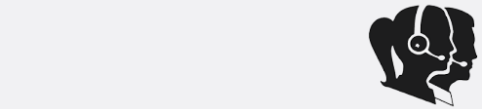
LABC Institute Survey on Housing Supply and Affordability

Highlights of a City of Los Angeles Voter Survey
April 9-15, 2026

FM3 RESEARCH | FAIRBANK, MASLIN, MAULLIN, METZ & ASSOCIATES

220-7946

Survey Methodology

Dates	April 9-15, 2026
Research Population	All Registered Voters in the City of Los Angeles
Total Interviews	751
Margin of Sampling Error	±3.7% at the 95% Confidence Level
Contact Methods	Telephone Calls Email Invitations Text Invitations
Data Collection Modes	 Telephone Interviews Online Interviews
Survey Tracking	Surveys Conducted in 2019, 2021 & 2024 (by Hart Research Associates)
Languages	English & Spanish

(Note: Not All Results Will Sum to 100% Due to Rounding)

Profile of Respondents

Demographic Group	% of Sample
Age	
18-29	18%
30-39	22%
40-49	16%
50-64	22%
65+	23%
Party	
Democrats	55%
Independents	30%
Republicans	15%
Race/Ethnicity	
White	43%
Latino	32%
API	9%
African American	8%
Homeownership	
Homeowner	46%
Renter	43%
Other	7%

Demographic Group	% of Sample
Council District	
1	6%
2	8%
3	5%
4	10%
5	8%
6	4%
7	6%
8	5%
9	5%
10	8%
11	8%
12	10%
13	5%
14	6%
15	6%

Key Findings

- Since 2019, housing affordability has been an overwhelmingly serious concern among LA City voters and homelessness has been the top concern.
  - Most Angelenos struggle to afford housing which has led many to consider moving out of LA.
- LA City voters strongly favor policies to increase housing supply and affordability in a variety of ways, including:
  - Building rental housing for veterans, low-income families and seniors, public service workers like teachers and firefighters, and middle-class individuals and families with children.
  - Expanding an LA law that fast-tracks low-income housing to include new apartments for middle-income residents in commercial and industrial areas that are near public transit.
  - Automatic approval for new apartment projects that dedicate 20% of units for low-income residents.
  - Reducing City and State bureaucracy that slows down the development of new housing and makes it more expensive.

Key Findings, Continued

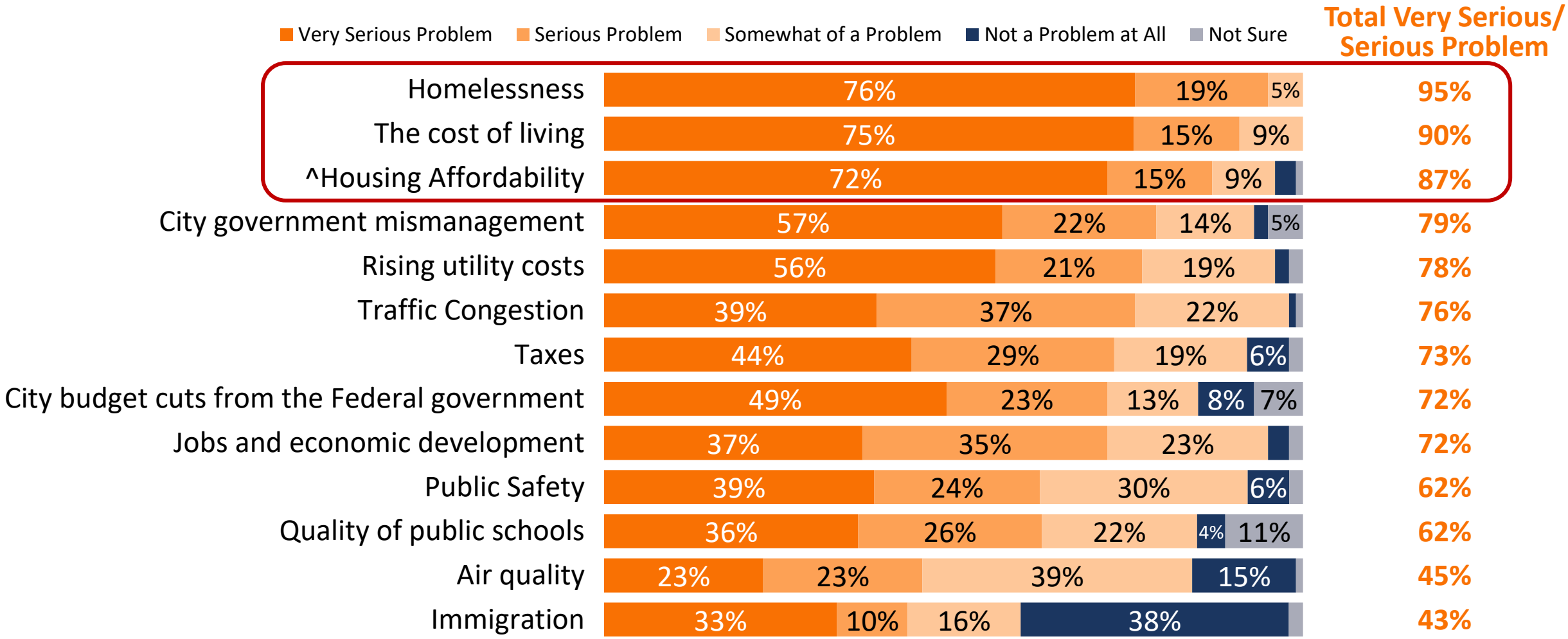
- When it comes to housing proposals from gubernatorial candidates, voters support a wide range of proposed policies including:
  - Making underutilized state land available for new housing
  - Leveraging new technologies and construction methods to reduce development costs
  - Encouraging housing growth in suburban areas
  - Expanding first-time homebuyer programs
- Voters favor by 2:1 margin a bigger state role in local housing decisions.
- A significant plurality of voters say the City of LA should substantially increase the number of new housing units to address the affordability gap.

Key Findings, Continued

- Given that policies to spur housing development haven't reduced the seriousness of homelessness as a problem, voters are skeptical about potential solutions tested in the survey.
  - Just half think more affordable housing is a clear path to reducing homelessness.
  - There is a preference for increasing short-term shelter over long-term housing, but a notable percentage of voters do not favor either option.
- By a 20-point margin, voters oppose a statewide initiative that would raise the approval threshold from 50% to two-thirds for local special taxes.
- New to this poll's findings is a rising concern of voters about taxes, jobs, and economic development

Issues and Concerns

Homelessness, housing affordability and the cost of living are considered serious problems by overwhelming numbers of LA City voters.



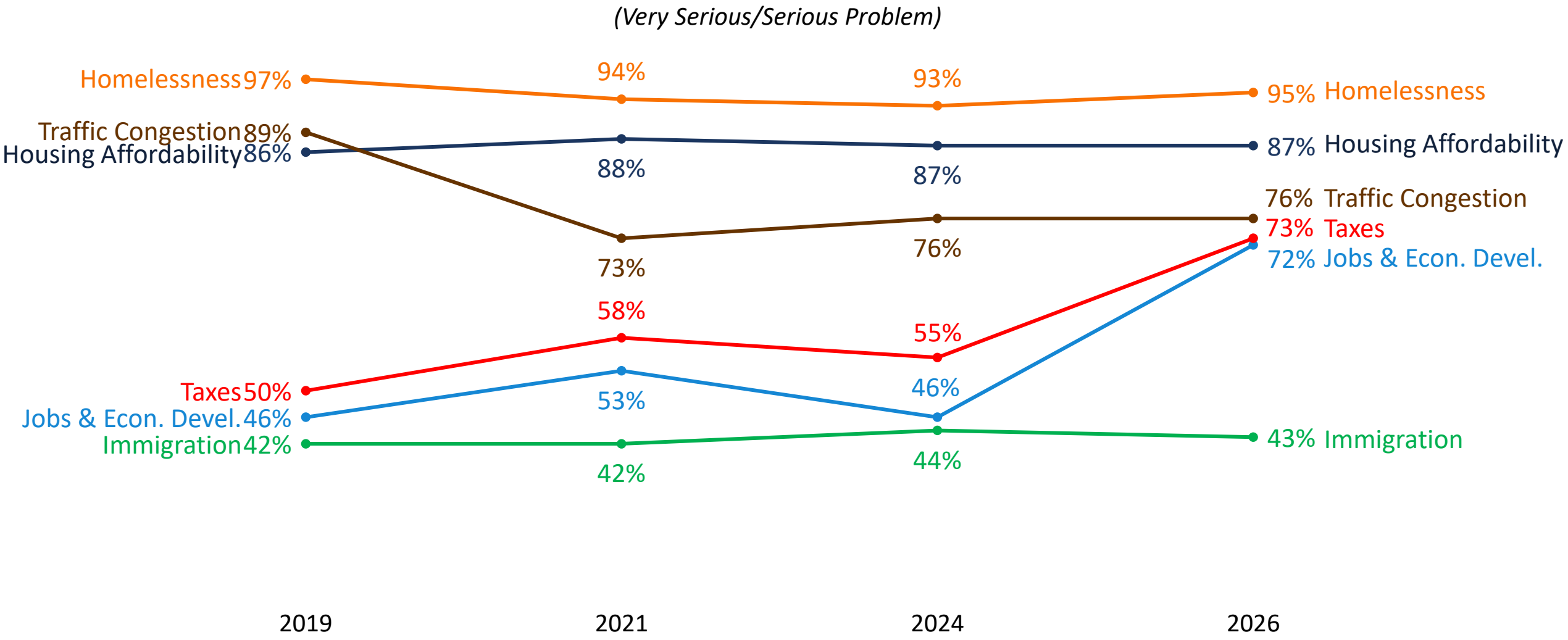
Q. Now you will see a list of some issues facing the City of Los Angeles. For each one, please indicate whether you think it is a very serious problem, a serious problem, somewhat of a problem, or not a problem at all.
^Not Part of Split Sample

Jobs and economic development and Taxes are increasing concerns, whereas many others have not changed meaningfully since 2019.

Issue	Total Very Serious/Serious Problem				
	October 2019	October 2021	April 2024	April 2026	Difference (2019-2026)
Homelessness	97%	94%	93%	95%	-2%
^Housing Affordability	86%	88%	87%	87%	+1%
Traffic Congestion	89%	73%	76%	76%	-7%
Taxes	50%	58%	55%	73%	+23%
Jobs and economic development	46%	53%	46%	72%	+26%
Quality of public schools	63%	55%	42%	62%	-1%
Public Safety	54%	53%	58%	62%	+8%
Air quality	54%	69%	42%	45%	-9%
Immigration	42%	42%	44%	43%	+1%

Q. 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. ^Not Part of Split Sample

Highlights of Changes in Seriousness of Problems Since 2019

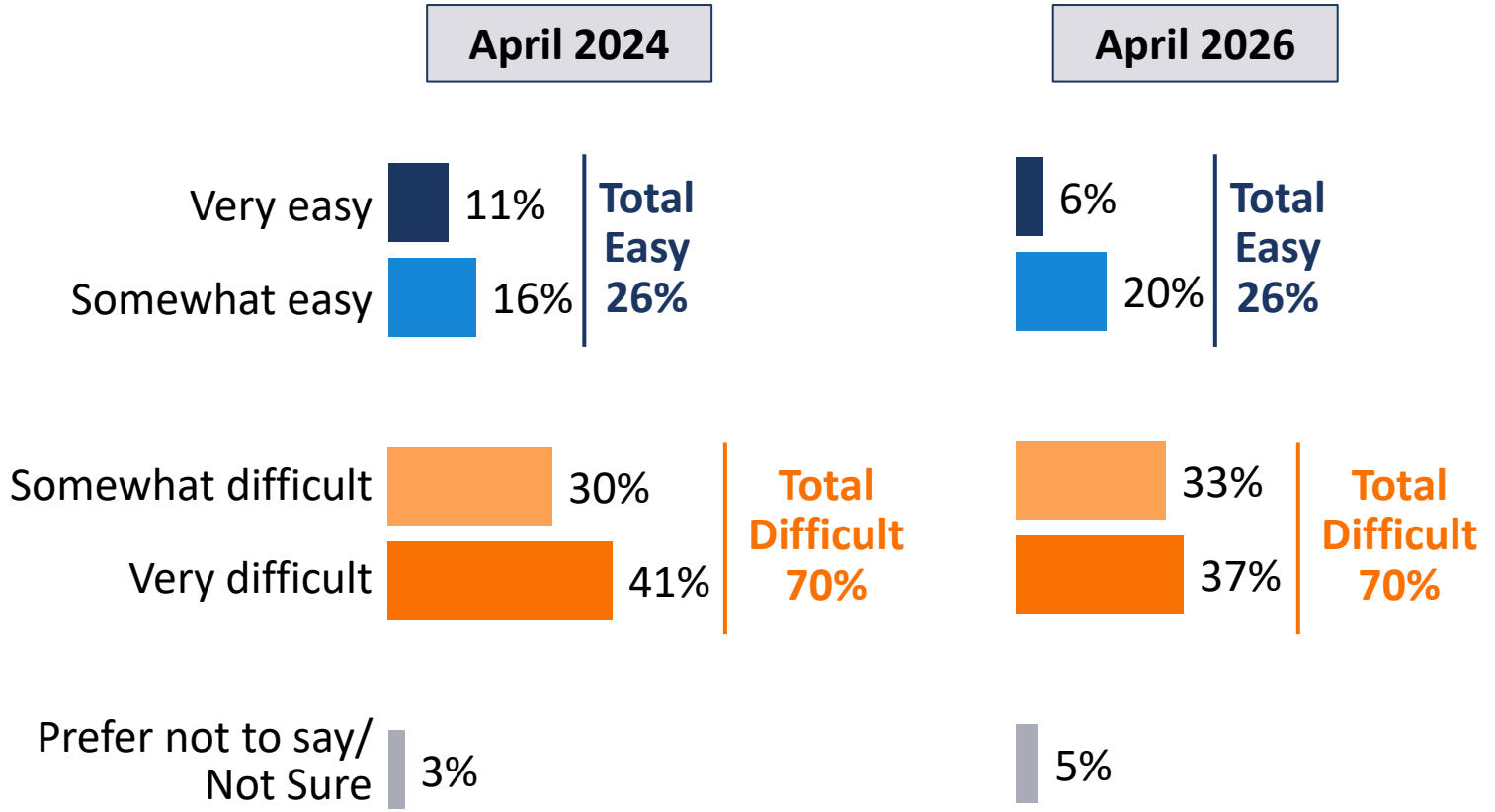


Q. Now you will see a list of some issues facing the City of Los Angeles. For each one, please indicate whether you think it is a very serious problem, a serious problem, somewhat of a problem, or not a problem at all.

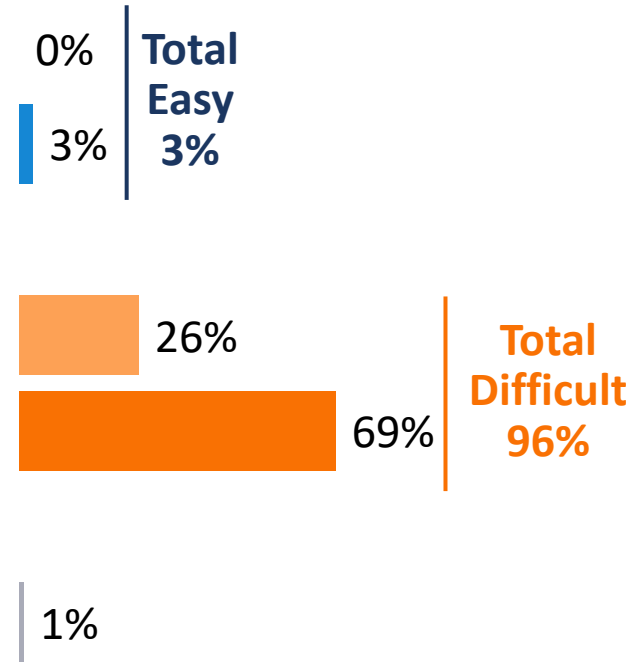
Housing Affordability

Seven-in-ten voters say it is difficult for them to afford the cost of housing — similar to 2024 — while nearly everyone thinks it is difficult for others to afford housing in LA.

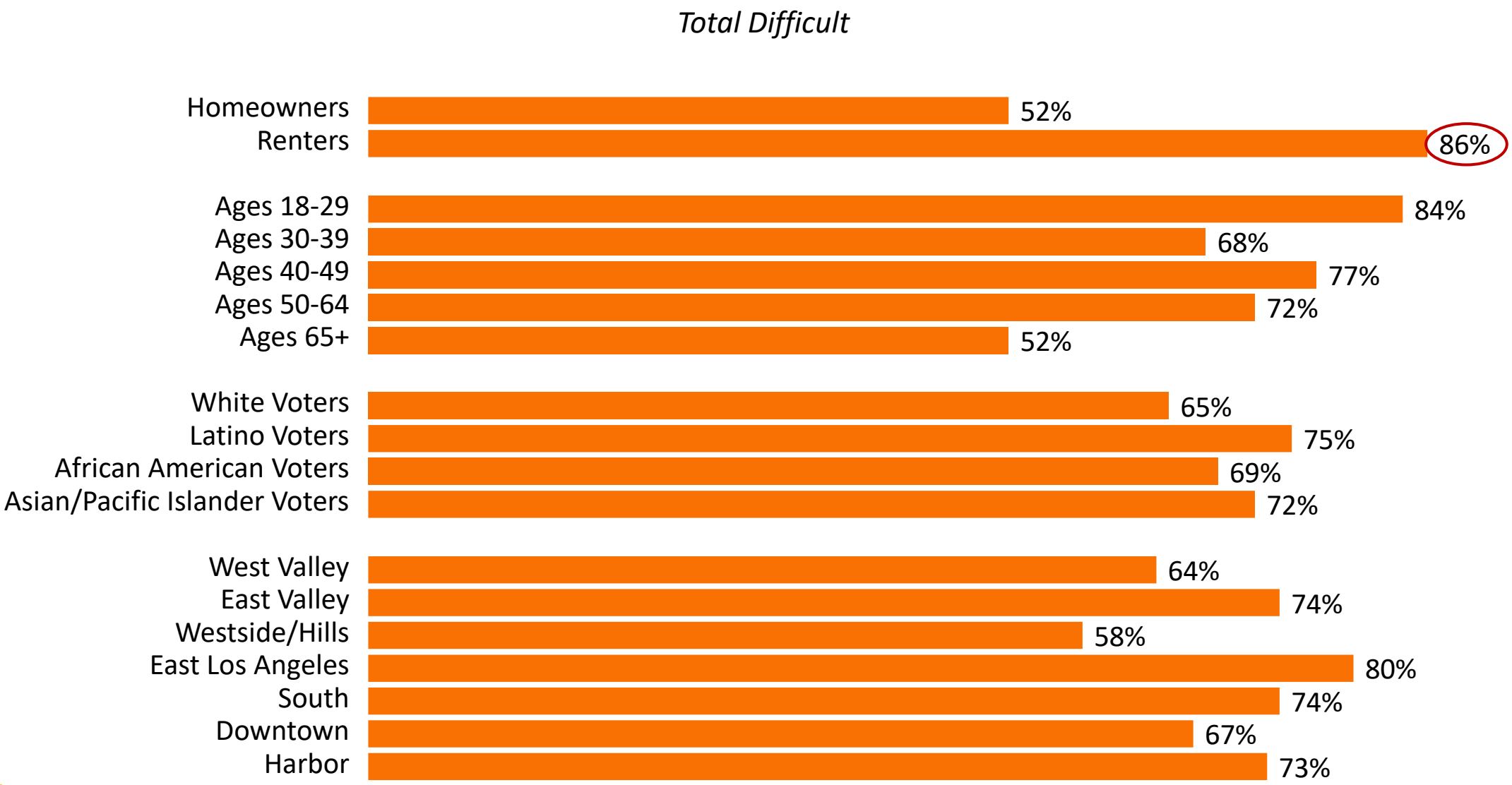
How easy or difficult is it for you personally to afford housing in the City of Los Angeles: very easy, somewhat easy, somewhat difficult, or very difficult?



And how easy or difficult do you think it is for most other people in the City of Los Angeles to afford housing: very easy, somewhat easy, somewhat difficult, or very difficult?



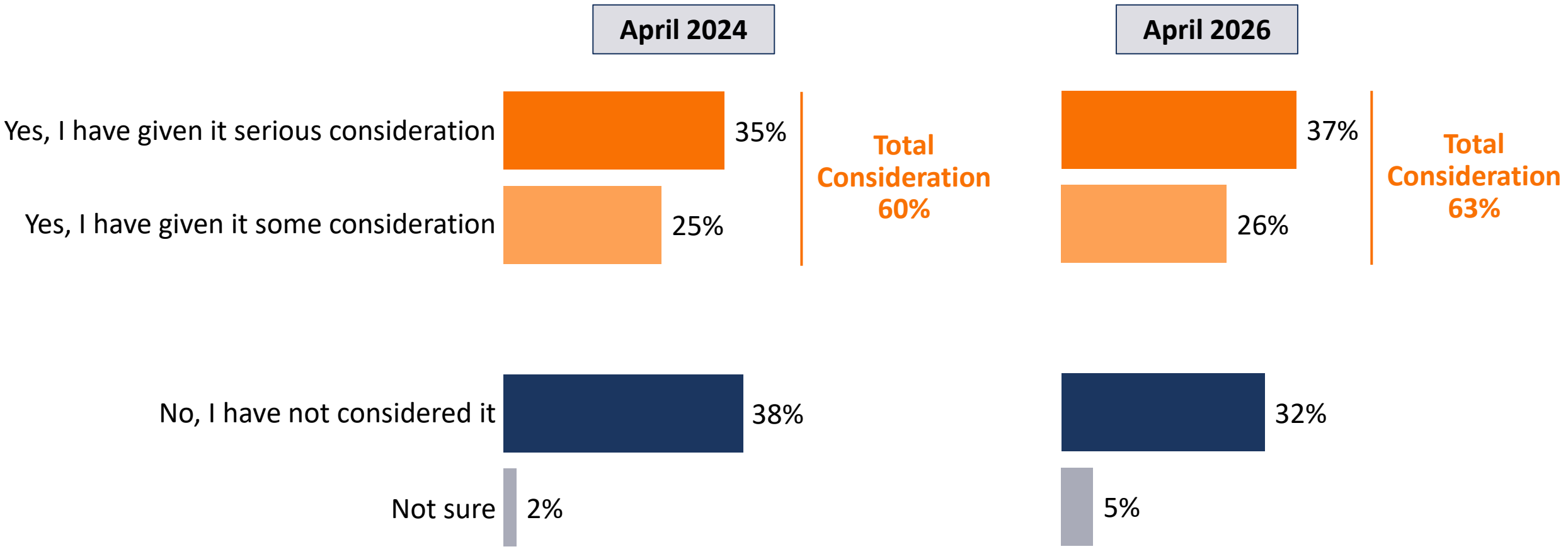
Over 8-in-10 renters find it difficult to afford housing in LA.



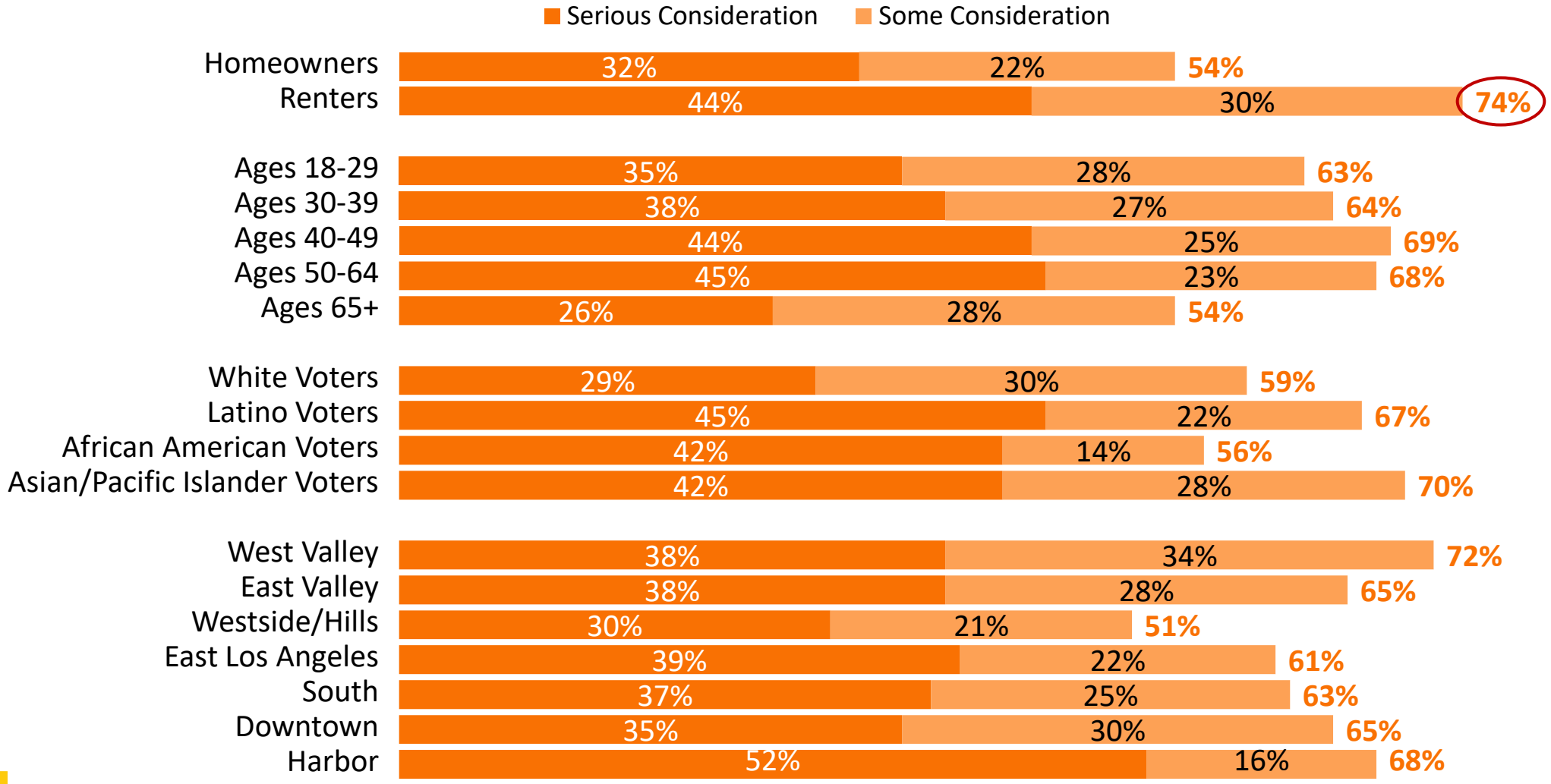
Q. How easy or difficult is it for you personally to afford housing in the City of Los Angeles: very easy, somewhat easy, somewhat difficult, or very difficult?

Over six-in-ten have considered moving out of LA because of rising housing costs.

Have you given any consideration to moving out of the City of Los Angeles because of the rising costs of housing?



Nearly three-quarters of renters have considered moving out of LA because of housing costs.



Q. Have you given any consideration to moving out of the City of Los Angeles because of the rising costs of housing?

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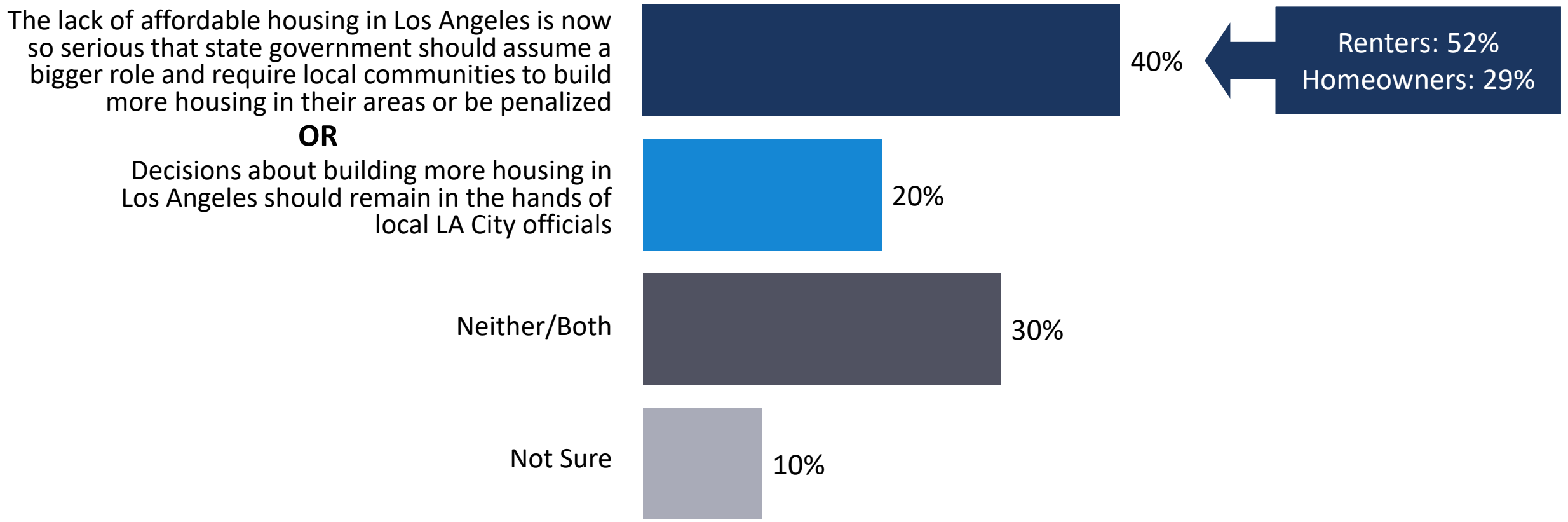
Local Housing Solutions and the State's Role

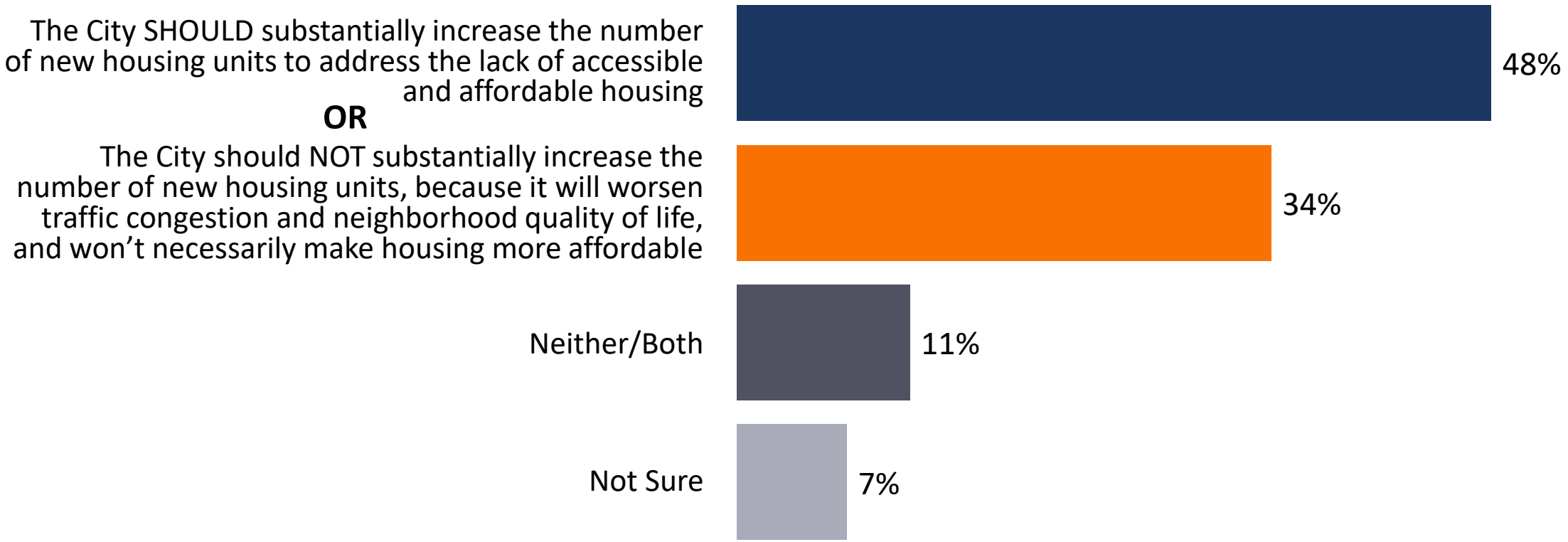
By two-to-one, voters think the State should push local communities to allow more housing, with a significant number who are not committed.

Please indicate which of the following two statements about housing you agree with more. Please pick one, even if it is hard to do so.



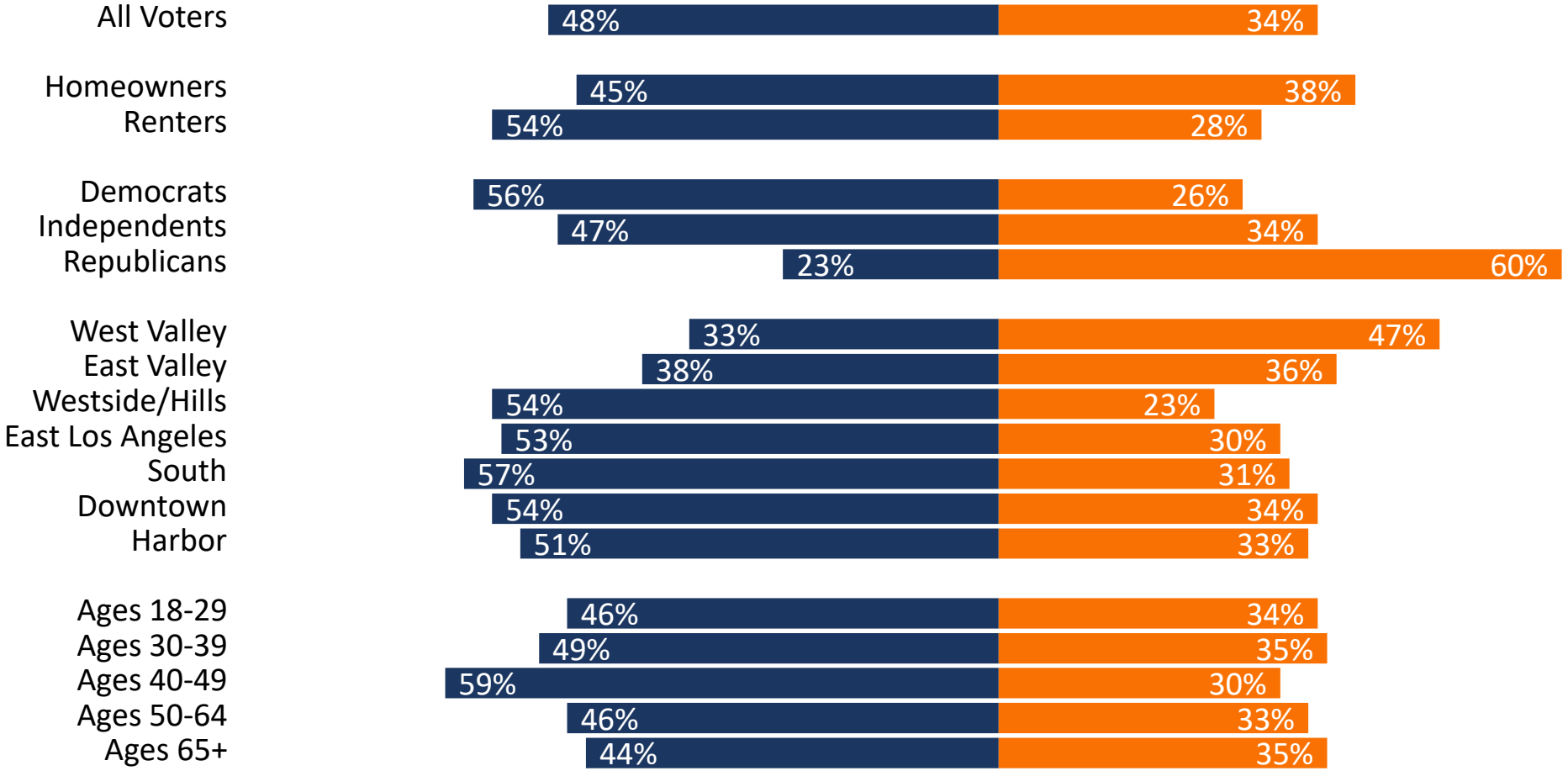
A plurality thinks the City should substantially increase the number of new housing units and affordable housing.

Now here is another pair of statements about housing and again pick the one you agree with more even if it is hard to do so.



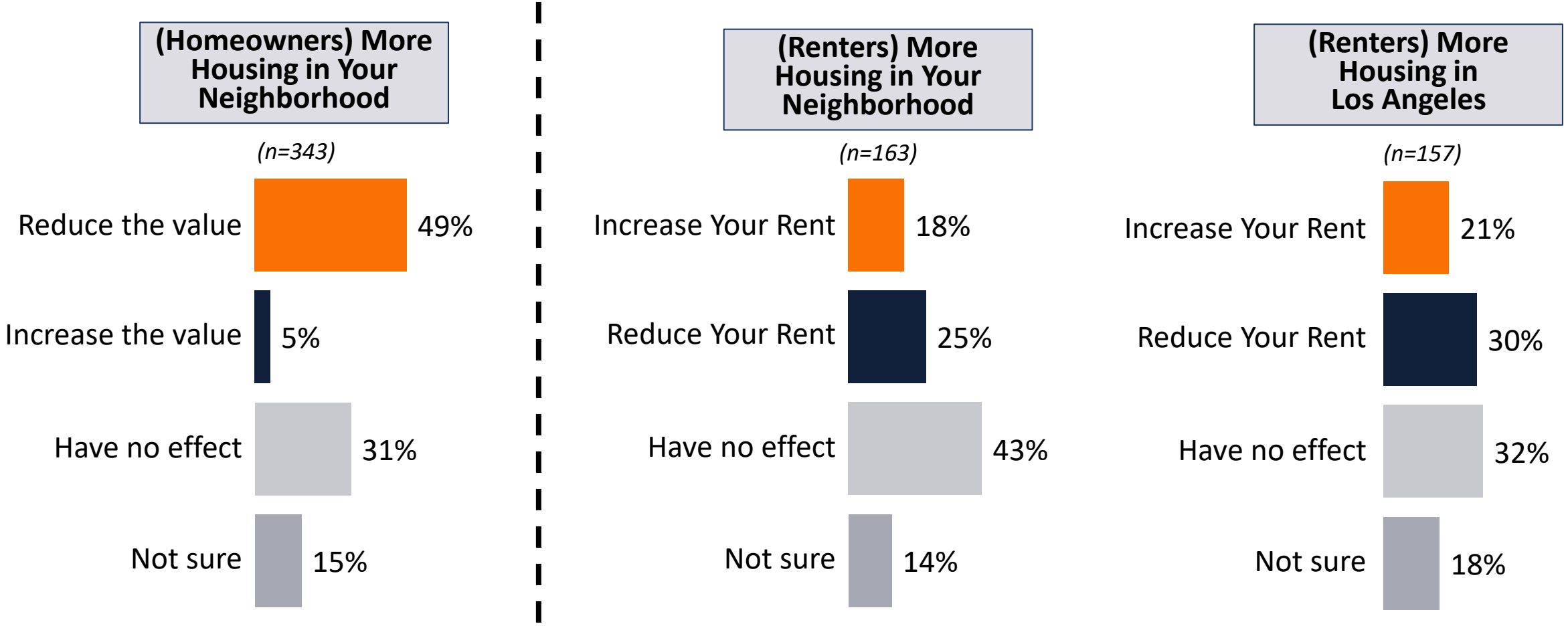
A majority of renters and plurality of homeowners think the City should increase housing to address the lack of affordable housing.

The City SHOULD substantially increase the number of new housing units to address the lack of accessible and affordable housing	OR	The City should NOT substantially increase the number of new housing units, because it will worsen traffic congestion and neighborhood quality of life, and won't necessarily make housing more affordable



Q. Now here is another pair of statements about housing and again pick the one you agree with more even if it is hard to do so.

About half of homeowners believe affordable housing in their neighborhood will lower home values; less than three-in-ten renters think more affordable housing will reduce their rent.



Q. 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?
Q. Do you believe that building more affordable rental housing for people with low to moderate incomes in your neighborhood will reduce the amount that you pay for rent, increase the amount that you pay for rent, or have no effect?
Q. Do you believe that building more affordable rental housing in Los Angeles for people with low to moderate incomes will reduce the amount that you pay for rent, increase the amount that you pay for rent, or have no effect?

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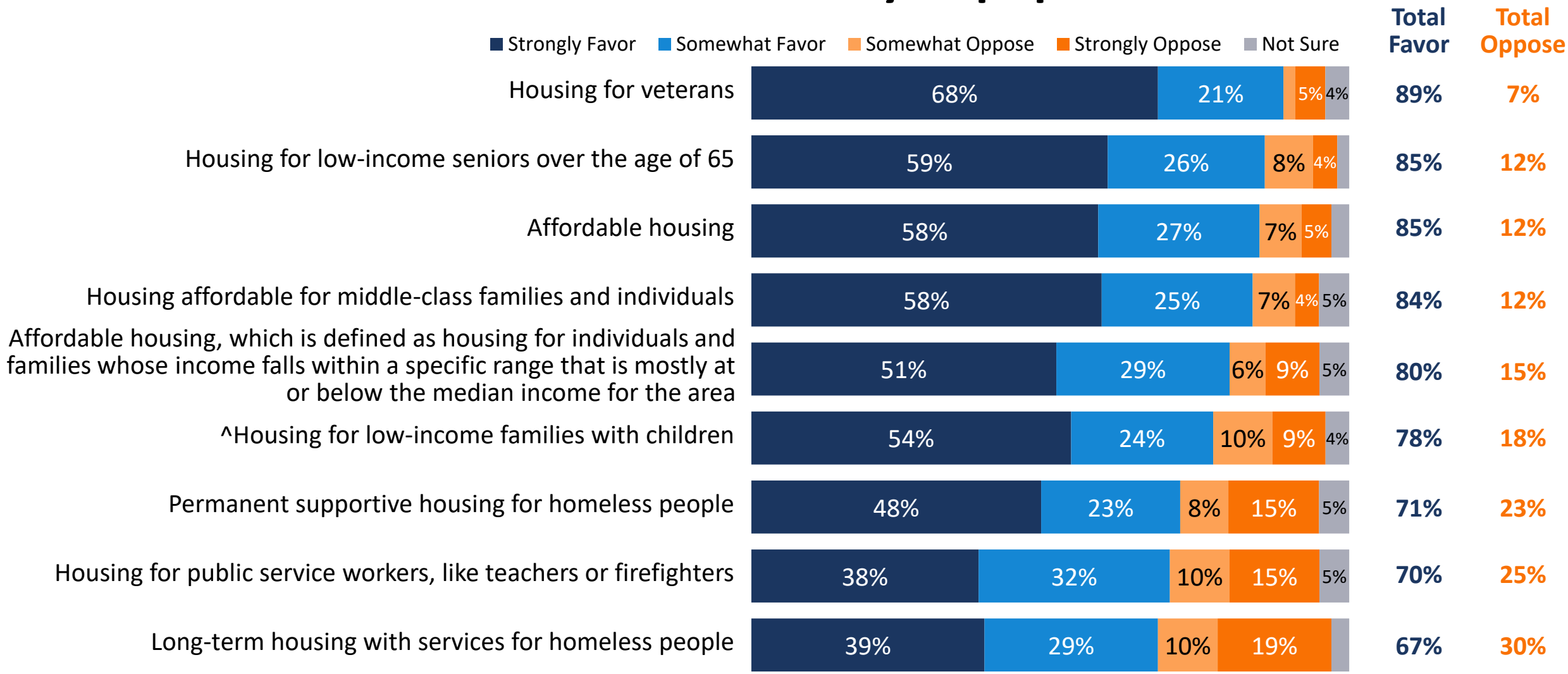
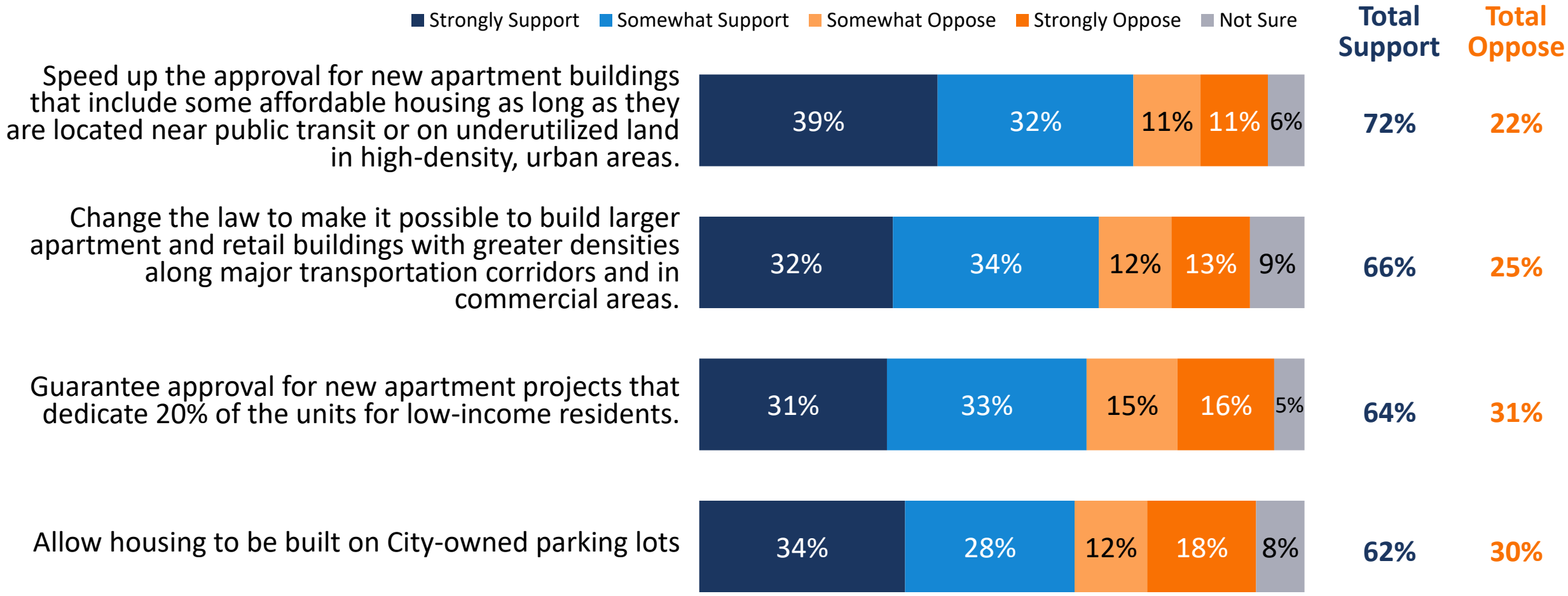
Voters favor allowing the building of housing throughout LA that benefit a wide variety of populations.



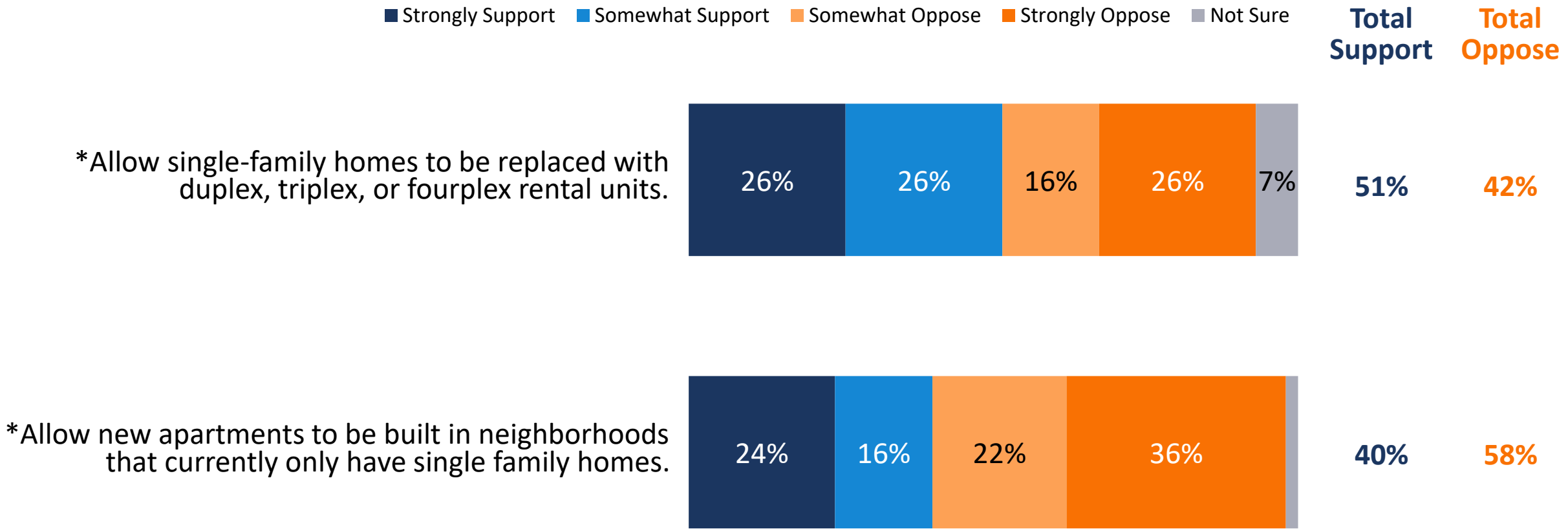
Q. Next, moving on, here are different types of rental housing that could be developed throughout Los Angeles. For each one, please indicate whether you would favor or oppose building this type of rental housing throughout Los Angeles. ^Not Part of Split Sample

Voters support several different policy proposals for making rental housing more affordable in LA.



Q. Here are some proposals for making rental housing more affordable in Los Angeles. Please indicate whether you favor or oppose each proposal. Not Part of Split Sample

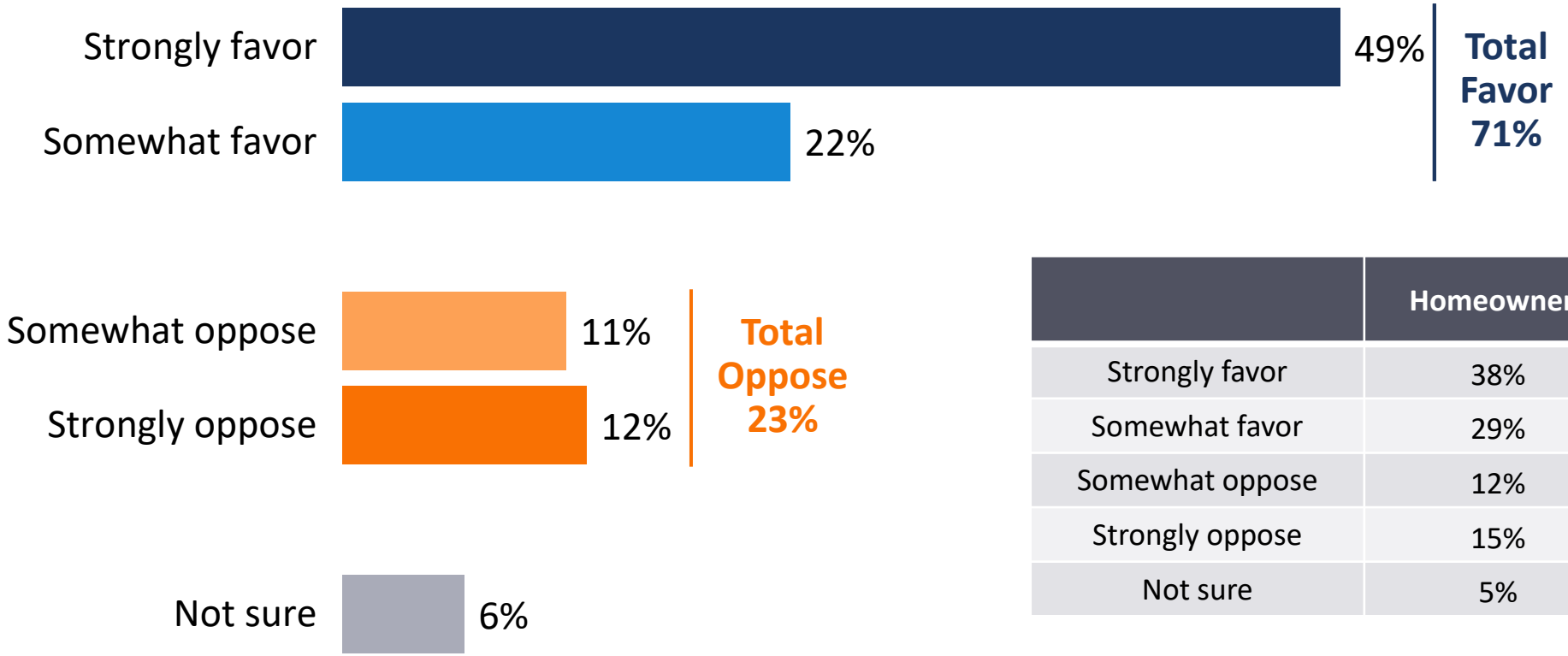
There are more mixed views on allowing multi-unit buildings in areas with single-family homes.



*Q. Here are some proposals for making rental housing more affordable in Los Angeles. Please indicate whether you favor or oppose each proposal. *Split Sample*

In addition, seven-in-ten favor additional fast-tracking of City permits for middle-class housing in commercial/industrial areas near transit.

To make it faster and less expensive to build affordable housing, the City of LA now fast-tracks City permits to build rental housing that is affordable for low-income residents. Do you favor or oppose expanding that policy to fast-track City permits for building apartments affordable for middle-income residents in commercial and industrial areas that are near public transit?

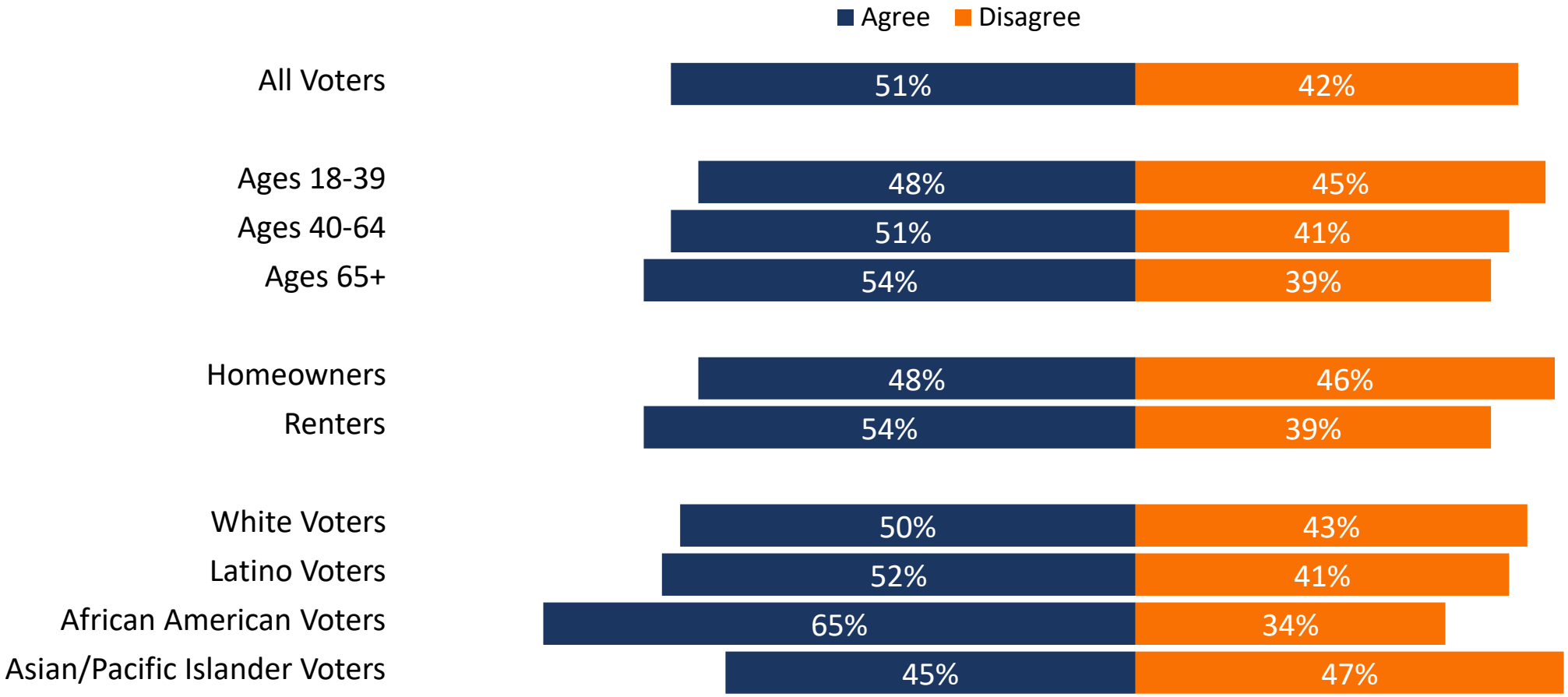


	Homeowners	Renters
Strongly favor	38%	62%
Somewhat favor	29%	13%
Somewhat oppose	12%	10%
Strongly oppose	15%	10%
Not sure	5%	6%

Approaches to Reducing Homelessness

Voters are somewhat divided with a slim majority agreeing that increasing affordable rental housing with lead to a significant reduction in homelessness.

Do you agree or disagree with the following statement?: Increasing the supply of rental housing affordable for low-income residents will lead to a significant reduction in homelessness in the City of LA.



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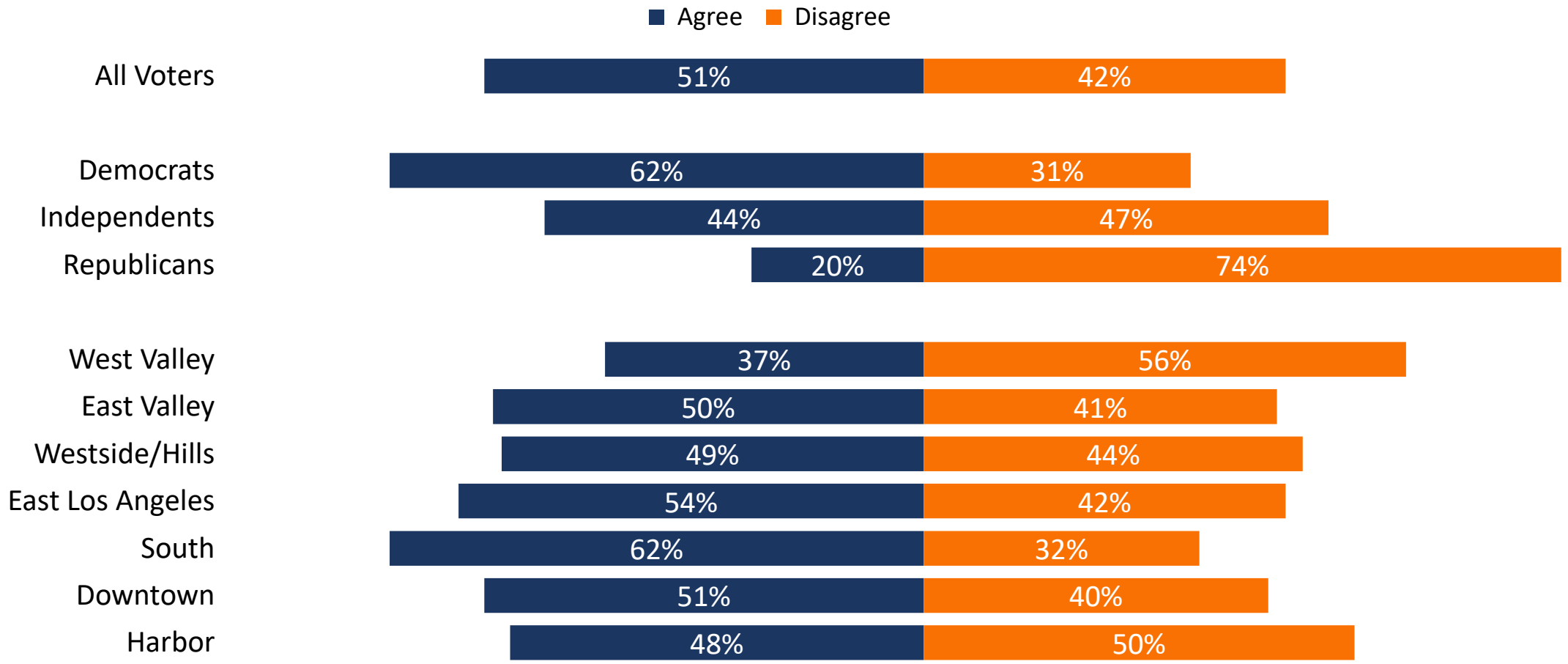
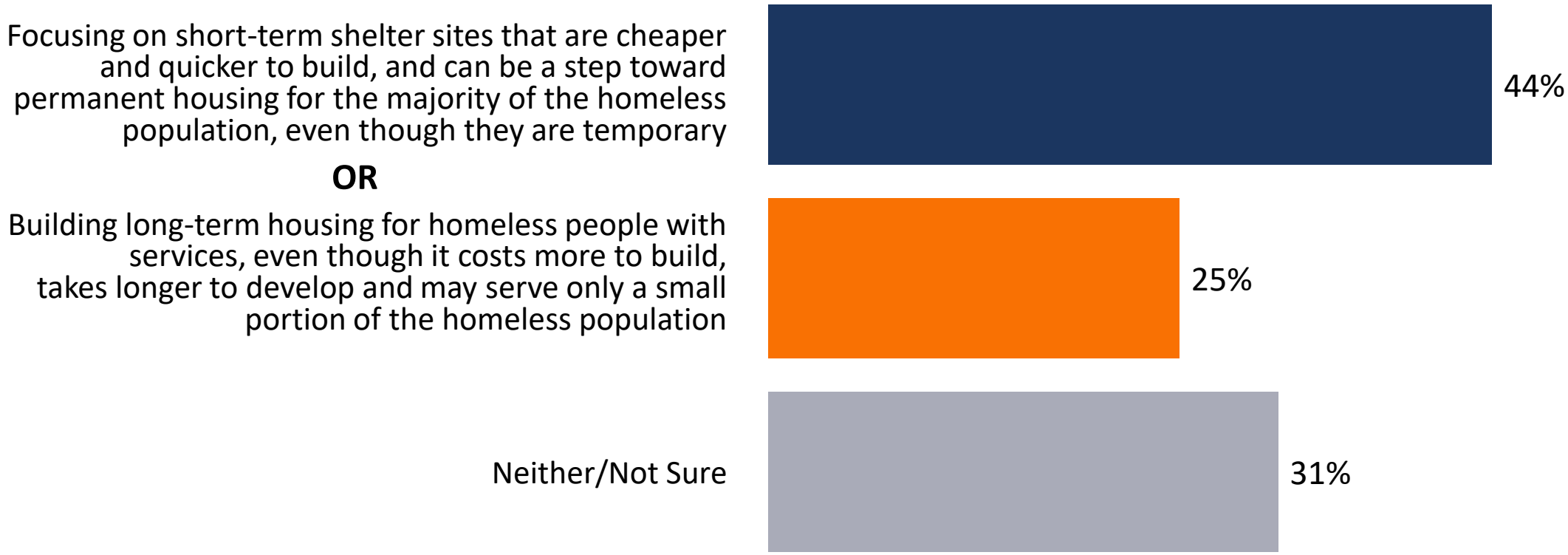
Do you agree or disagree with the following statement?: Increasing the supply of rental housing affordable for low-income residents will lead to a significant reduction in homelessness in the City of LA.



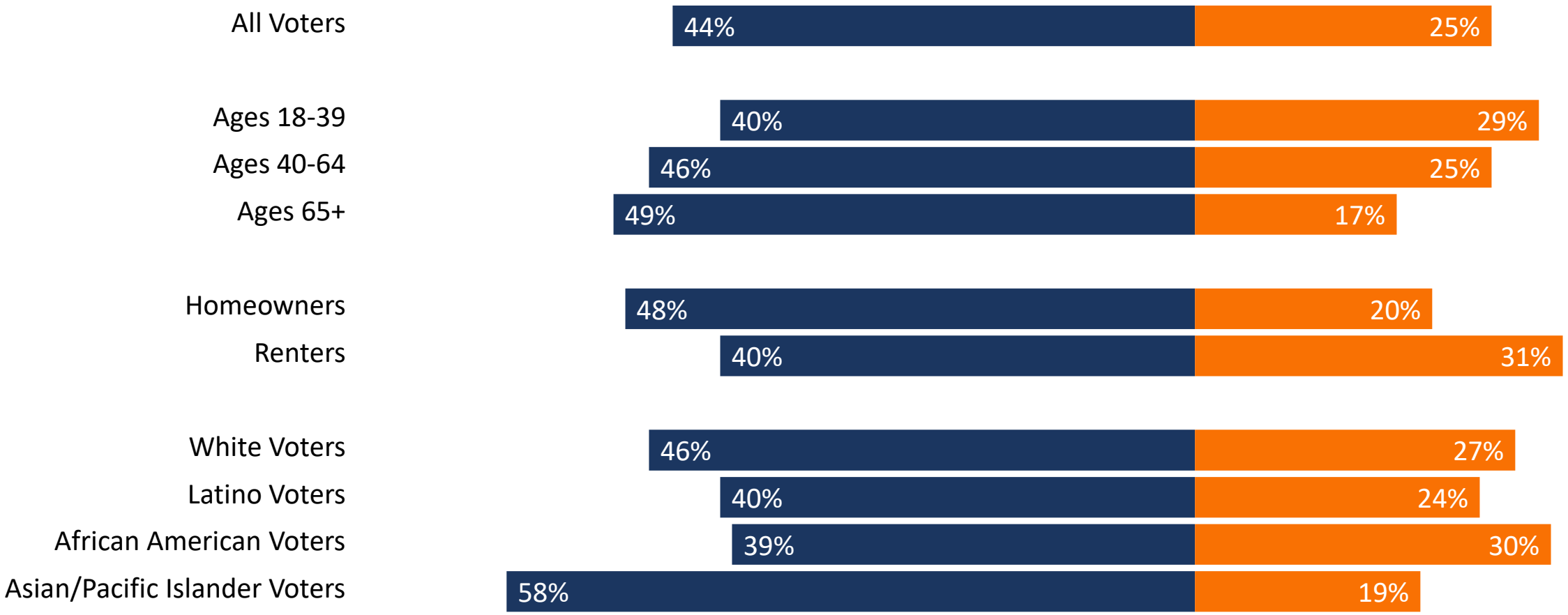
A plurality prefers that the City use existing homelessness funding on short-term shelter sites over long-term housing, but a substantial number does not want either.

As Los Angeles City officials choose how to use existing funds to deal with homelessness, which of the following do you think should be the top priority?



A plurality of homeowners and renters favor short-term shelter.

Focusing on short-term shelter sites that are cheaper and quicker to build, and can be a step toward permanent housing for the majority of the homeless population, even though they are temporary	OR	Building long-term housing for homeless people with services, even though it costs more to build, takes longer to develop and may serve only a small portion of the homeless population



Q. As Los Angeles City officials choose how to use existing funds to deal with homelessness, which of the following do you think should be the top priority?

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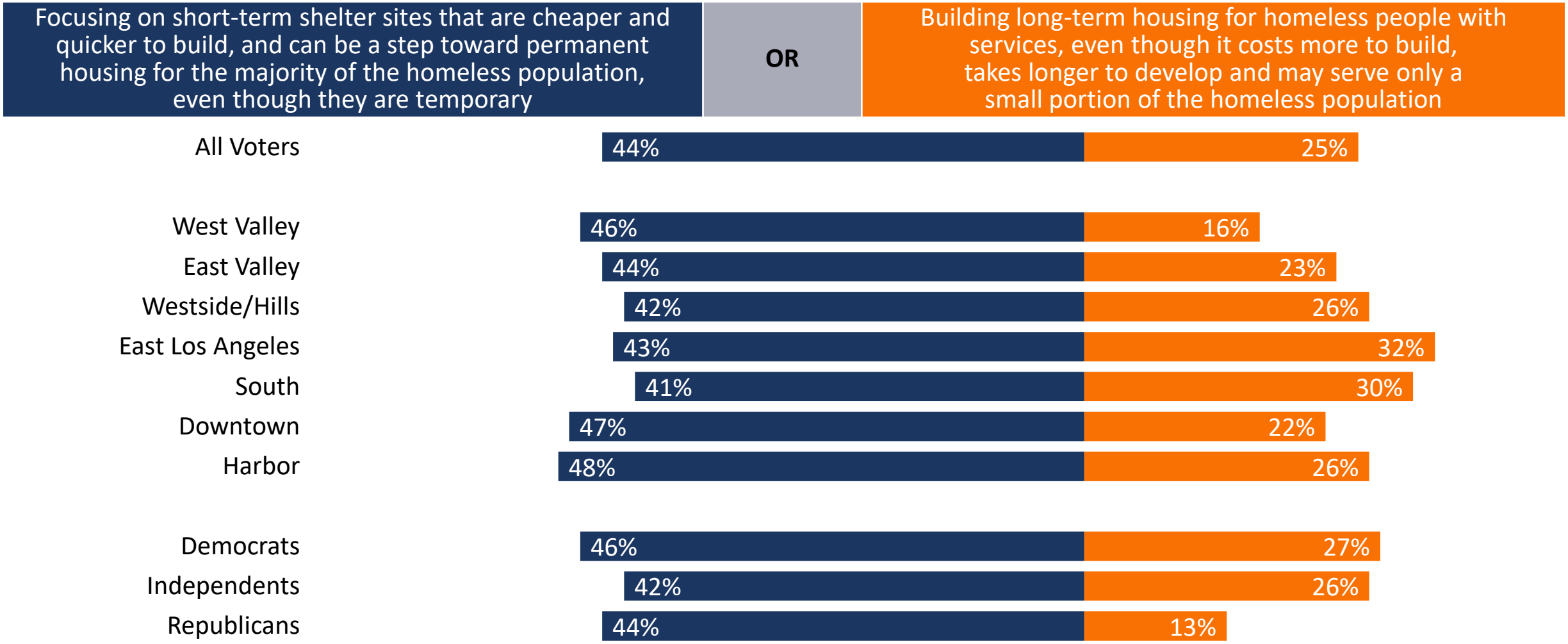


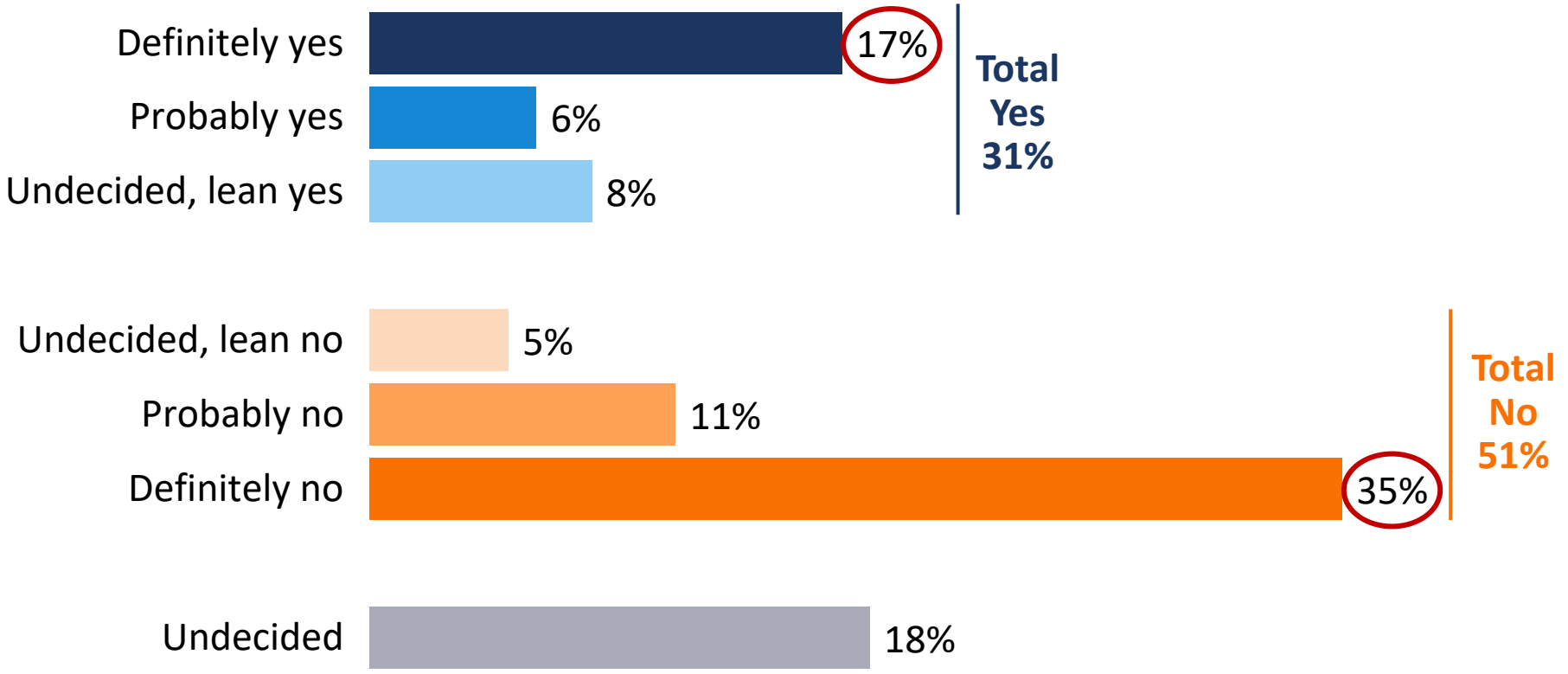
Q. As Los Angeles City officials choose how to use existing funds to deal with homelessness, which of the following do you think should be the top priority?

Statewide Ballot Measure and Housing Proposals

Simulation of Potential Statewide Ballot Measure Tested in Survey

LIMITS ABILITY OF VOTERS TO RAISE REVENUES FOR LOCAL GOVERNMENT SERVICES. Limits voters' ability to pass voter-proposed local special taxes by raising the vote approval threshold requirement from 50% to two-thirds. Prohibits voters from approving certain real estate transfer taxes. Overturns all existing voter-approved property-related taxes, including real estate transfer taxes, that do not comply with these requirements within two years. Summary of fiscal impact: **Annual loss of revenues to local governments totaling up to a couple of billion dollars. Potential future reduction in local government revenues.**

Just three-in-ten LA City voters favor the measure while a majority opposes it.



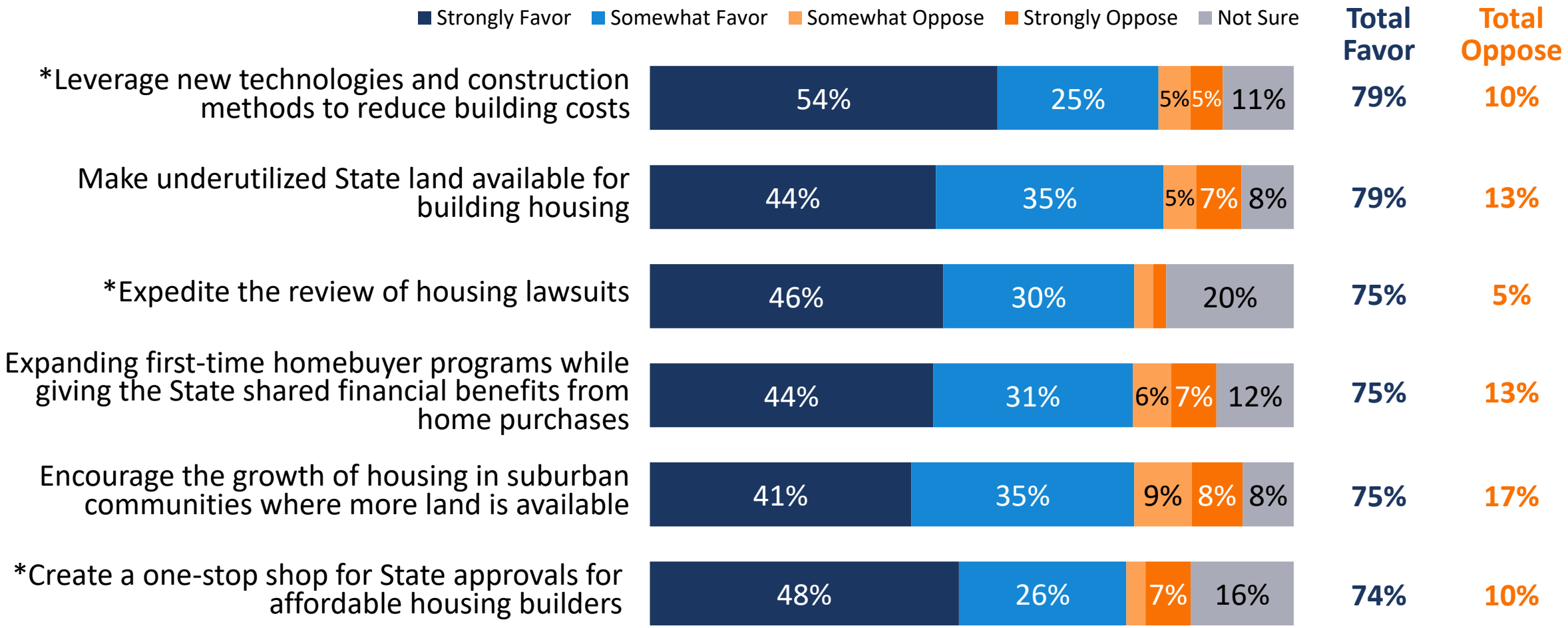
Q. Do you think you would vote yes or no on this measure?

A majority of both homeowners and renters oppose the measure.

Demographic Group	Total Yes	Total No	Undecided
All Voters	**31%**	**51%**	**18%**
Race/Ethnicity			
White Voters	32%	52%	16%
Latino Voters	32%	49%	19%
African American Voters	24%	52%	24%
Asian/Pacific Islander Voters	22%	62%	16%
Party			
Democrats	25%	54%	20%
Independents	34%	51%	16%
Republicans	46%	40%	15%
Residence			
Homeowners	31%	52%	17%
Renters	30%	53%	18%
Age			
18-39	33%	51%	16%
40-64	29%	51%	20%
65+	31%	50%	19%

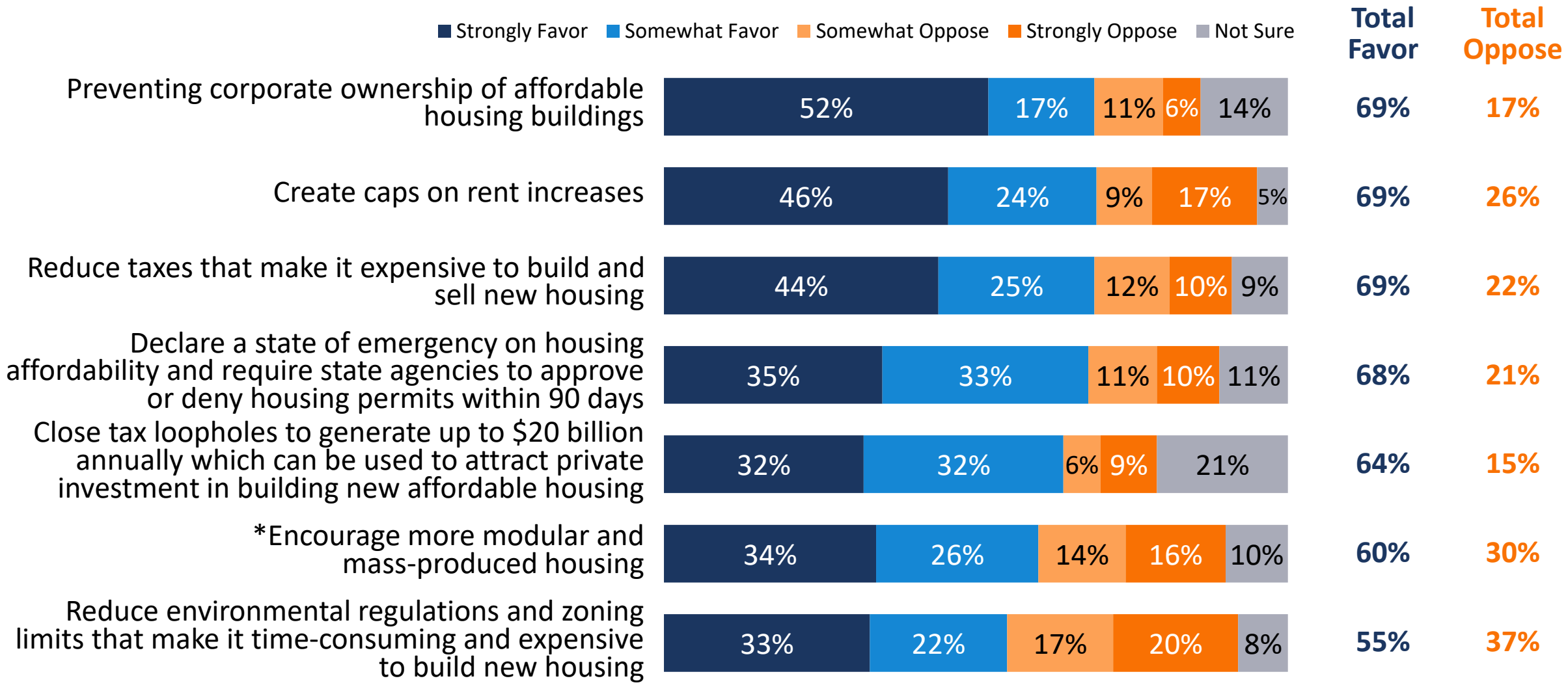
Q. Do you think you would vote yes or no on this measure?

Several proposals from gubernatorial candidates for making housing more affordable are favored by three-quarters of voters or more.



*Q. Here are some statewide proposals for making housing more affordable in California. Please indicate whether you favor or oppose each proposal. *Split Sample*

Continued



*Q. Here are some statewide proposals for making housing more affordable in California. Please indicate whether you favor or oppose each proposal. *Split Sample*

Notable Demographic Differences

- Significant differences (20-30 percentage points) by party on many proposals:
  - Democrats more likely to favor:
    - Expanding first-time homebuyer programs
    - Rent increase caps
    - Closing tax loopholes to generate $20 billion annually for new affordable housing
    - Encouraging more modular and mass-produced housing
  - Republicans more likely to favor:
    - Reducing taxes that make it expensive to build and sell new housing
    - Reducing environmental regulations and zoning limits
- "Caps on rent increases" is favored by 85% of renters vs. 58% of homeowners
- Latinos and African Americans are much less supportive of "Leverage new technologies and construction methods to reduce building costs" as well as "Encourage more modular and mass-produced housing."

Statewide Proposals by Party

Proposal	Total Favor			
	All Voters	Party		
		Dems	Inds	Reps
*Leverage new technologies and construction methods to reduce building costs	**79%**	80%	77%	83%
Make underutilized State land available for building housing	**79%**	78%	81%	80%
*Expedite the review of housing lawsuits	**75%**	77%	74%	72%
Expanding first-time homebuyer programs while giving the State shared financial benefits from home purchases	**75%**	80%	73%	61%
Encourage the growth of housing in suburban communities where more land is available	**75%**	78%	72%	72%
*Create a one-stop shop for State approvals for affordable housing builders	**74%**	76%	73%	68%
Preventing corporate ownership of affordable housing buildings	**69%**	70%	68%	69%
Create caps on rent increases	**69%**	75%	66%	56%
Reduce taxes that make it expensive to build and sell new housing	**69%**	65%	71%	84%
Declare a state of emergency on housing affordability and require state agencies to approve or deny housing permits within 90 days	**68%**	70%	67%	61%
Close tax loopholes to generate up to $20 billion annually which can be used to attract private investment in building new affordable housing	**64%**	70%	61%	45%
*Encourage more modular and mass-produced housing	**60%**	70%	53%	38%
Reduce environmental regulations and zoning limits that make it time-consuming and expensive to build new housing	**55%**	47%	58%	78%

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*Q. Here are some statewide proposals for making housing more affordable in California. Please indicate whether you favor or oppose each proposal. *Split Sample*

Statewide Proposals by Age and Homeownership

Proposal	Total Favor					
	All Voters	Age			Homeownership	
		18-39	40-64	65+	Homeowners	Renters
*Leverage new technologies and construction methods to reduce building costs	**79%**	75%	78%	89%	83%	81%
Make underutilized State land available for building housing	**79%**	78%	79%	81%	79%	80%
*Expedite the review of housing lawsuits	**75%**	77%	76%	71%	75%	79%
Expanding first-time homebuyer programs while giving the State shared financial benefits from home purchases	**75%**	78%	78%	65%	69%	84%
Encourage the growth of housing in suburban communities where more land is available	**75%**	74%	75%	79%	72%	81%
*Create a one-stop shop for State approvals for affordable housing builders	**74%**	75%	74%	72%	69%	83%
Preventing corporate ownership of affordable housing buildings	**69%**	73%	69%	64%	65%	76%
Create caps on rent increases	**69%**	70%	69%	68%	58%	85%
Reduce taxes that make it expensive to build and sell new housing	**69%**	67%	71%	70%	70%	71%
Declare a state of emergency on housing affordability and require state agencies to approve or deny housing permits within 90 days	**68%**	69%	70%	63%	60%	78%
Close tax loopholes to generate up to $20 billion annually which can be used to attract private investment in building new affordable housing	**64%**	62%	66%	62%	59%	70%
*Encourage more modular and mass-produced housing	**60%**	51%	66%	67%	65%	62%
Reduce environmental regulations and zoning limits that make it time-consuming and expensive to build new housing	**55%**	53%	59%	52%	55%	53%

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*Q. Here are some statewide proposals for making housing more affordable in California. Please indicate whether you favor or oppose each proposal. *Split Sample*

Statewide Proposals by Race/Ethnicity

Proposal	Total Favor				
	All Voters	Race/Ethnicity			
		White Voters	Latino Voters	African American Voters	Asian/ Pacific Islander Voters
*Leverage new technologies and construction methods to reduce building costs	**79%**	88%	71%	64%	83%
Make underutilized State land available for building housing	**79%**	78%	79%	81%	86%
*Expedite the review of housing lawsuits	**75%**	79%	66%	84%	85%
Expanding first-time homebuyer programs while giving the State shared financial benefits from home purchases	**75%**	72%	78%	85%	76%
Encourage the growth of housing in suburban communities where more land is available	**75%**	76%	73%	74%	84%
*Create a one-stop shop for State approvals for affordable housing builders	**74%**	75%	70%	79%	85%
Preventing corporate ownership of affordable housing buildings	**69%**	71%	68%	68%	73%
Create caps on rent increases	**69%**	70%	70%	71%	74%
Reduce taxes that make it expensive to build and sell new housing	**69%**	73%	66%	62%	70%
Declare a state of emergency on housing affordability and require state agencies to approve or deny housing permits within 90 days	**68%**	69%	66%	64%	81%
Close tax loopholes to generate up to $20 billion annually which can be used to attract private investment in building new affordable housing	**64%**	69%	59%	60%	70%
*Encourage more modular and mass-produced housing	**60%**	71%	46%	56%	71%
Reduce environmental regulations and zoning limits that make it time-consuming and expensive to build new housing	**55%**	54%	54%	47%	62%

*Q. Here are some statewide proposals for making housing more affordable in California. Please indicate whether you favor or oppose each proposal. *Split Sample*

Statewide Proposals by City Region

Proposal	Total Favor							
	All Voters	City Region						
		West Valley	East Valley	Westside/ Hills	East Los Angeles	South	Downtown	Harbor
*Leverage new technologies and construction methods to reduce building costs	**79%**	84%	73%	92%	78%	77%	74%	77%
Make underutilized State land available for building housing	**79%**	79%	74%	80%	80%	82%	77%	86%
*Expedite the review of housing lawsuits	**75%**	75%	65%	76%	81%	82%	69%	88%
Expanding first-time homebuyer programs while giving the State shared financial benefits from home purchases	**75%**	67%	70%	66%	84%	90%	75%	70%
Encourage the growth of housing in suburban communities where more land is available	**75%**	72%	70%	80%	83%	71%	76%	88%
*Create a one-stop shop for State approvals for affordable housing builders	**74%**	56%	66%	75%	84%	83%	80%	81%
Preventing corporate ownership of affordable housing buildings	**69%**	64%	70%	60%	80%	74%	67%	77%
Create caps on rent increases	**69%**	57%	72%	59%	84%	74%	74%	63%
Reduce taxes that make it expensive to build and sell new housing	**69%**	77%	64%	71%	65%	66%	70%	78%
Declare a state of emergency on housing affordability and require state agencies to approve or deny housing permits within 90 days	**68%**	54%	70%	67%	75%	72%	73%	59%
Close tax loopholes to generate up to $20 billion annually which can be used to attract private investment in building new affordable housing	**64%**	53%	61%	70%	70%	60%	72%	59%
*Encourage more modular and mass-produced housing	**60%**	62%	47%	73%	69%	57%	56%	64%
Reduce environmental regulations and zoning limits that make it time-consuming and expensive to build new housing	**55%**	58%	53%	55%	49%	50%	63%	60%

*Q. Here are some statewide proposals for making housing more affordable in California. Please indicate whether you favor or oppose each proposal. *Split Sample*

FM3 RESEARCH

BAY AREA | LOS ANGELES | PORTLAND

John Fairbank
John@FM3research.com

Adam Sonenshein
Adam@FM3research.com