2023 to 56%
 - Rate of extreme rent burden remains 35%
 - 13% of homeowners are extremely cost-burdened – up from 10% in 2023
 - 30% of residents who voluntarily moved in the last year attributed their move to higher rents – up from 20% in 2023
- Modest improvements in food security and health insurance coverage
 - Food insecurity decreased from 16% in 2023 to 13% in 2024
 - Rates of dental and vision coverage have steadily increased since 2022

Health and Well-Being

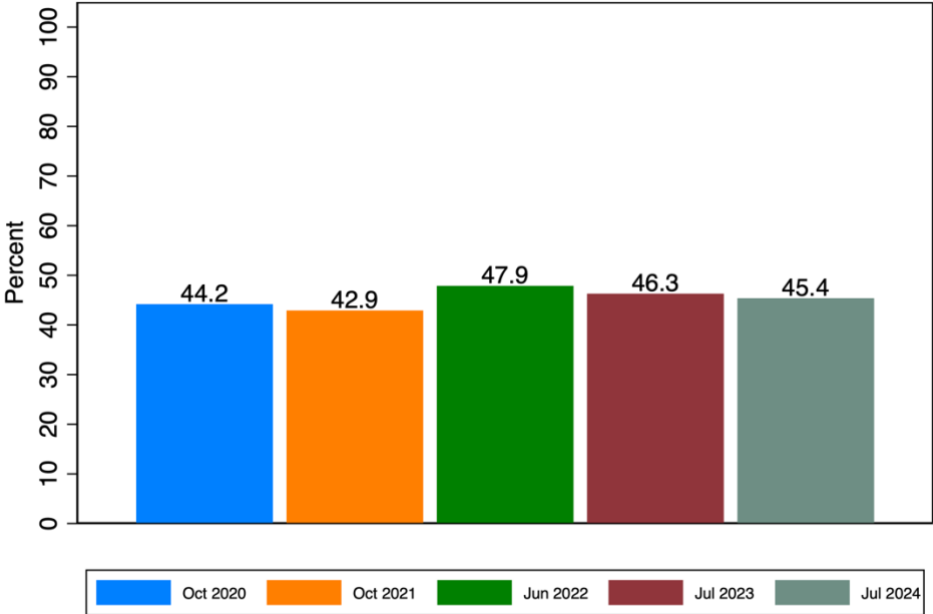


Experience Psychological Distress

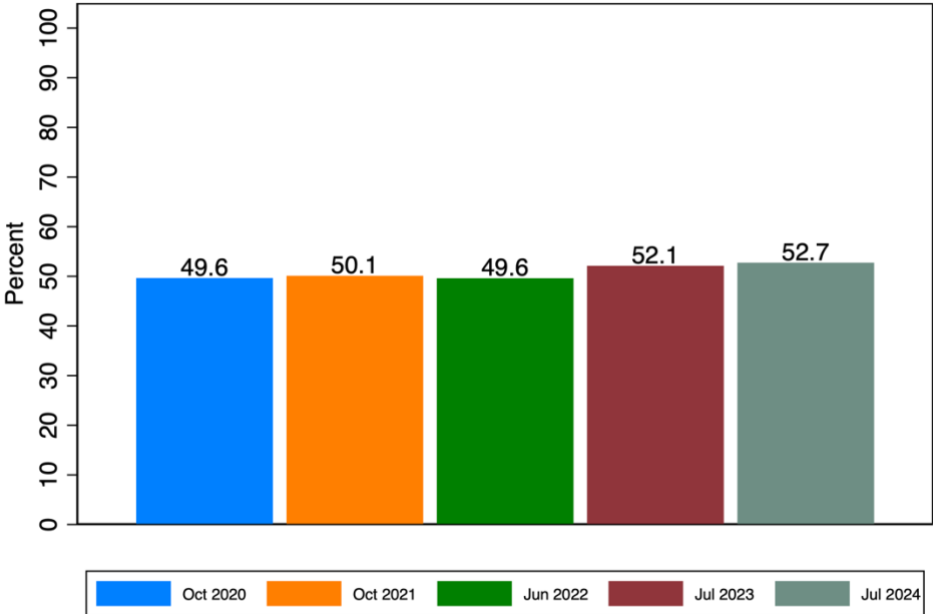


Housing Arrangements

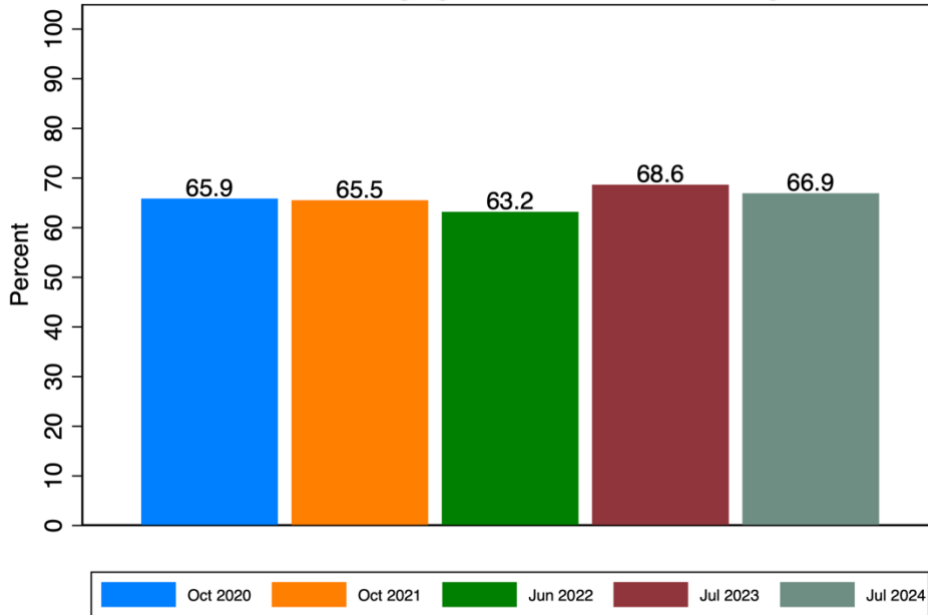
Own Current Residence



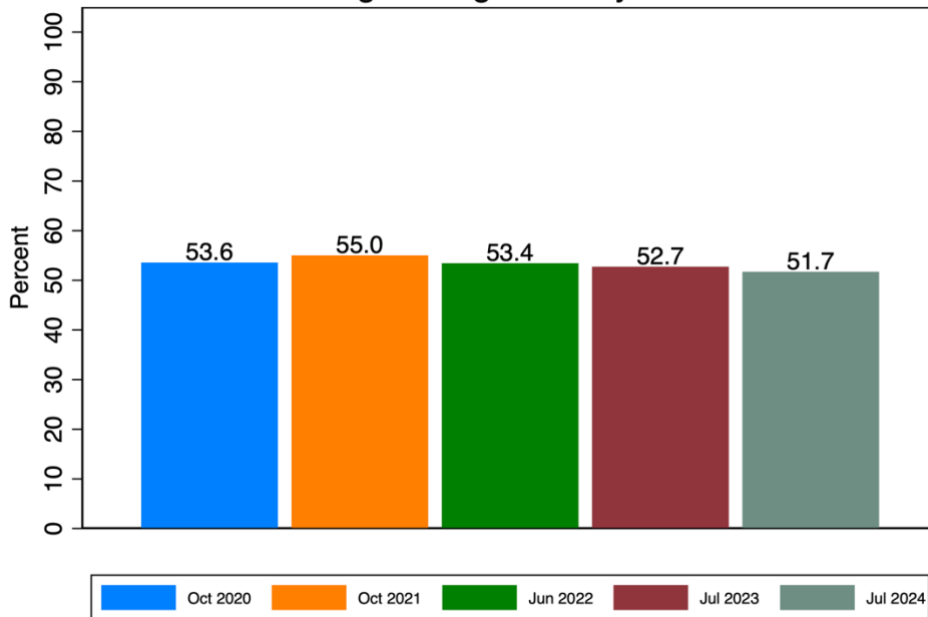
Rent or Lease Current Residence



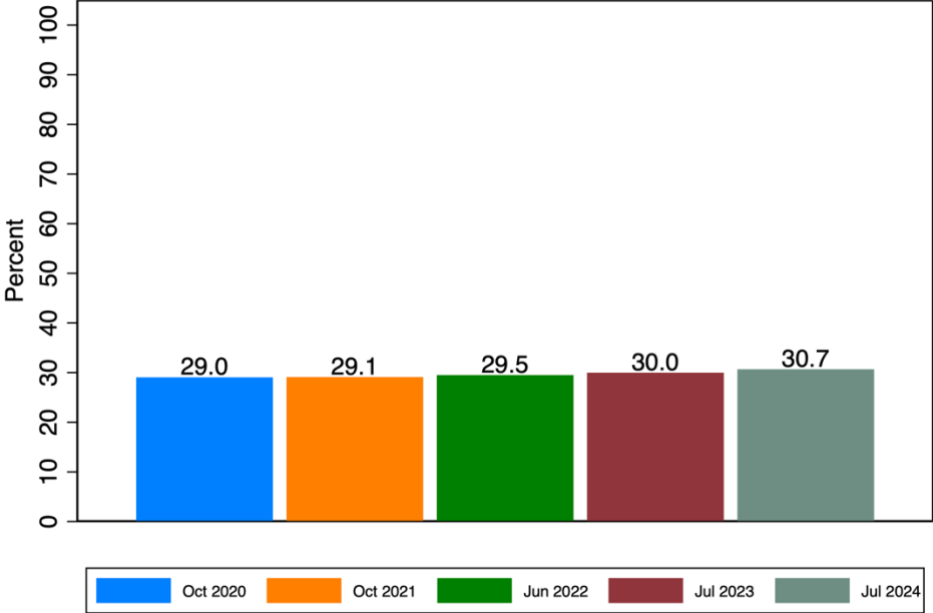
Have Mortgage or Loan on Housing



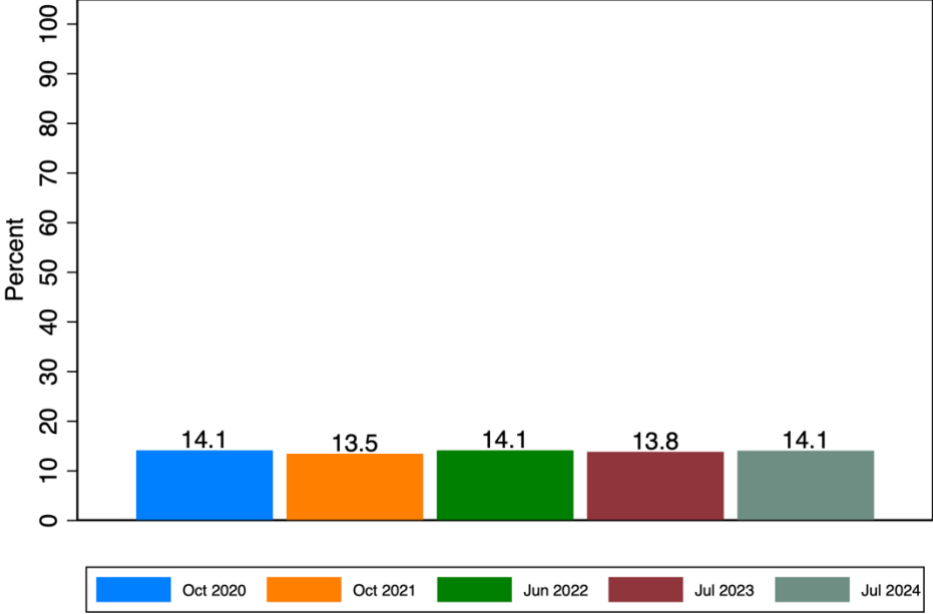
Living in Single-Family Home



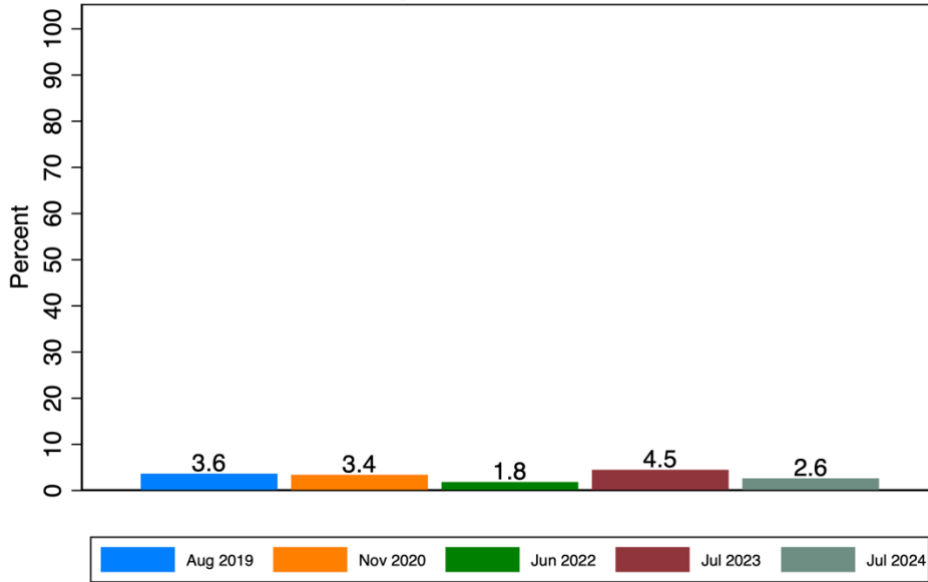
Living in Apartment/Guesthouse/Dorm



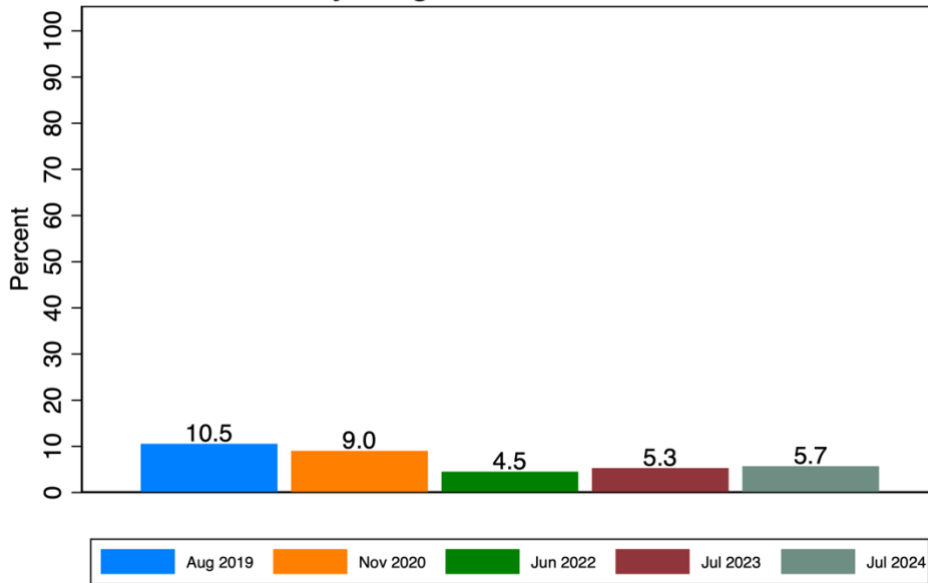
Living in Condo or Townhome



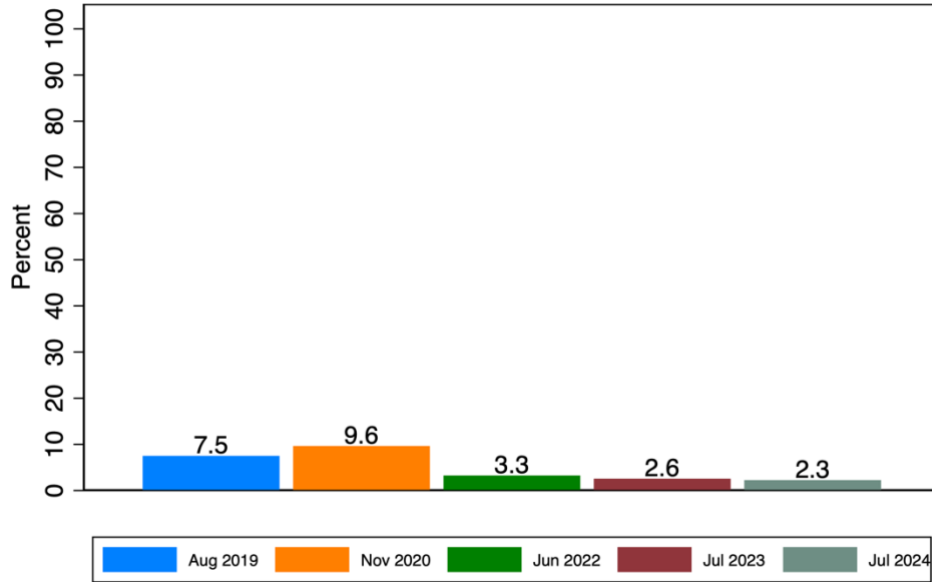
Plan to Move to New Residence in Same Neighborhood in the Next Year



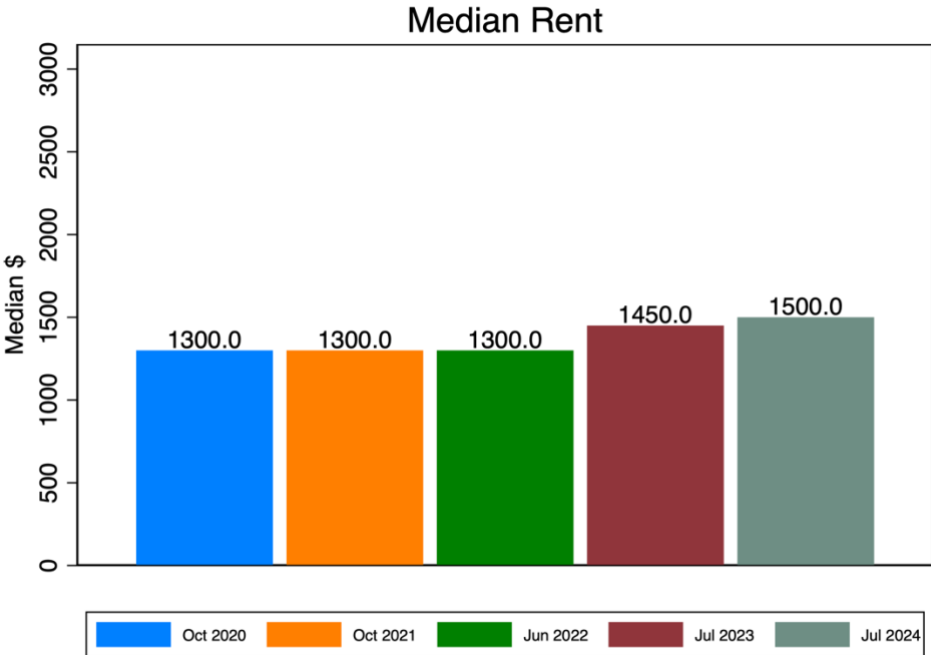
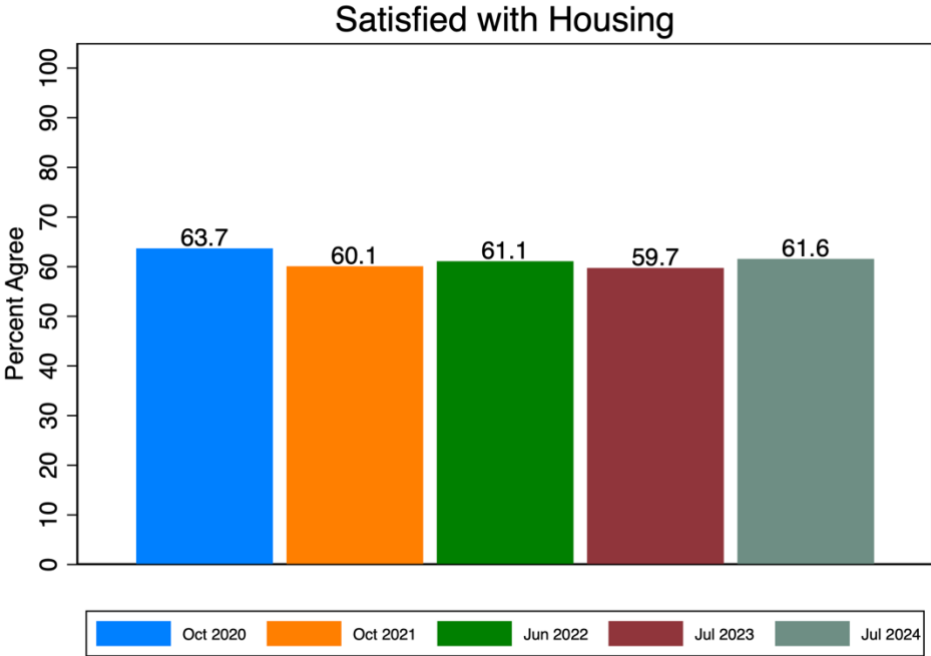
Plan to Move to New Residence in Different LA County Neighborhood in the Next Year



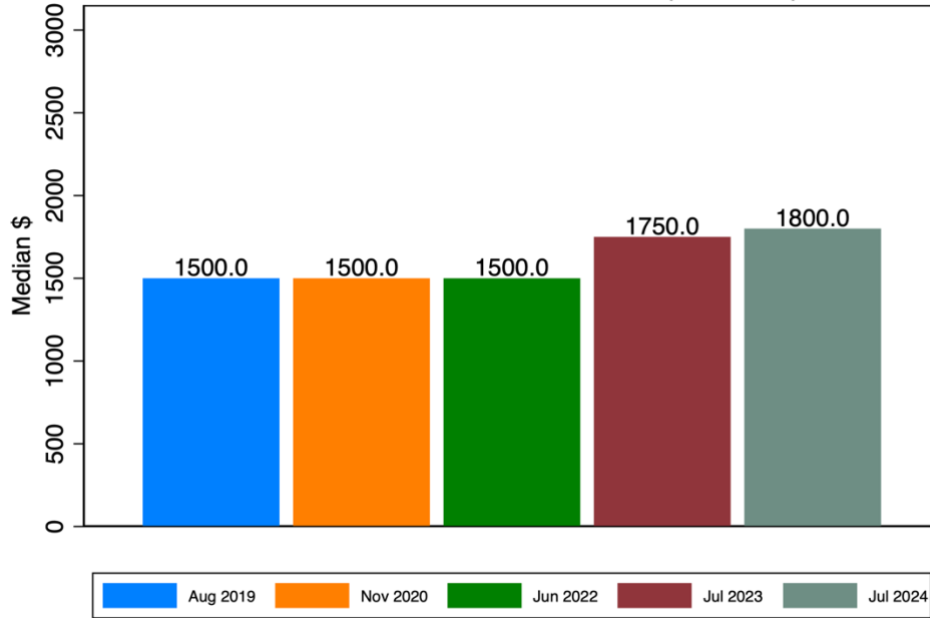
Plan to Move Out of LA County in the Next Year



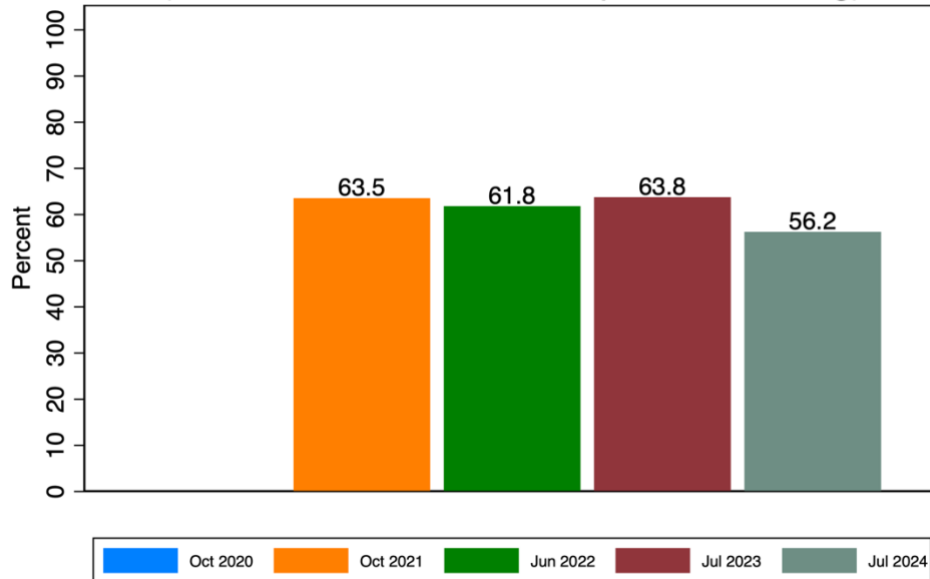
Housing Affordability and Access



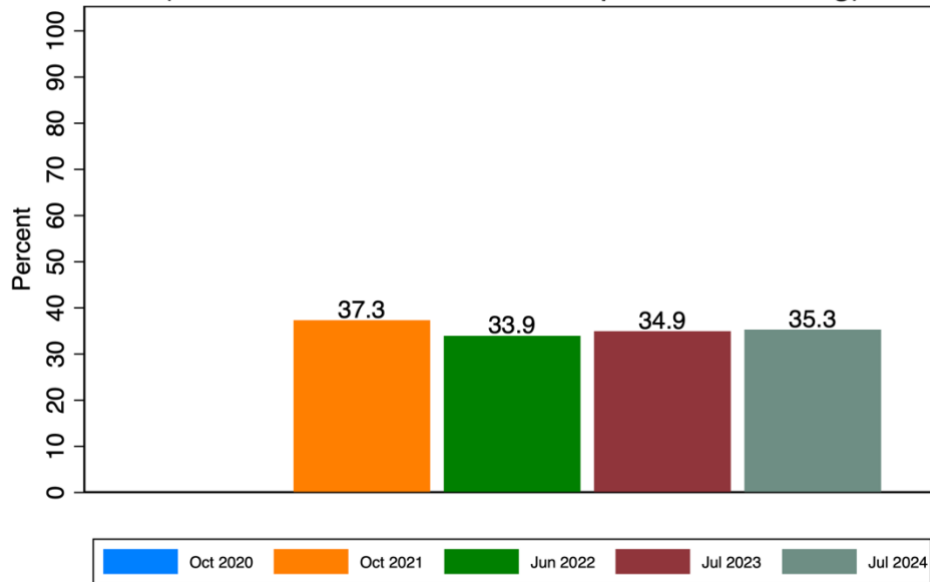
Maximum Rent Could Afford (if renter)



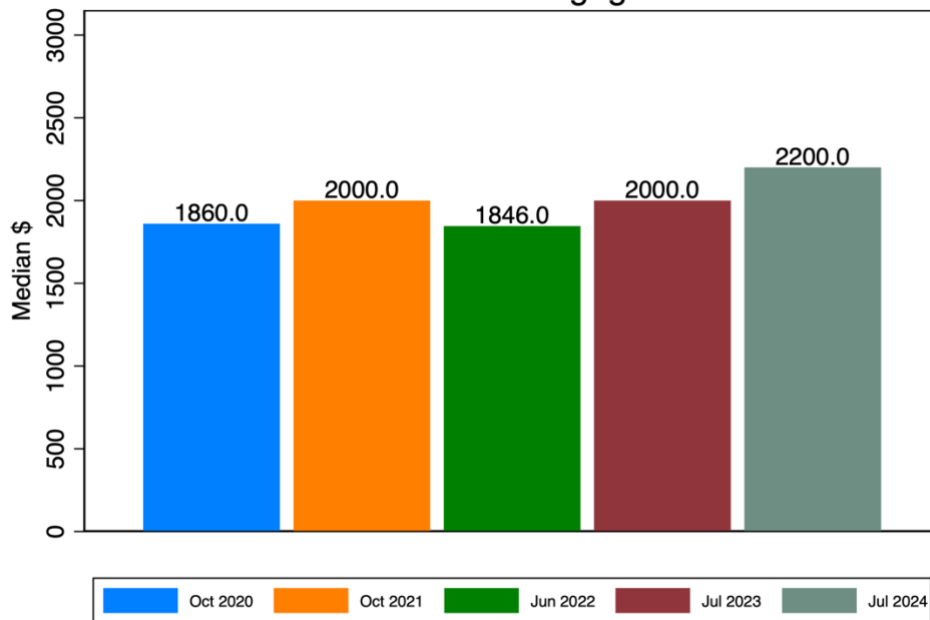
Rent Burdened
(More than 30% of Income Spent on Housing)



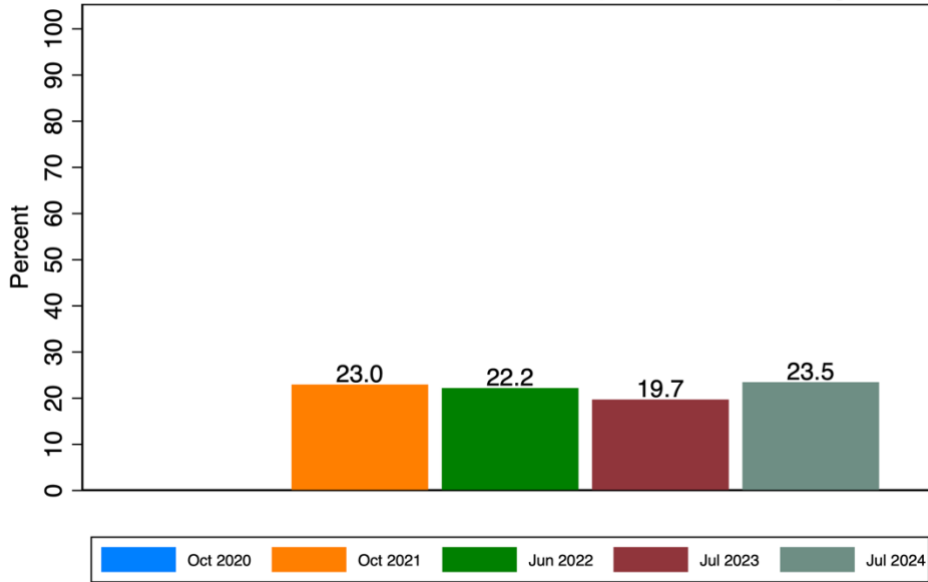
Extremely Rent Burdened (More than 50% of Income Spent on Housing)



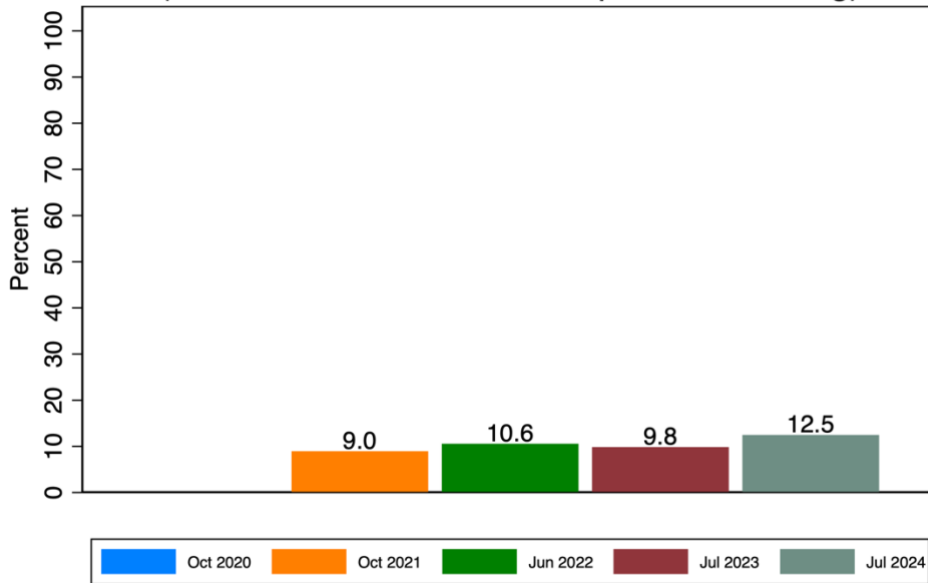
Median Mortgage



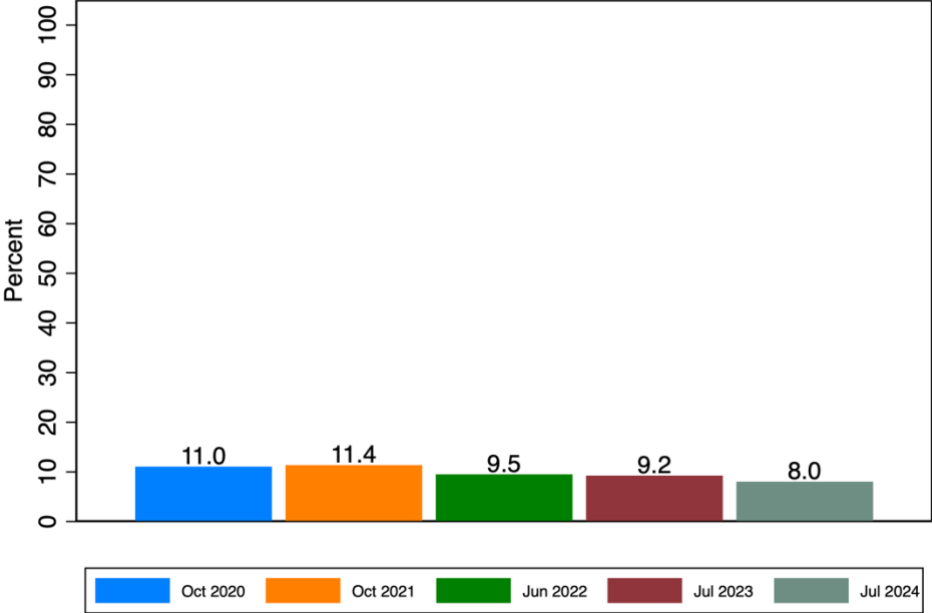
House Poor (More than 30% of Income Spent on Housing)



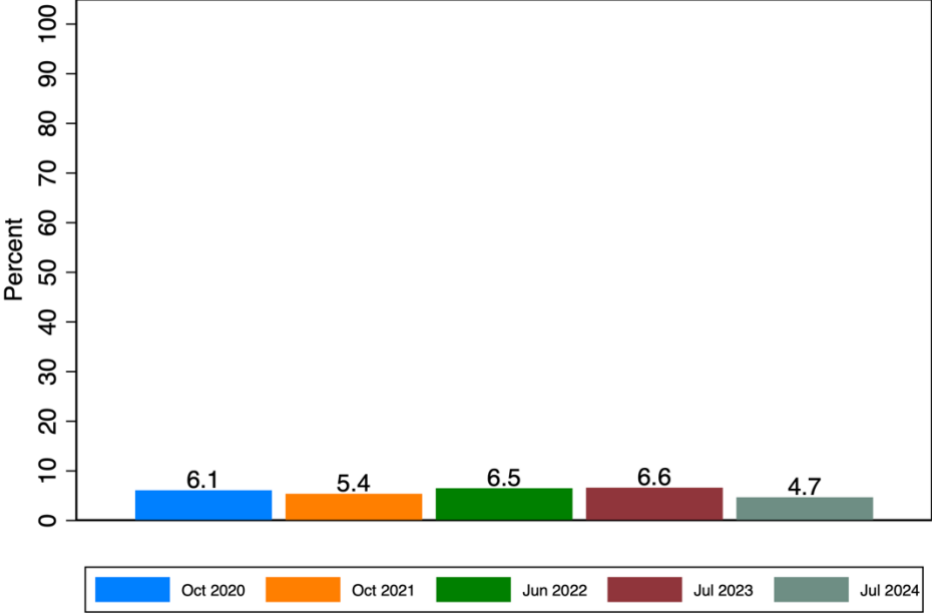
Extremely House Poor (More than 50% of Income Spent on Housing)



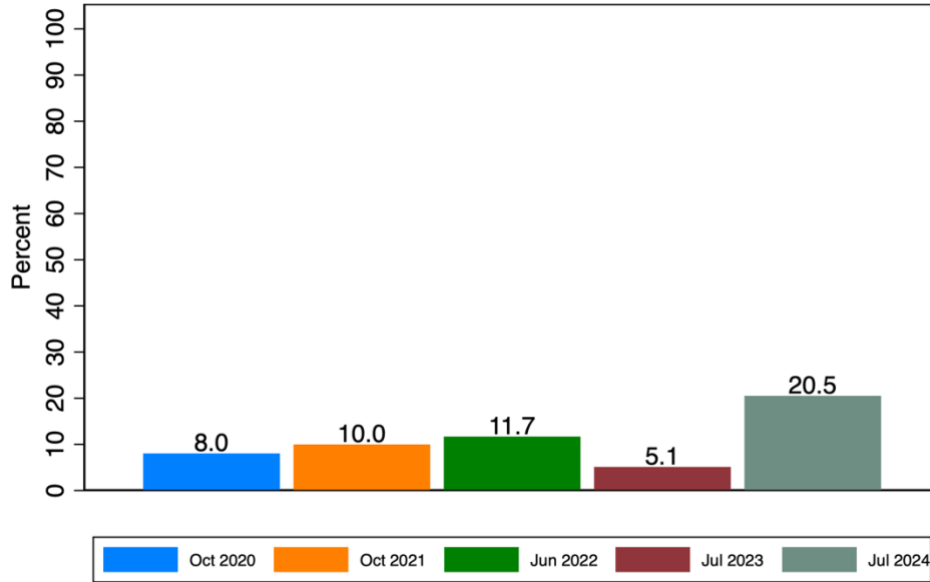
Late Mortgage or Rent Payment in Last Year



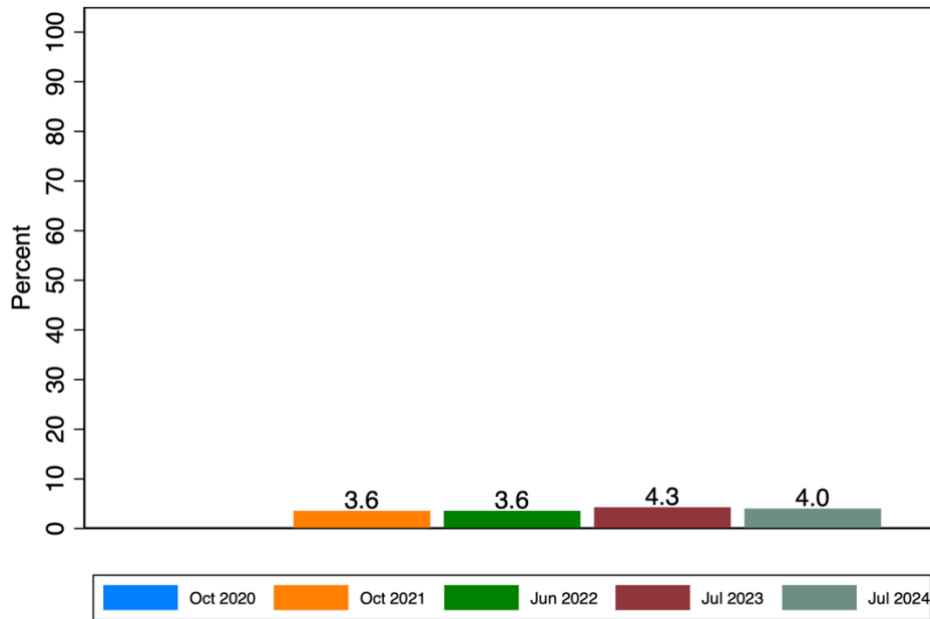
Often/Very Often Worried About Losing Housing



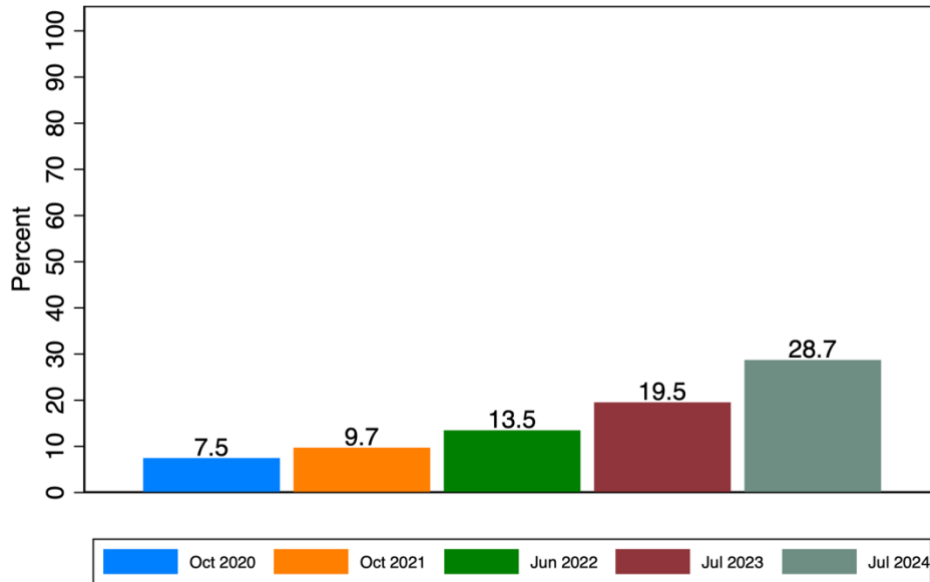
Evicted/Told to Leave Previous Residence if Moved in Last Year



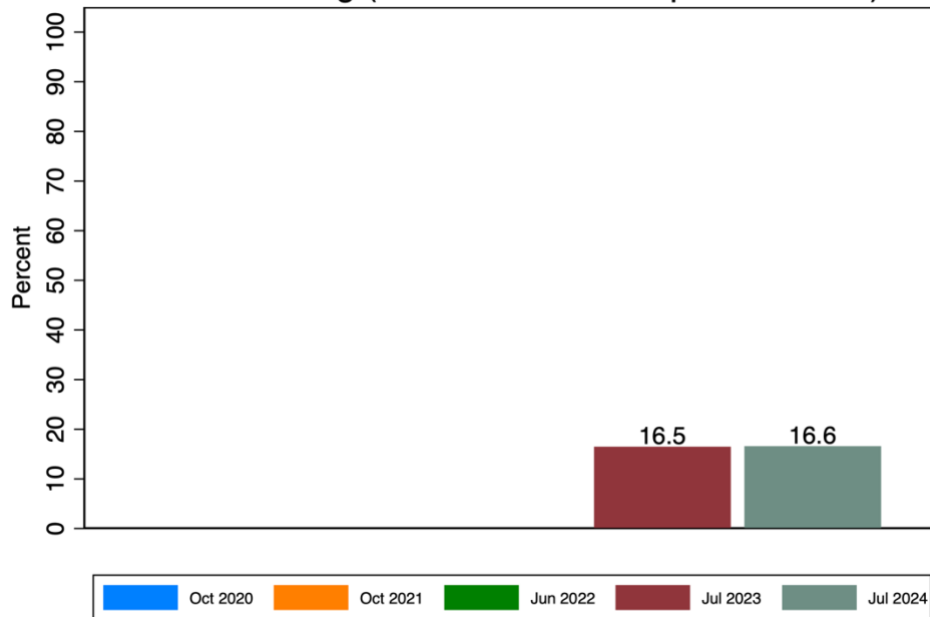
Eviction Notice/Told to Leave Current Residence



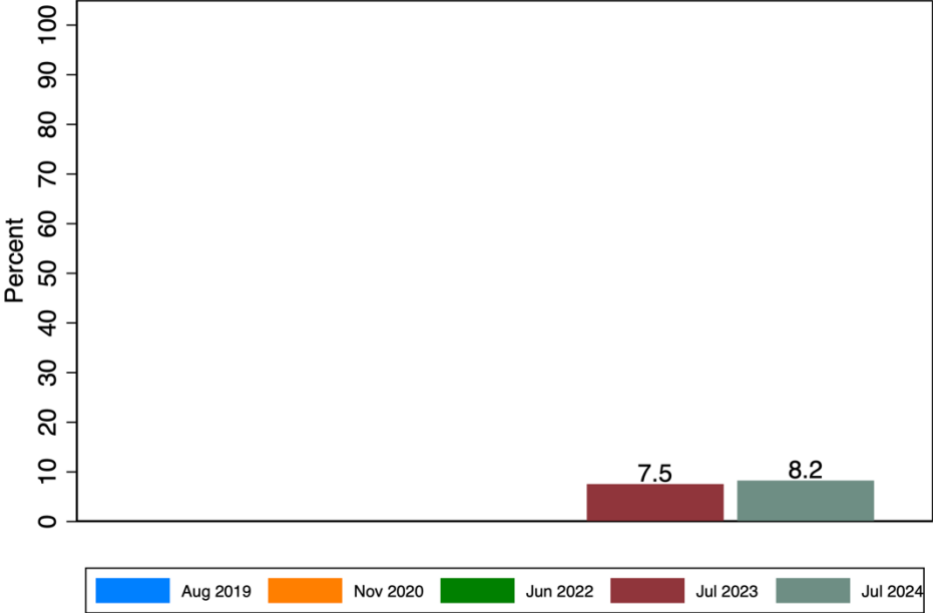
Landlord Raised Rent in Previous Residence if Moved in Last Year



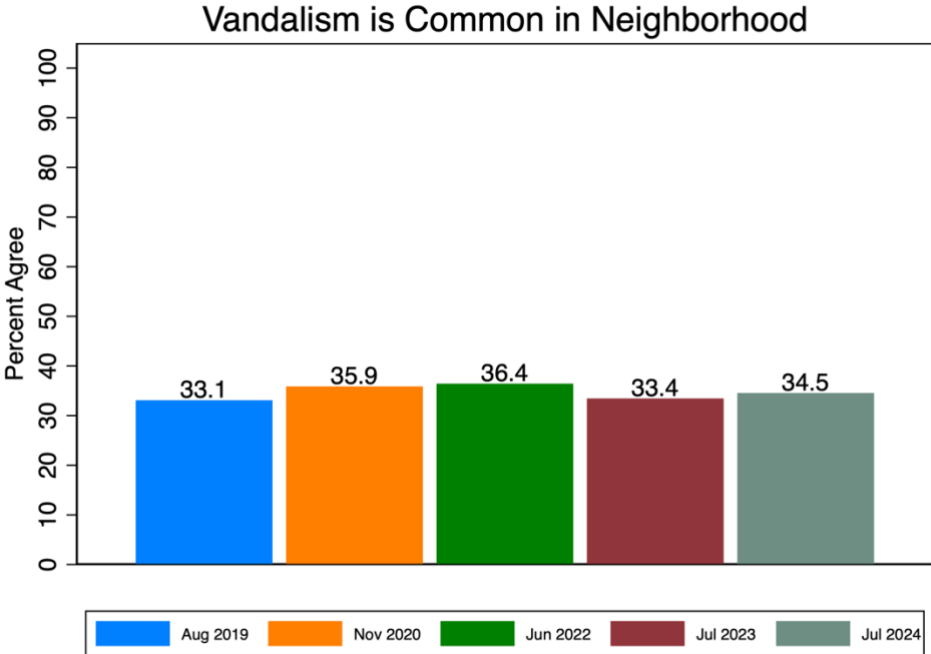
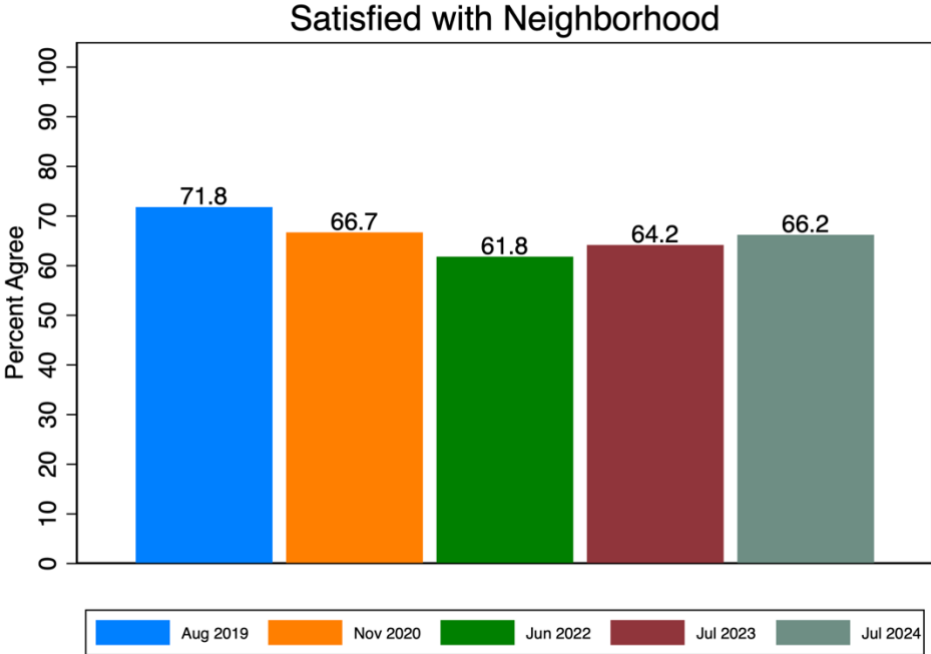
Overcrowding (Over Two Persons per Bedroom)



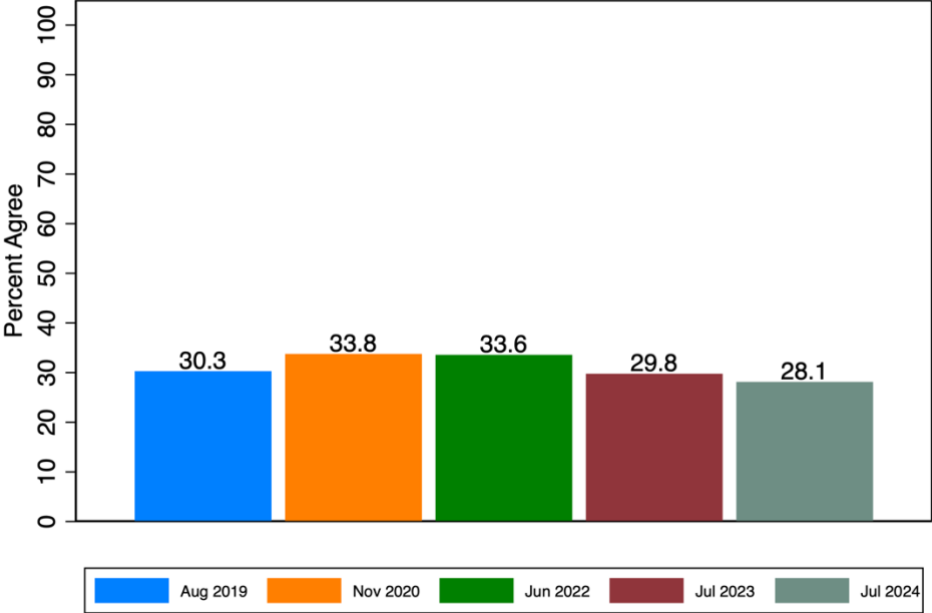
Participate in Housing Assistance Program



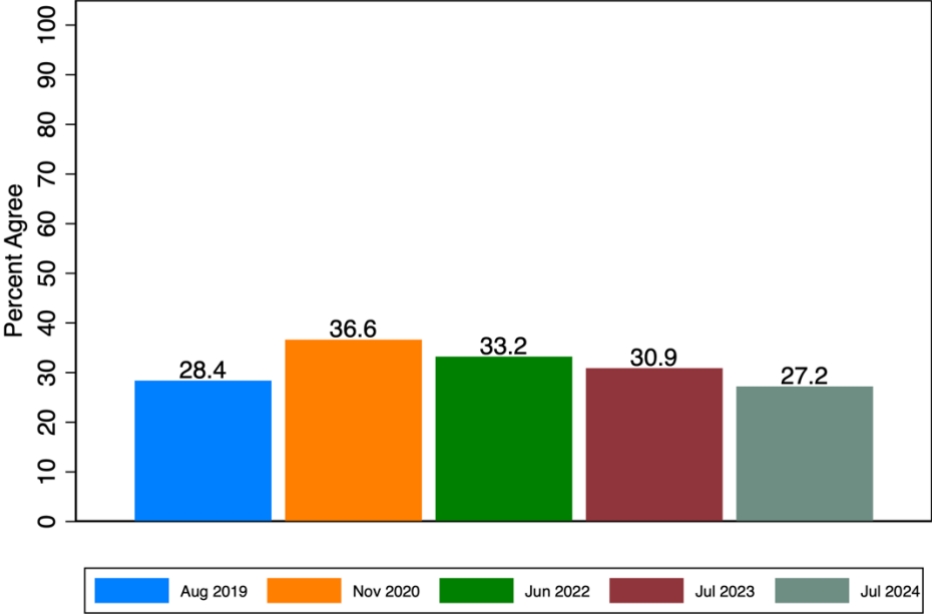
Neighborhood Conditions



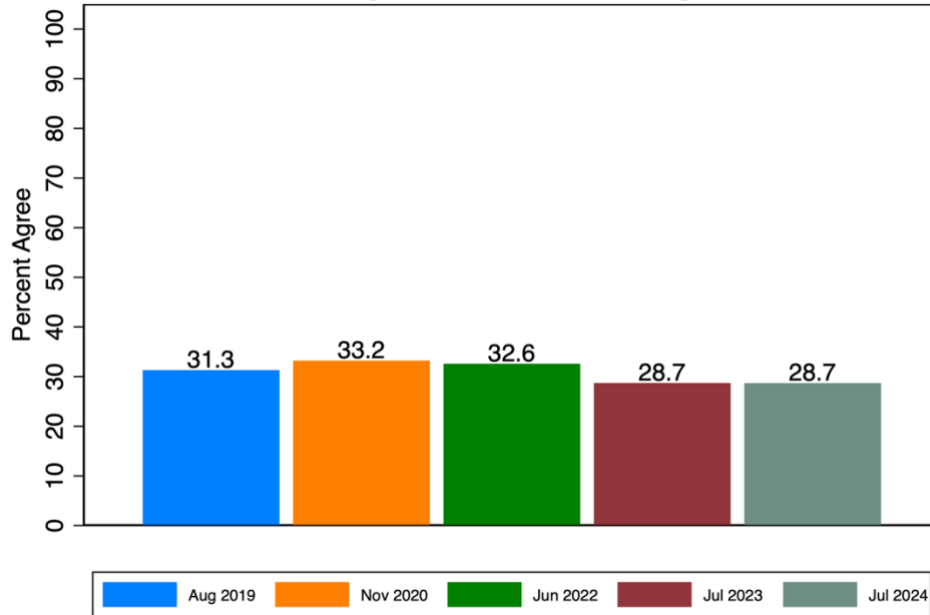
There is a Lot of Crime in Neighborhood



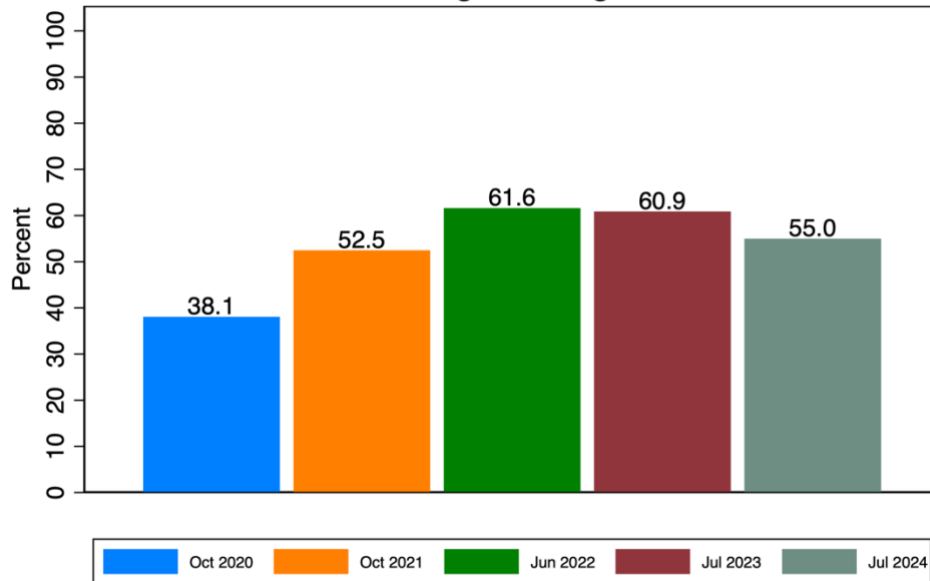
Too Many People Hanging on Streets in Neighborhood



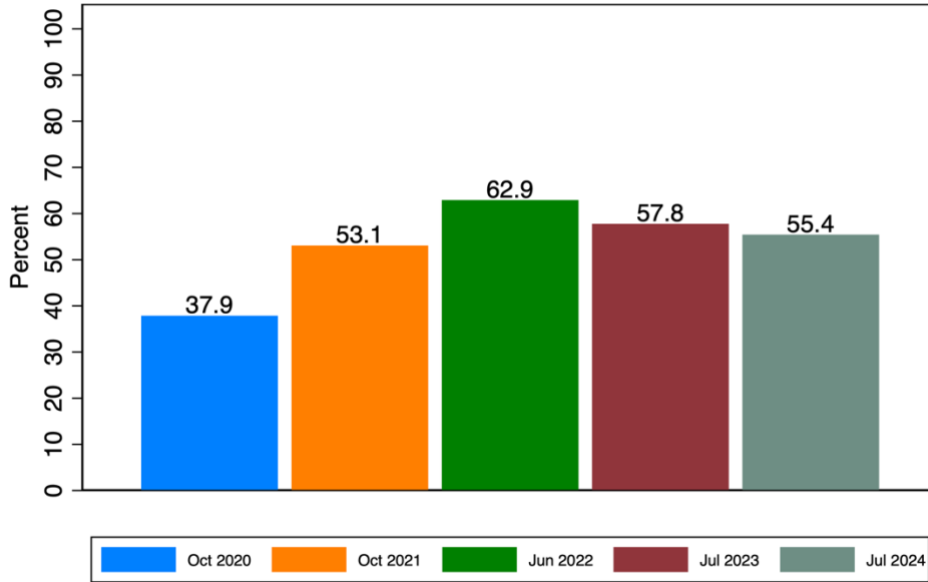
A Lot of Drug/Alcohol Use in Neighborhood



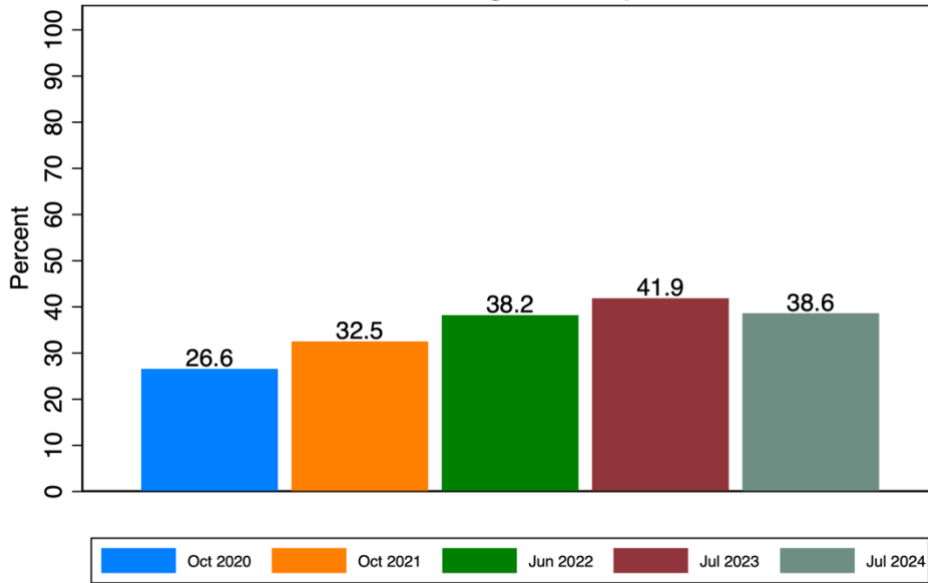
Perceived Neighborhood Change: Increasing Housing Costs



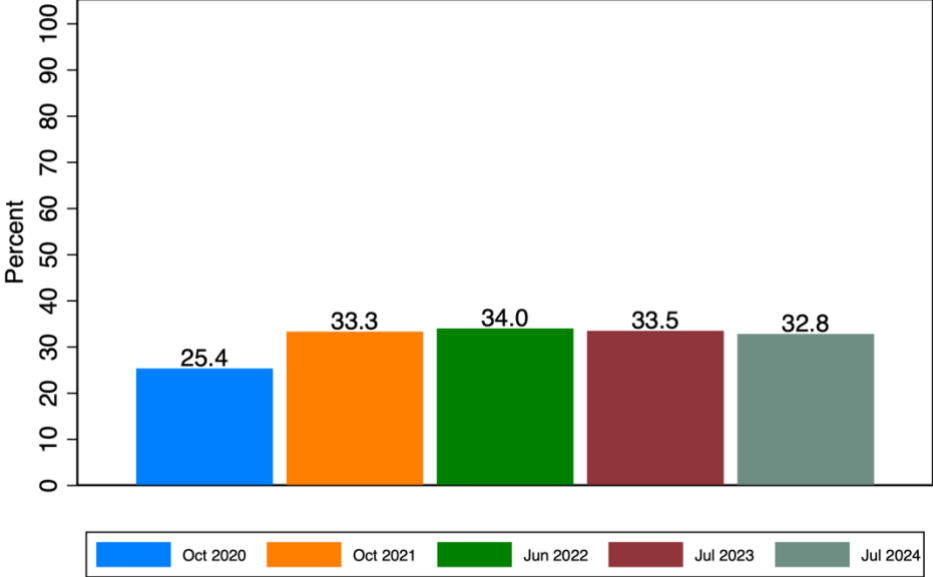
Perceived Neighborhood Change: Increased Costs of Goods/Services



Perceived Neighborhood Change: New Housing Development

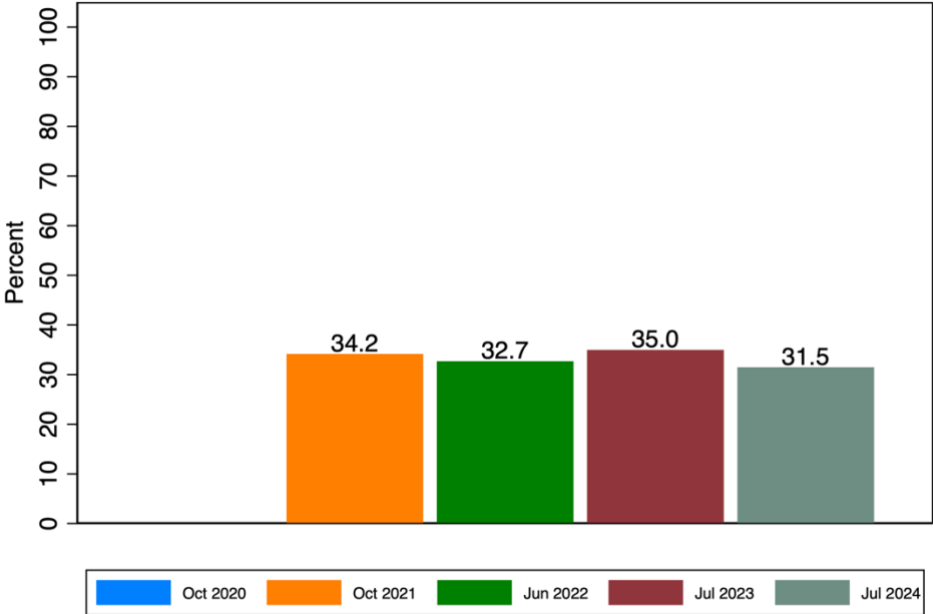


Perceived Neighborhood Change: More Construction

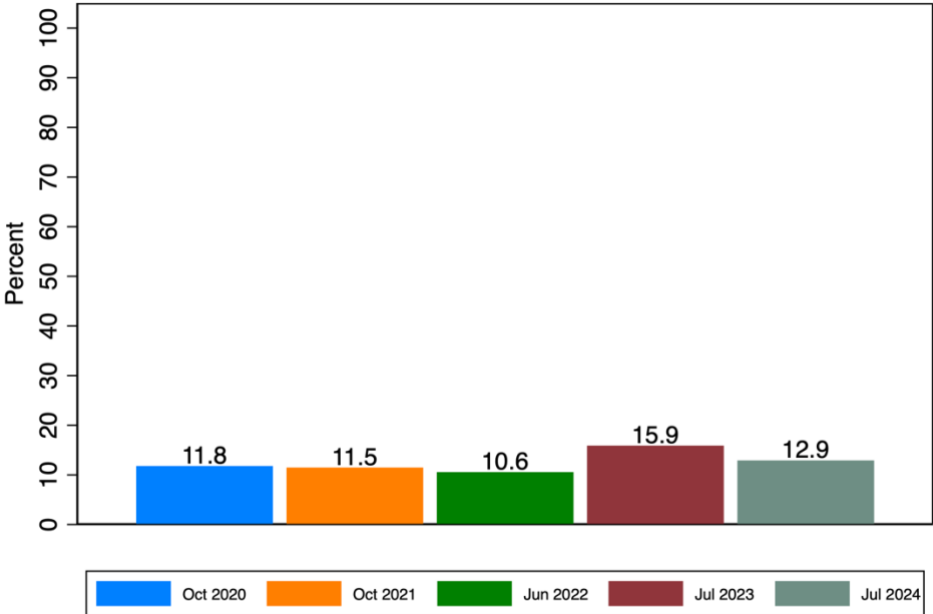


Food Affordability and Access

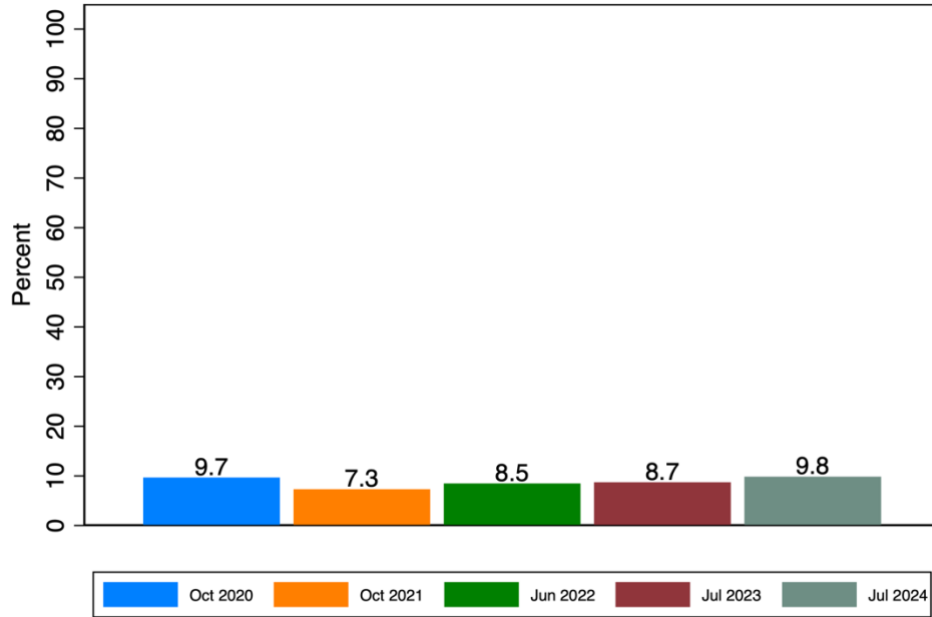
Distance to Food Over Two Miles



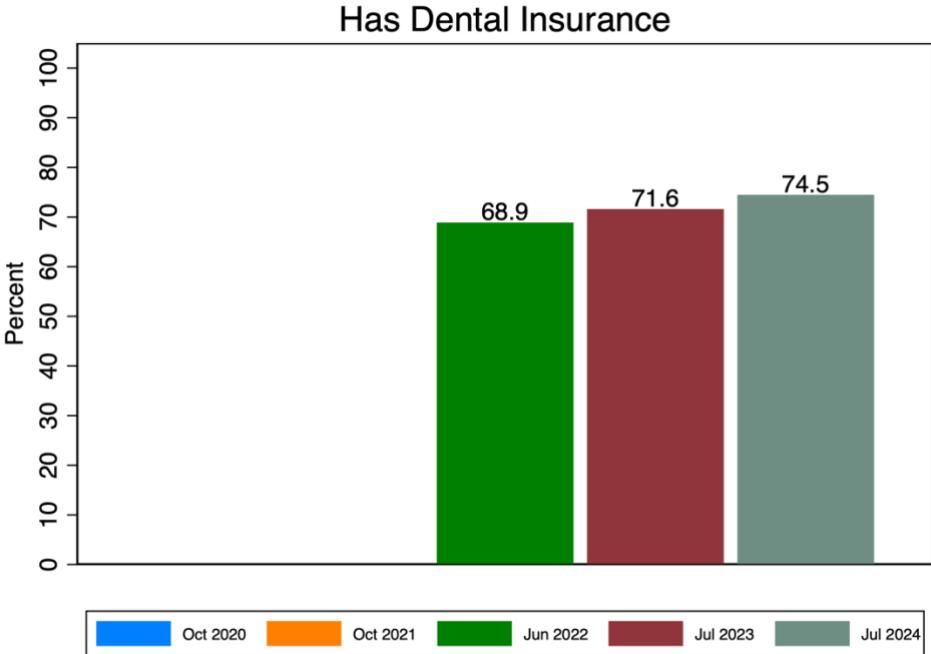
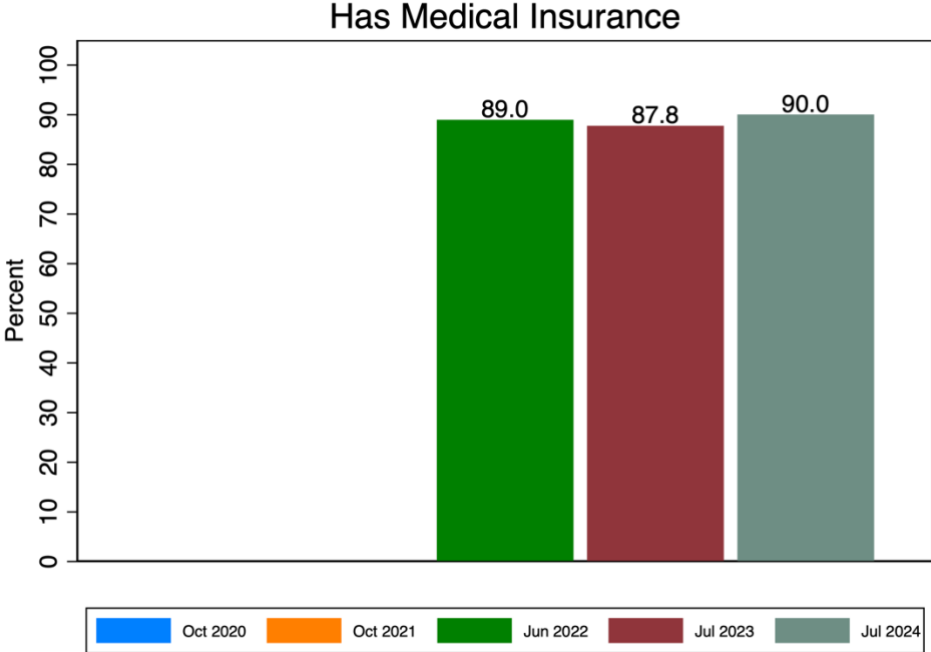
Food Insecurity



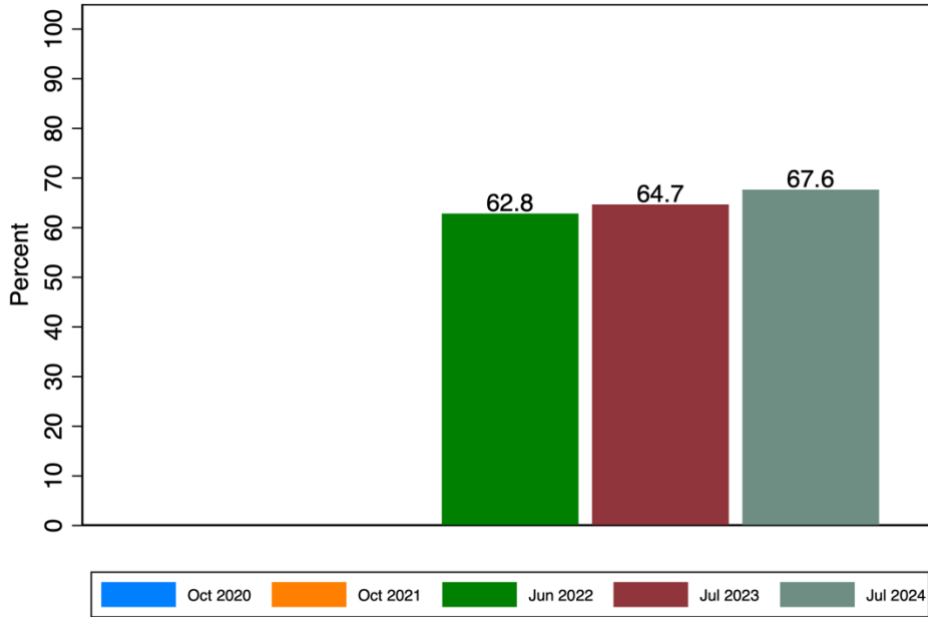
Use Donations/Food Banks as Food Source



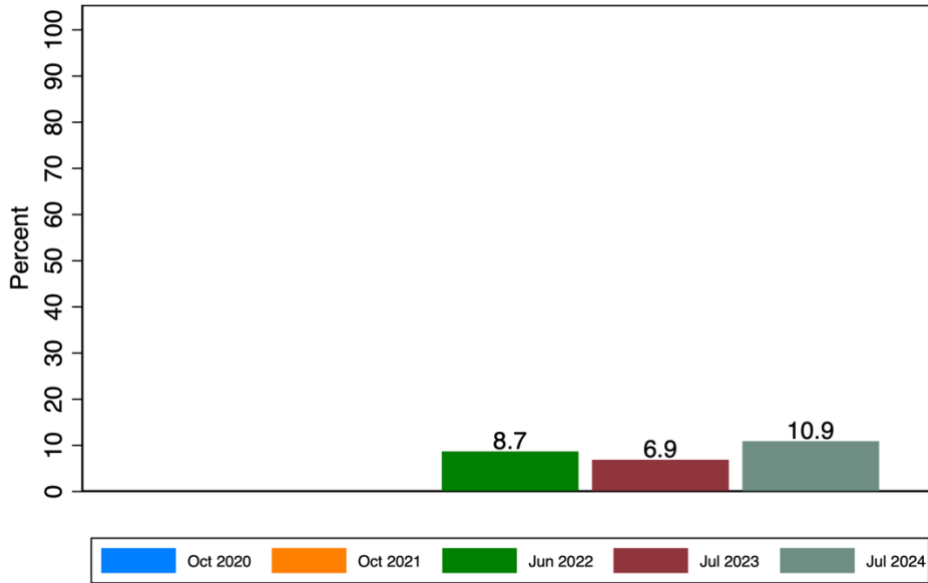
Healthcare Affordability and Access



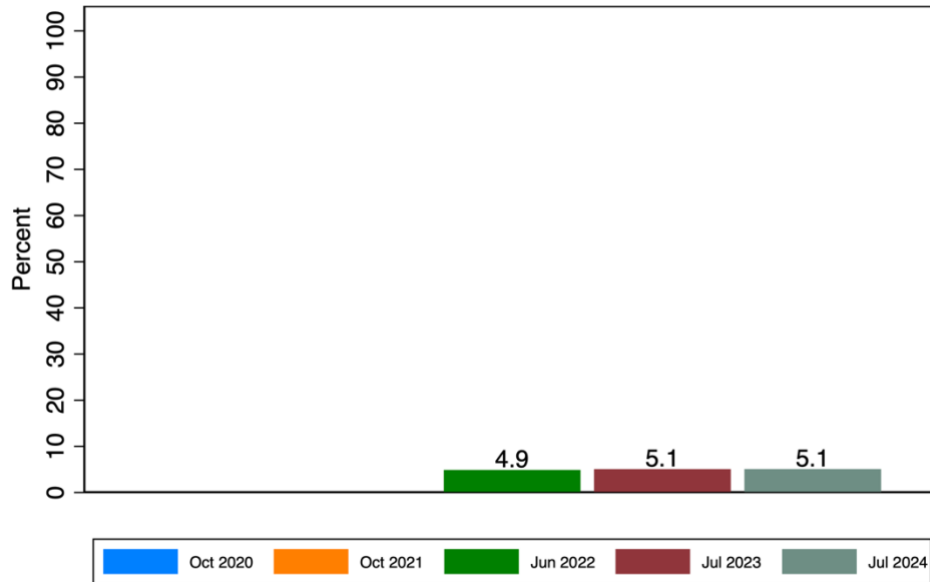
Has Vision Insurance



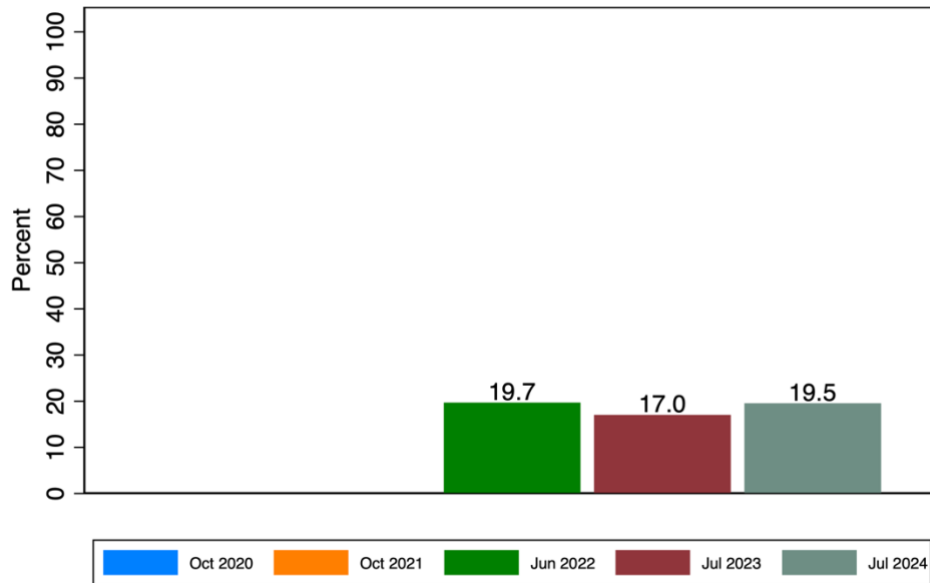
Delayed Seeing Speciality Doctor Due to Cost



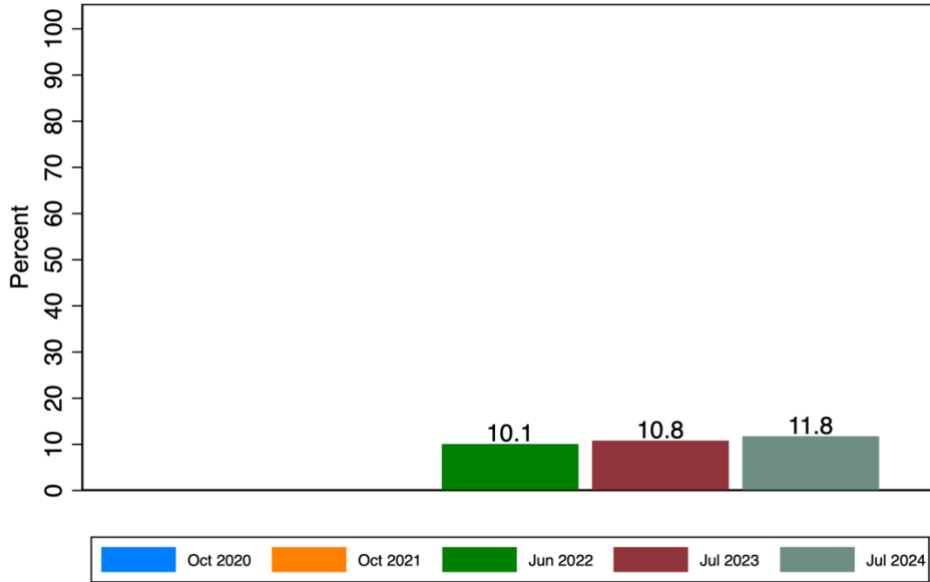
Delayed Mental Health Care Due to Cost



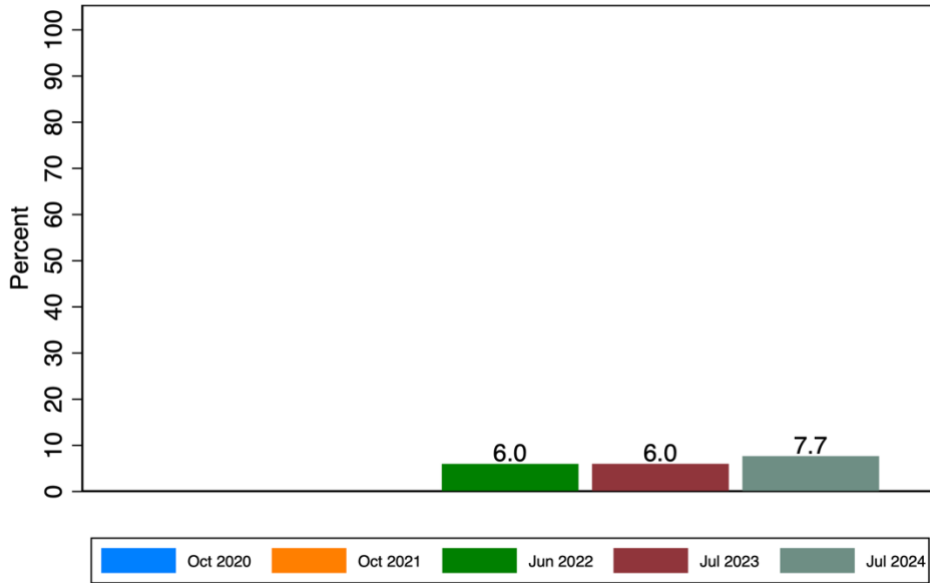
Delayed Dental Care Due to Cost



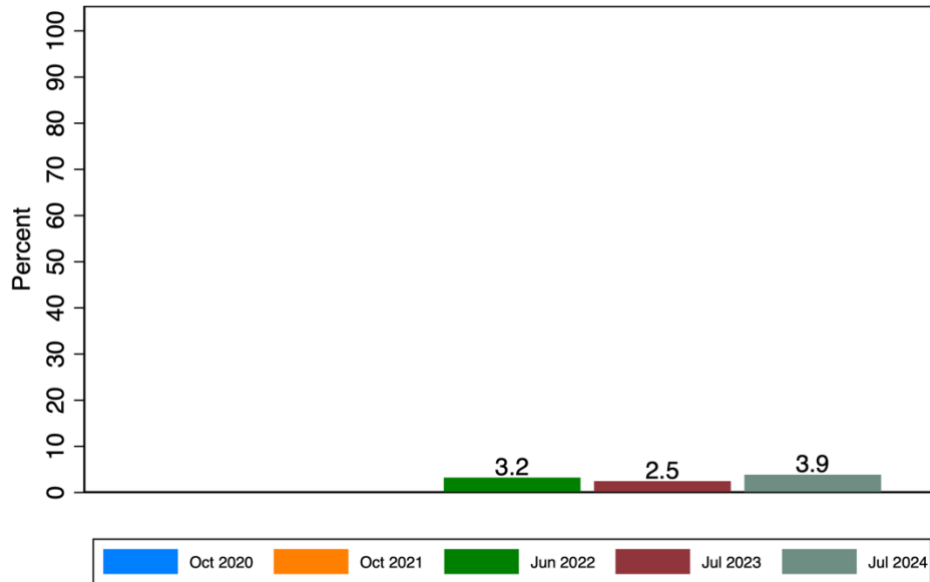
Delayed Vision Care Due to Cost



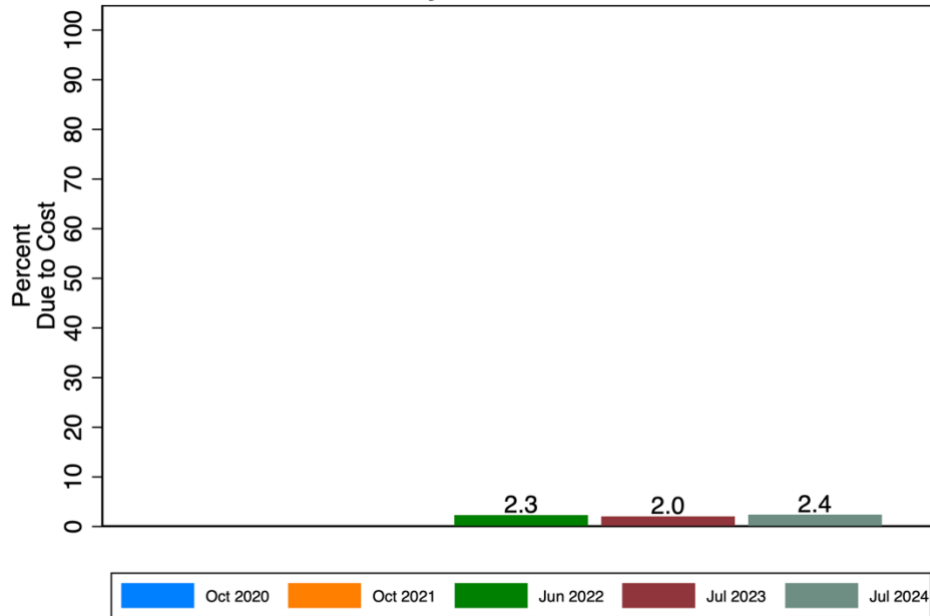
Delayed Follow Up Care Due to Cost



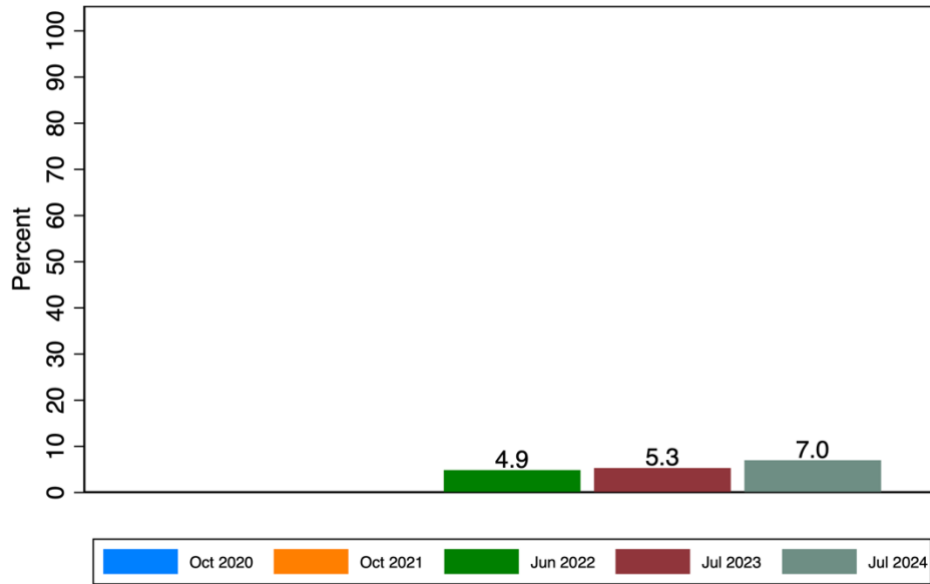
Delayed Urgent or Emergency Care Due to Cost



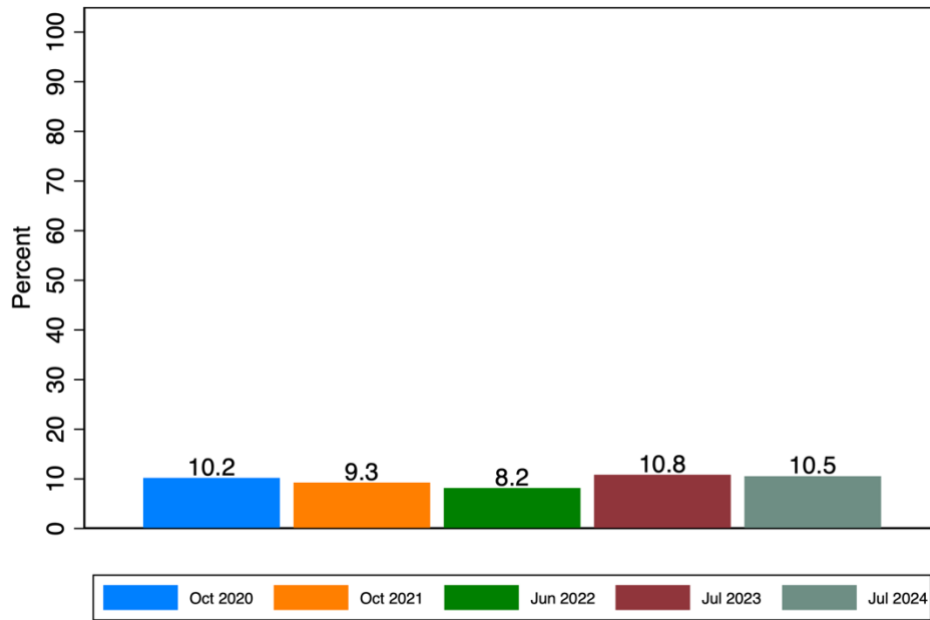
Delayed COVID Care Due to Cost



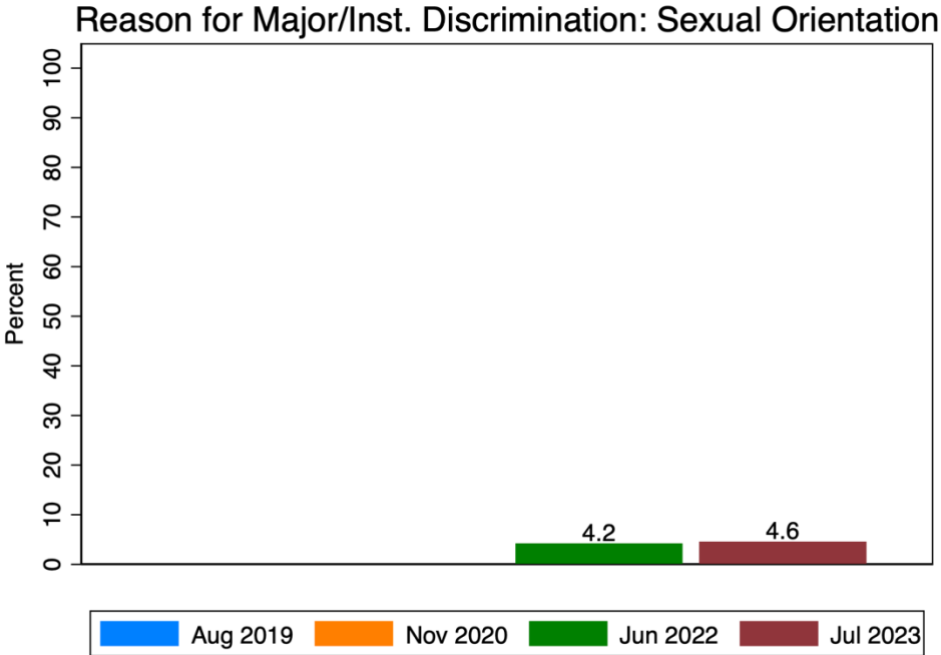
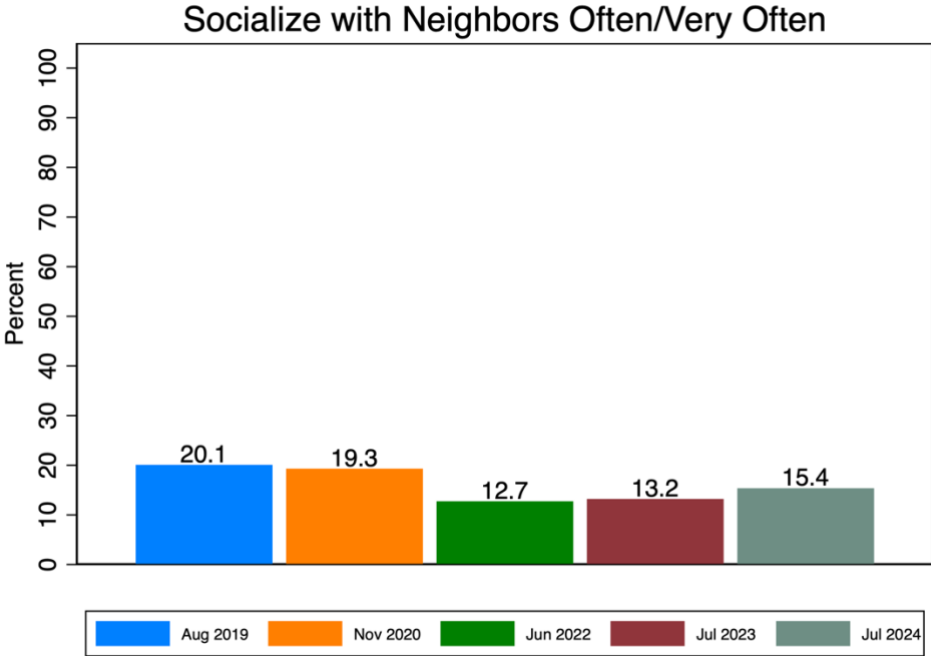
Delayed Prescription Medication Due to Cost



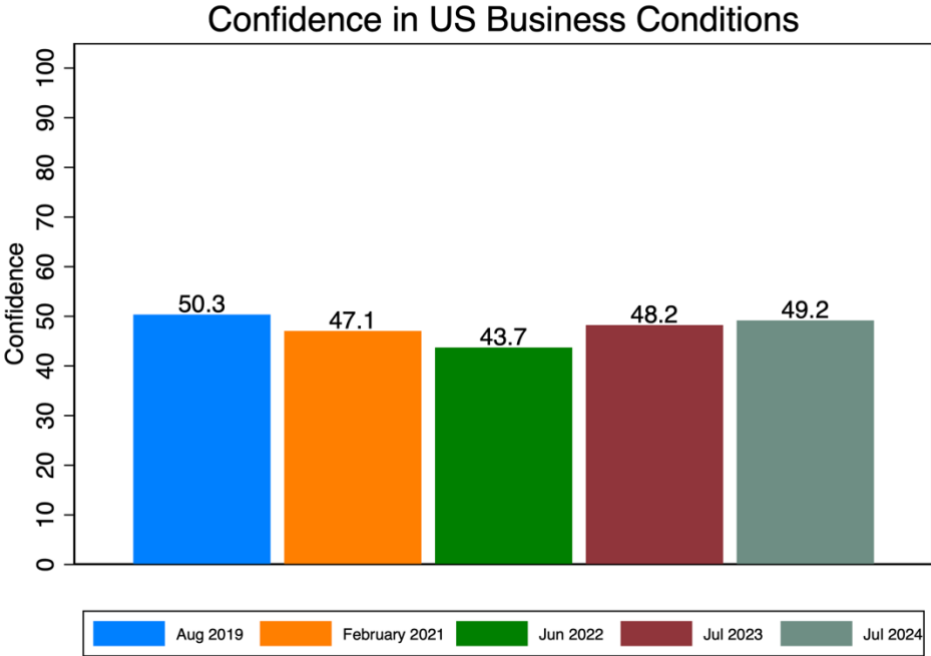
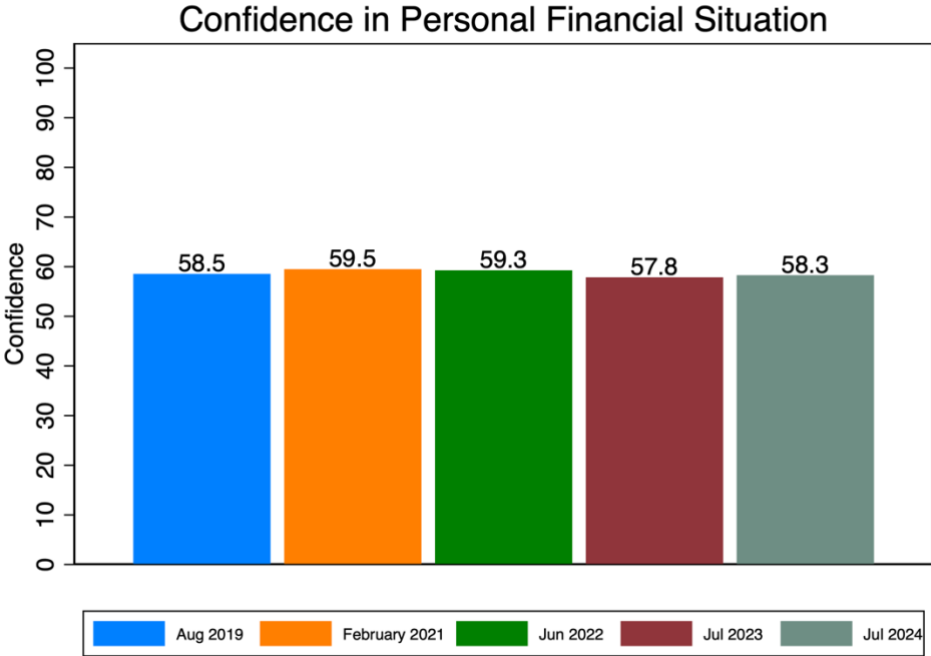
Has Medical Debt



Social Relations



Consumer Confidence



Confidence in LA County Business Conditions

