M A C H I N E - R E A D A B L E C O D E B O O K

A STUDY OF RENTAL HOUSING IN THE CITY OF LOS ANGELES, 1980

principal investigators:

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Prepared by the Institute for Social Science Research at UCLA, under contract to the city of Los Angeles, Community Development Department.

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LOS ANGELES CITY TENANT STUDY

Feb.1980 (7) DECK

I.D.# _____ (1-5)

CODEBOOK

Log#: _____ (8-11)

Final

	DATE	INIT
LOG 1		
LOG 2		
EDIT		
VAL		
CLN		

Col. 1 - District code

(1) East L.A.
(2) So. Central
(3) Central (5) West L.A.
(4) Valley (6) Harbor

RESPONDENT NAME: _____ TELEPHONE #: See / Sampling Info
AREA CODE

INTERVIEWER NAME: _____ I.D.#: See Interviewer List
Int Id (12-14)

DATE	DAY	TIME	RESULT	COMMENTS
1.		AM PM		codes
2.		AM PM		(15) #Calls 1 to 9+
3.		AM PM		(16-17) Month 02,03,04
4.		AM PM		(18-19) Day 01-31
5.		AM PM		
6.		AM PM		
7.		AM PM		
8.		AM PM		
9.		AM PM		
10.		AM PM		
11.		AM PM		
12.		AM PM		
13.		AM PM		
14.		AM PM		
15.		AM PM		

NO ANSWER.....01
R NOT AVAILABLE.....02
LINE BUSY.....03
WRONG NUMBER.....04
ANSWERING SERVICE/RECORDED MESSAGE..05
LANGUAGE BARRIER.....06
CALL BACK ARRANGED.....07
DISCONNECTED/NOT IN SERVICE.....08
NONRESIDENTIAL #.....09
COMPLETED.....10
INITIAL CONTACT REFUSED.....11
R REFUSED.....12
TERMINATED.....13
INCAPABLE.....14
OTHER.....15

FOR OFFICE USE ONLY:

FINAL RESULT - [ ][ ]

I.D.#:_____ TELEPHONE #:_____ Deck 1

TELEPHONE SCREENER

Good morning/afternoon/evening. I'm (...) from the Institute for Social Science Research at UCLA. We are conducting a study to determine how rents are changing in the City of Los Angeles. Data from this study will be used to provide the mayor and the City Council with information on the rental housing market. Your participation will be very helpful. We are not interested in your name. All your answers will be kept confidential.

1. Is this (REPEAT # DIALED)?

YES.....ASK a..... 1
NO.....TERMINATE, DIAL AGAIN..... 2

a. Have I reached you on your home phone?

YES.....SKIP TO Q2..... 1
NO.....ASK b..... 2

b. Does anyone live there?

YES..... 1
NO.....TERMINATE..... 2

NOT CODED

S2. Do you live in the City of Los Angeles?

YES..... 1 (20)
NO..... 2
DON'T KNOW..... 3

S2a. What is the name of the community you live in? What is your community called?

NAME: See community List 2 (21-23)

INTERVIEWER: CHECK CITY LIST.
IF IN CITY.....CONTINUE
IF NOT IN CITY.....TERMINATE

S3. For the purpose of this study, I need to interview people who are renting their residence. Do you rent your residence, or do you own it?

RENT.....ASK a..... 1 (24)
OWN.....TERMINATE..... 2
OTHER.....TERMINATE..... 3
→SPECIFY:_____

S3a. For this survey, I have to speak with someone who lives there who is 18 years old or older and is knowledgeable about the rental terms of your home. Are you 18 or over and knowledgeable?

YES.....SKIP TO Q4..... 1 (25)
NO.....ASK b..... 2

b. May I please speak to an adult 18 years or older who lives there and is knowledgeable of the rental terms?

IF KNOWLEDGEABLE ADULT RESIDENT AVAILABLE, REINTRODUCE YOURSELF, STATE PURPOSE AND CONTINUE.

IF NO KNOWLEDGEABLE ADULT RESIDENT AVAILABLE, ARRANGE FOR AN APPROPRIATE CALLBACK TIME.

DAY:_____ TIME:_____

AVAILABLE AT OTHER
TELEPHONE NUMBERS:_____

CONTINUE TO NEXT PAGE

S4. Do you rent:

An apartment,.....SKIP TO Q5.....	1	(26)
A house, or.....SKIP TO Q5.....	2	
A condominium?.....SKIP TO Q5.....	3	
PART OF ANY OF THE ABOVE.....ASK a.....	4	
ROOM.....SKIP TO b.....	5	
SOMETHING ELSE.....TERMINATE.....	6	
→SPECIFY:_____		

RECORD ON TAB

S4a. Is yours a separate apartment?

YES.....SKIP TO c.....	1	(27)
NO.....ASK b.....	2	

S4b. Do you rent the entire living quarters with roommates?

YES.....ASK c.....	1	(28)
NO.....TERMINATE.....	2	

S4c. Is one of your roommates the owner?

YES.....TERMINATE.....	1	(29)
NO.....	2	

S5. Is your rent paid entirely in money, work, or both?

ONLY MONEY.....GO TO QUEX.....	1	(30)
ONLY WORK.....TERMINATE.....	2	
BOTH.....GO TO QUEX.....	3	
NO ANSWER.....GO TO QUEX.....	9	

SAMPLING INFORMATION

Area_Cod	The telephone area code= always (213)	(31-33)
Prefix	The prefix (first 3 digits) of the telephone #'s called	(34-36)
Weight	Case weights : format F3.2	(37-39)

end card

R.I.D.#:_____ (1-6) Dup ID #1015 - 2/80 DECK 2 (7-8) BLANK

INTERVIEWER:_____ I.D.#:_____T_BEG (9-12)____

TIME BEGINNING:_____AM/PM TIME ENDING:_____AM/PM # OF MINUTES:_T_END (13-16)____

↳ Use 2400 clock 2500= done 2 different times 9999-N.A.

RENTAL INSTRUMENT TIME 999- N.A. (17-19)____

Q1. How long have you lived at your present address? ROUND YEARS TO THE NEAREST YEAR (1/2 YEAR OR MORE ROUNDED UP.)

01 - 11 mos. = 00 12 - 23 mos. = 01	<-----LESS THAN 2 YEARS:_____ (# MONTHS) ASK A	(20-21)
2 yrs. up, code year Zero fill as needed	IF MORE THAN 2 YEARS RECORD YEARS:_____ SKIP TO Q4	
	ALL MY LIFE.....SKIP TO Q4.....90 No Answer.....SKIP TO Q4.....99	

Q1A_1 When did you move to this address? RECORD ON TAB. Mo — (22-23)

Q1A_2 If D.K. exact month code 95- before 96- after May MONTH:_____ YEAR:_____year- (24-25)
↳ 78-80 only

Q2. Was your previous house or apartment in the City of Los Angeles?

YES..... 1 (26)
NO..... 2
DON'T KNOW..... 8
No Answer..... 9

Q2A. What community/area did you live in?

RECORD: See Community List 2 (27-29)____

3. Why did you leave your last residence? CIRCLE ALL THAT APPLY.

Q3_1	MORE SPACE.....SKIP TO Q4.....	1	(30)
Q3_2	LESS SPACE.....SKIP TO Q4.....	2	(31)
Q3_3	FAMILY CHANGE.....SKIP TO Q4.....	3	(32)
Q3_4	JOB CHANGE.....SKIP TO Q4.....	4	(33)
Q3_5	NEIGHBORHOOD CHANGE.....SKIP TO Q4.....	5	(34)
Q3_6	EVICTED.....ASK A.....	6	(35)
Q3_7	CHEAPER RENT.....SKIP TO Q4.....	1	(36)
Q3_8	RENT INCREASE.....SKIP TO Q4.....	2	(37)
Q3_9	OTHER.....SKIP TO Q4.....	3	(38)
Q3_10	↳SPECIFY: See list 3 for additions		(39-40)

9 - no answer - Code in all cols.30-38
Reject cols.39-40

Q3A. Did the landlord or manager state the reason for the eviction?

YES.....ASK B.....	1	(41)
NO.....SKIP TO C.....	2	

Q3B_1 What reason, if any, did your landlord/manager state for the intent to evict?

Q3B_2

WANT UNIT FOR SELF/FAMILY.....	01	(42-43)
REHABILITATION OF UNIT.....	02	
FAILURE TO MAINTAIN UNIT.....	03	(44-45)
NUISANCE.....	04	
NONPAYMENT OF RENT.....	05	
VIOLATION OF LEASE.....	06	
SPECIFY:_____		
CONVERTING UNITS TO CONDOMINIUMS.....	07	
OTHER.....	96	
SPECIFY:_____		

Q3C. Were you served with an eviction notice?

YES.....	1	(46)
NO.....	2	
DON'T KNOW.....	8	
NO Answer.....	9	

Now I would like to ask you some questions about your present (...) - REFER TO TAB. INSERT TYPE OF DWELLING UNIT FOR (...).

Q4. How many rooms do you have in your (...) not including bathrooms? INSERT D.U. FOR (...).

NUMBER OF ROOMS:_____ 98- D.K. (47-48)
NOT INCLUDING BATHROOMS 99- N.A.

Q4A. How many bedrooms are in your (...)? INSERT D.U. FOR (...).

NUMBER OF BEDROOMS:_____ 00- none 99- N.A. (49-50)

Q4B. How many bathrooms are in your (...)? INSERT D.U. FOR (...).

NUMBER OF BATHROOMS:_____ 00- None 99- N.A. (51-52)

Q5. Is your unit owned by:

An individual,..... 1 (53)
A company,..... 2
A government agency,..... 3
Something else?..... 4
→SPECIFY: Military housing..... 5
DON'T KNOW..... 8
No answer..... 9

Q6. How many rental units are there in your building (or complex)?

SINGLE HOUSE/UNIT..... 1 (54)
2 UNITS..... 2
3 - 4 UNITS..... 3
5 - 9 UNITS..... 4
10 - 20..... 5
21 OR MORE..... 6
Dont Know - 8 NO ANWER - 9

Q7. Is this residence part of a public housing project?

8-DK } SKIP TO Q9
9-NA }

YES.....ASK A..... 1 (55)
NO.....SKIP TO Q8..... 2

Q7A. What is the name of the project you live in?

RECORD NAME: See list Q7A (56-58)

SKIP TO Q9

Q8. Do you have a rent subsidy from the government? That is, does the government give any money to help pay the rent?

8- Dont know
9- No answer

YES..... 1 (59)
NO..... 2

Q9. What is your monthly rent? IF NOT MONTHLY, SPECIFY TIME PERIOD. PROBE FOR RANGE WITHIN $50.

9998- D.K.
9999- N.A.

RENT: $_____ PER month (60-63) 4 digits

Q9A. Does the owner pay for gas and electricity?

GAS AND ELECTRICITY..... 1 (64)
GAS ONLY..... 2
ELECTRICITY ONLY..... 3
NEITHER..... 4
No answer.....9

Q9B_1 Does your rent include payment for any service other than housing, such as garage, parking, trash pick up, meals, etc.?

Q9B_2

8-DK; Code in
9-NA; col. 65, Reject 66-67

YES..... 1 (65)
→SPECIFY: See LIST 9B (66-67)
NO..... 2

Q10. Is your residence under rent control?

YES.....ASK A..... 1 (68)
NO.....SKIP TO BOX ABOVE B.. 2
DON'T KNOW.....SKIP TO BOX ABOVE B.. 8
No answer.....SKIP TO BOX ABOVE B..9

Q10A. Has the landlord posted in the building or sent you a copy of the Rent Registration Certificate?

YES..... 1 (69)
NO..... 2
DON'T KNOW..... 8

DECK 2

Q10B_BOX

REFER TO TAB (Q1A)

IF IN PRESENT HOUSING BEFORE OR IN MAY, 1978.....ASK B..... 1
IF IN PRESENT HOUSING AFTER MAY, 1978.....SKIP TO Q11..... 2

(70)

Q10B. What was your monthly rent in May, 1978?

0000- None
9998- Dont know
9999- No answer

RENT: $_____ PER_____ (71-74)

BEGIN DECK 3 (8) Blank

Q11. Has your rent been increased in the past year at your present address?

YES.....ASK A..... 1 (9)
NO.....SKIP TO Q12..... 2
Dont know.....8.....SKIP TO Q12....N.A... 9

Q11A. How many times has your rent been increased in the past year?

98- D.K.
99- N.A.

RECORD NUMBER:_____ (10-11)

B. FOR EACH RENT INCREASE ASK: In what month(s) and year was your rent increased starting with the first increase?

Q11B_1 TO Q11B_6

MONTH:_____ (12-13) YEAR:_____ (14-15)

98- D.K.
99- N.A.

MONTH:_____ (16-17) YEAR:_____ (18-19)

MONTH:_____ (20-21) YEAR:_____ (22-23)

Q11C_1 What was your monthly rent before the (...) increase(s)? INSERT
Q11C_2 MONTH/YEAR FROM 11B FOR (...).
Q11C_3

RENT: $_____ PER_____ (24-27) 4 digits

9998- D.K.

RENT: $_____ PER_____ (28-31)

9999- N.A.

RENT: $_____ PER_____ (32-35)

IF DON'T KNOW.....ASK D
ALL OTHERS....SKIP TO E

Q11D_1 What was the amount of the rent increase(s) in the past year?

Q11D_2
Q11D_3

998- D.K.
999- N.A.

RECORD AMOUNT:_____ (36-38) 3 digits

RECORD AMOUNT:_____ (39-41)

RECORD AMOUNT:_____ (42-44)

Q11E. Did your landlord or manager state a reason for the rent increase(s)?

YES.....ASK F..... 1 (45)
NO.....SKIP TO Q12..... 2

8- D.K. } Skip to Q12
9- N.A. }

F. What reason did he/she give for the increase(s)? CIRCLE ALL MENTIONS.

Q11F.1 TO Q11F_4

IMPROVEMENTS/REHABILITATION.....	1	(46)
COSTS GOING UP.....	2	(47)
NORMAL INCREASE.....	3	(48)
OTHER.....	4	(49)
→SPECIFY: Bldg bought/sold/new tenant..	1	
Rent control reason.....	2	
New person moved in with me...	3	
Taxes/ Prop 13.....	5	

8- D.K. } Code in cols.
9- N.A. } 46-49

And now a few final questions about your background.

Q12. What is your zip code at your present address?

ZIP CODE:_____ (50-54) 5 digits

Q13. Including yourself, how many adults 18 or older presently live in your household?

ADULTS:_____ (55-56)

99- n.a.

Q14. How many children 17 or younger presently live in your household? Please include any infants.

CHILDREN:_____ (57-58)

00- none
99- N.A.

Q15. What is your age? Code age given,

18 yrs to 96
97 - Ref
99 - NA

AGE:_____ (59-60)

Q16. Now thinking of your entire household, was the total income for your household last year before taxes greater than $10,000 or less than $10,000? Remember to include interest, retirement income, investments, etc.

GREATER THAN $10,000.....ASK A.....	1	(61)
LESS THAN $10,000.....ASK C.....	2	
EXACTLY $10,000.....SKIP TO Q17....	3	
DON'T KNOW.....SKIP TO Q17....	8	
REFUSED.....SKIP TO Q17....	9	

Q16A. Was your income greater than $15,000 or less than $15,000?

GREATER THAN $15,000.....ASK B.....	1	(62)
LESS THAN $15,000.....SKIP TO Q17....	2	
EXACTLY $15,000.....SKIP TO Q17....	3	
DON'T KNOW.....SKIP TO Q17....	8	
REFUSED.....SKIP TO Q17....	9	

Q16B. Was your income greater than $25,000 or less than $25,000?

GREATER THAN $25,000.....SKIP TO Q17....	1	(63)
LESS THAN $25,000.....SKIP TO Q17....	2	
EXACTLY $15,000.....SKIP TO Q17....	3	
DON'T KNOW.....SKIP TO Q17....	8	
REFUSED.....SKIP TO Q17....	9	

Q16C. Was your income greater than $5,000 or less than $5,000?

GREATER THAN $5,000.....	1	(64)
LESS THAN $5,000.....	2	
EXACTLY $5,000.....	3	
DON'T KNOW.....	8	
REFUSED.....	9	

Q17. Tell me which one of the following best describes your racial background or heritage? Would you say: CIRCLE APPROPRIATE CODE.

IF MORE THAN ONE MENTIONED, PROBE FOR BEST ONE BY ASKING: Could you tell me which of these best characterizes your heritage?

White,..... 1 (65)
Black or Negro,..... 2
Hispanic or Latin American,..... 3
Asian or Pacific Islander,..... 4
American Indian, Native American, Alaskan Native, or..... 5
Something else?..... 6
→SPECIFY: no answer..... 9

Q18. Finally, in telephoning you we selected your number randomly. I would like to know if you have more than one telephone number at this residence?

YES.....ASK A..... 1 (66)
NO.....SKIP TO Q19..... 2

Q18A. Aside from this telephone number at which I've reached you how many additional numbers do you have at your home?

RECORD ACTUAL
NO. OF PHONES:_____ (67)

Q19. Can you tell me the name of the street you live on and the nearest cross-street?

STREET:_____ 1- GIVEN (68)
9- Blank/ Refused
CROSS-STREET:_____

Q20. My supervisor may wish to verify that I completed this interview or I may have to call back if I missed any questions. Is that alright?

YES..... 1 (69)
NO..... 2
NO ANSWER 9

Thank you for your cooperation.

END TIME:_____

COMPLETE NEXT PAGE

C1. SEX OF RESPONDENT:

no answer--9
couldn't tell

MALE..... 1 (70)

FEMALE..... 2

C2. SEX OF INTERVIEWER:

MALE..... 1 (71).

FEMALE..... 2

C3. LANGUAGE OF INTERVIEW:

ENGLISH..... 1 (72)

SPANISH..... 2

OTHER..... 3

→SPECIFY:_____

TAB

SCREENER:

Q4

APARTMENT.....1
HOUSE.....2
CONDOMINIUM....3
DUPLEX 4
TRIPLEX.....5
OTHER.....6
→SPECIFY:

_____

_____

QUESTIONNAIRE:

Q1A

MAY '78.....1
BEFORE 5/78....2
AFTER 5/78.....3

CITY QUEX. 1015

Interviewers ID list

	378 - Amberg		027 - Iarmore
	203 - Ayad	*	388 - Lefebre
*	379 - Bartolomeo		215 - Livingston
	067 - Beauchampks		363 - Lumpkin
	183 - Beck		389 - Margolis
*	380 - Belcher		397 - Miles
	362 - Brennan		006 - Montes
	207 - Burt		366 - Morris
*	166 - Buser		344 - Murphy
	280 - Campbell		094 - Ortega
	003 - Carter		044 - Pepper
*	381 - Cohn, A		206 - Prasow
	383 - Cohn, S.	*	165 - Sands
*	398 - Darche		093 - Simpson
	161 - DeJoie		056 - Stephan
	382 - Edgemcombe , J		062 - Sullentrop
	385 - Edgecombe, P		392 - Tate
	014 - Fasani		393 - Templeton
	026 - Friedenthal, F.		365 - Thomas
	384 - Friedenthal, L		391 - Thompson
	386 - Gerson	*	364 - Urenda
	106 - Gottesman	*	187 - Wasserman
	007 - Gould		070 - Welle
	004 - Greenberg		072 - Widing
	339 - Gunn	*	266 - Wulfeck
	376 - Haggerty	*	148 - Wulzen
	124 - Hall		
	029 - Holmes		
	354 - Jensen		
	023 - Jimenez		
*	343 - Jordan		
*	396 - Killinger		

* Names with asterisks are males

COMMUNITIES Did you live ?

List 2

001 - ARLETA
002 - BEL AIR
003 - BEVERLY GLEN
004 - BOYLE HEIGHTS
005 - BRENTWOOD
006 - CANOGA PARK
007 - CENTURY CITY
008 - CHATSWORTH
009 - EAGLE ROCK
010 - ECHO PARK
011 - EL SERENO
012 - ENCINO
014 - GLASSELL PARK
015 - GRANADA HILLS
016 - HANCOCK PARK
017 - HARBOR CITY
018 - HIGHLAND PARK
019 - HOLLYWOOD
020 - HYDE PARK
021 - LAKEVIEW TERRACE
022 - LINCOLN HEIGHTS
023 - LOS FELIZ
024 - MAR VISTA
025 - MISSION HILLS
026 - MONTECITO HEIGHTS
027 - MONTEREY HILLS
028 - MT. OLYMPUS
029 - MT. WASHINGTON
030 - NORTH HOLLYWOOD
031 - NORTHRIDGE
032 - PACIFIC PALISADES
033 - PACOIMA
034 - PANORAMA CITY
035 - PARK LA BREA
036 - PLAYA DEL REY
037 - RANCHO PARK
038 - RESEDA
039 - SAN PEDRO
040 - SEPULVEDA
041 - SHERMAN OAKS
042 - SILVER LAKE
043 - STUDIO CITY
044 - SUNLAND
045 - SUN VALLEY
046 - SYLMAR
047 - TARZANA
048 - TUJUNGA
049 - VAN NUYS
050 - VENICE
051 - WATTS
052 - WESTCHESTER
053 - WEST LOS ANGELES
054 - WESTWOOD
055 - WILMINGTON
056 - WOODLAND HILLS

060 - Los Angeles, (unspecifi-ed)

These codes are for Q2A only, Deck 2, col.27-29

061 - Other Southern Calif. county
062 - Other Northern Calif. county
063 - Other states in the U.S.
064 - Other outside country

City Quex. L.A. 1015

List 3

Code in cols. 39-40 ONLY

01 - House/ Property sold

02 - Place torn down/ demolished

03 - Closer to family/ friends

04 - Landlord problems; i.e. he wouldn't fix the place up; poor condition of apt.

05 - Closer to work/ school

06 - Moved to L.A. (Calif.) from out of state

07 - Privacy/ Wanted to live by myself

96 - Other- Keep list

City Quex. 1015

List 7A

L.A.City Housing Projects

001 - Aliso (Pico) Village
002 - Avalon-Hacienda
003 - Community Services
004 - Dana Strand Village
005 - Estrada Courts
006 - Imperial Courts
007 - Jordan Downs
008 - Mar Vista Gardens
009 - Nickerson Gardens
010 - Normont Terrace
011 - Pico Gardens
012 - Pueblo Del Rio
013 - Ramona Gardens
014 - Rancho San Pedro
015 - San Fernando Gardens
016 - William Mead Homes

996 - No answer-- indicated that they were in a housing project, did not give one of the names above; but from other information on quex. most probably were in public housing- coding cant tell which

Any other names that do NOT appear on this list are Not L.A.city projects

City Quex. L.A. 1015

List 9 B

Does your rent include payment for any services other than housing?

01 - Water
02 - Trash
03 - Water AND trash
04 - Maintenance
05 - furniture
06 - Meals
07 - Garage/ parking
08 - Landscaping/ Yard work
09 - Parking(garage) & water
10 - Trash & Parking
11 - Water & Trash & other combos
12 - Landscaping and other

96 - Other

99 - N.A.

#1015 (5) DECK 1

I.D.# _____ (1-4)

Log#: ~~Mail~~ dad (8-11)

	DATE	INIT
LOG 1		
LOG 2		
EDIT		
VAL		
CLN		

CODEBOOK

LANDLORD INSTRUMENT

Col. 1 * District codes

(1) Valley
(2) East L.A.
(3) So. Central (5) West L.A.
(4) Central L.A. (6) Harbor

RESPONDENT NAME: _____ TELEPHONE #: ___ / _____
AREA CODE

INTERVIEWER NAME: _____ I.D.#: See List of Interviewers

(6) #CALLS (7- 8) Month (9-10) Day (11)= BLANK (12-14) Int id

	DATE	DAY	TIME	RESULT	COMMENTS
1.			AM PM		* NOTE: The District codes are NOT the same as those on the City Tenant instrumen
2.			AM PM		
3.			AM PM		
4.			AM PM		
5.			AM PM		
6.			AM PM		
7.			AM PM		
8.			AM PM		
9.			AM PM		
10.			AM PM		
11.			AM PM		
12.			AM PM		
13.			AM PM		
14.			AM PM		
15.			AM PM		

NO ANSWER.....01	# DISCONNECTED/NOT IN SERVICE.....08
R NOT AVAILABLE.....02	NONRESIDENTIAL #.....09
LINE BUSY.....03	COMPLETED.....10
WRONG NUMBER.....04	INITIAL CONTACT REFUSED.....11
ANSWERING SERVICE/RECORDED MESSAGE..05	R REFUSED.....12
LANGUAGE BARRIER.....06	TERMINATED.....13
CALL BACK ARRANGED.....07	INCAPABLE.....14
	OTHER.....15

FOR OFFICE USE ONLY:

FINAL RESULT - ____ ____

LANDLORD INSTRUMENT

Good morning/afternoon/evening. I'm (...INTERVIEWER'S NAME) from the Institute for Social Science Research at UCLA. Recently we sent you a letter explaining that we are conducting a survey of residential rental property owners in the City of Los Angeles. We would now like to conduct a short 3-4 minute interview with you. Your participation is entirely voluntary and you may refuse to answer any question. However, your cooperation is very important in order for us to successfully represent the characteristics of the rental housing market in Los Angeles. This interview will be combined with other interviews to produce a study that will be beneficial to the City as a whole. You may be assured that all of your answers will be kept confidential. If you have any questions about the survey, please feel free to call the Institute at 825-8437.

IF NECESSARY READ THE FOLLOWING:

As stated in the letter we sent you, the purpose of the survey is to provide the City Council with up-to-date and accurate information on the dynamics of the rental housing market in recent years. Your name was selected randomly from a list of landlords registered with the City of Los Angeles who own about the same number of rental units as you do, in the same area of the City.

Q1. From the files I see you own rental property at (...). INSERT ADDRESS OF PROPERTY FOR (...). Do you still own this property?

YES..... 1 (15)
NO.....TERMINATE..... 2

Q1A. Do you now live at (...)? INSERT ADDRESS OF PROPERTY FOR (...).

YES..... 1 (16)
NO..... 2

Q2. How many units are at this address?

This question MUST be checked against Q4 for cleaning.

2 UNITS and One unit..... 1 (17)
3-4 UNITS..... 2
5-9 UNITS..... 3
10-20 UNITS..... 4
21+ UNITS..... 5
dont know.....8 no answer..... 9

Q3. Are any of these units exempt from the provisions of the City's Rent Stabilization Ordinance?

YES.....ASK A..... 1 (18)
NO.....SKIP TO Q4..... 2
DON'T KNOW.....SKIP TO C..... 3
No answer.....Skip to C..... 9

Q3A. How many units at (...) are exempt?

Code # given, zero fill

RECORD NUMBER:_____ 96 - 96 + 97 - Ref. 99 - N.A. (19-20)

B. How many units are exempt from rent stabilization because:

Q3B_1. They involve a rent subsidy from the government?

RECORD NUMBER:_____ (21-22)

Q3B_2. They are luxury units as defined by the ordinance? That is, as of May 31, 1978, how many units had rents of at least $302 for a unit with no bedrooms; $420 for a unit with one bedroom; $588 for a unit with two bedrooms; $756 for a unit with three bedrooms; and $823 for a unit with four bedrooms or more?

RECORD NUMBER:_____ (23-24)

Q3B_3_1 OTHER. RECORD ALL MENTIONS. 01- Single house on same property as apt. units (25-26)

Q3B_3_2 02 - Owner lives in unit
03 - Tenent moved, so this makes it exempt (27-28) Blank

96 - Other 99- N.A.

SKIP TO Q4

Q3C_1 Do you receive a rent subsidy from the government for any of your units? IF YES, ASK: How many?

YES..... 1 (29)
→RECORD NUMBER:_____

Code # given, zero fill

NO..... 2
DON'T KNOW..... 8 → (30-31)__ __
No naswer.....9

Q3C_2

Q3D_1 Are any of your units luxury units? That is, as of May 31, 1978, did any units have rents of at least $302 for a unit with no bedrooms; $420 for a unit with one bedroom; $588 for a unit with two bedrooms; $756 for a unit with three bedrooms; and $823 for a unit with four bedrooms or more? IF YES, ASK: How many?

	YES..... 1 → RECORD NUMBER:	(32)
Code # given, zero fill		
Q3D_2	NO..... 2	
	DON'T KNOW..... 8	(33-34)__ __
	No answer..... 9	

4. For all of your rental units at (...), can you tell me the number of units which are Singles, One bedrooms, Two bedrooms, Three or more bedrooms? CODE IN COLUMN I OF CHART - RECORD ON TAB.

	96 = 96 & over 99 = N.A.	I NUMBER OF UNITS	II AVERAGE -----> MONTHLY RENTAL	Take mid-point if range given
		35-36	4 digits, zero fill 43-46	
Q4_A	SINGLES.....			Q4A_A
Q4_B	1 BEDROOM.....	37-38	9997- Ref 47-50	Q4A_B
Q4_C	2 BEDROOMS.....	39-40	9998 - D.K. 51-54 9999 - N.A.	Q4A_C
Q4_D	3 OR MORE BEDROOMS.....	41-42	0000 - No rent 55-58	Q4A_D

code # given, zero fill

A. Can you tell me the average monthly rental for each of these units? REFER TO TAB. RECORD IN COLUMN II OF CHART ABOVE. PROBE FOR RANGE IF RESPONDENT HESITATES, ASKING FOR LOWEST AND HIGHEST RENT FOR EACH UNIT TYPE.

Q5. Compared to the rental price of other comparable units in the area in which the property at (...) is located, would you say that the average price for your units is:

Higher than others,..... 1	(59)
About the same, or..... 2	
Less than others?..... 3	
Dont know.....8 no answer..... 9	

(1-4) Dup ID
(5) BEGIN DECK 2

(6-8) BLANK

Q6. How old are the units at (...)? If range; take mid-point
Code oldest yr. given RECORD NUMBER OF YEARS: 96= over 96 yrs.old
98- D.K.
99- N.A.
(9-10)

Q6A. How long have you owned these units?
00- less than one year
RECORD NUMBER OF YEARS: _____
97-Ref.
98- D.K.
99- N.A.
(11-12)

REFER TO TAB - ASK FOR APPROPRIATE UNITS: >> CODE ONLY for those in Q4

7. Please tell me the total number of times you have rented each type of unit at (...) to a new tenant since May 31, 1978? How many times have you rented (...)? READ A-D AND CODE IN COLUMN I.

00- none 97 - Ref. 98 - D.K. 99 - N.A.	I NUMBER OF NEW RENT AGREEMENTS	II AVERAGE RENT INCREASE --->	Take mid-point if range given
	13-14	21-23 3 digits, zero fill	
Q7_A. SINGLES.....			Q7A_A
Q7_B. 1 BEDROOM.....	15-16	24-26 997- Ref.	Q7A_B
Q7_C. 2 BEDROOMS.....	17-18	998- D.K. 999- N.A. 27-29	Q7A_C
Q7_D. 3 OR MORE BEDROOMS.....	19-20	30-32 000 - nothing	Q7A_D

Code given #, zero fill

A. On the average, how much do you raise the rent for each type of unit when a vacancy occurs? RECORD IN COLUMN II OF CHART ABOVE.

B. Why do you raise the rent when a unit becomes vacant? RECORD ALL MENTIONS.

Q7B_1 to Q7B_5

INCREASED OPERATING AND MAINTENANCE..... 1	(33)	
SUBSTANTIAL IMPROVEMENTS MADE TO THE PROPERTY..... 2	(34)	
TO KEEP UP WITH MARKET RENTS..... 3	(35)	
OTHER..... 4	(36)	
SPECIFY: See list 7B	(37-38)	

8- D.K. } Code in
9- N.A. } cols. 35-36

Q7C. How many units were vacated as a result of eviction proceedings since May 31, 1978 at (...)?

2 digits, zero fill

RECORD NUMBER: _____ 00- None (39-40)

98- D.K.
99- N.A.

IF NONE, SKIP TO Q8

D. What was the reason for the eviction(s)? CODE ALL MENTIONS.

Q7D_1 to Q7D_10

WANT UNIT FOR SELF/FAMILY	1	(41)
REHABILITATION OF UNIT	2	(42)
FAILURE OF TENANT TO MAINTAIN UNIT	3	(43)
NUISANCE	4	(44)
NONPAYMENT OF RENT	5	(45)
VIOLATION OF LEASE OR RENTAL AGREEMENT	6	(46)
→SPECIFY: not coding specific reason		
TOO MANY PEOPLE IN THE UNIT	1	(47)
CONVERTING TO CONDOMINIUMS	2	(48)
OTHER	3	(49)
→SPECIFY: keep list		(50-51)

8- D.K.
9- N.A.
} Code in cols.41-49

8. For units which have not become vacant since May 31, 1978, how many times have you increased the rent for continuing tenants at (...)? READ A-D - REFER TO TAB - CODE ANSWERS IN COLUMN I OF CHART.

00- None
99- N.A.
98- D.K.
97 -Ref.

	I NUMBER OF RENT INCREASES SINCE MAY 31, 1978	II PERCENT OF INCREASE(S) IN PAST YEAR	
Q8_A. SINGLES.....	52-53	60-61 2 digits, zero fill	Q8A_A
Q8_B. 1 BEDROOM.....	54-55	62-63	Q8A_B
Q8_C. 2 BEDROOMS.....	56-57	64-65	Q8A_C
Q8_D. 3 BEDROOMS.....	58-59	66-67	Q8A_D

A. What was the total percentage you raised the rent for continuing tenants during the past year? READ A-D - REFER TO COLUMN I - CODE ANSWERS IN COLUMN II OF CHART.

9. A critical concern of landlords, tenants and city officials is the question of vacancies in rental units. Please give me the addresses and unit numbers of all units at (...) which are now vacant and available for rent. LIST ALL MENTIONS.

>> N O T C O D E D <<

here; see below column 79

Q10. Finally, do you own rental units in other parts of the City of Los Angeles?

YES.....ASK A..... 1 (68)

NO.....TERMINATE..... 2

Dont know....8.....Terminate....N.A.... 9

Q10 A. What is the total number of units you own in the City of Los Angeles, including the one(s) at (...)?

NUMBER:_____ 4 digits, zero fill (69-72)

9998- D.K.
9999- N.A.
9997- Ref.

(use 2400 clock) Time_Beg (73-76)

(# of minutes) Time (77-78)

(0 - 9) Q9 (79)

That completes the questionnaire. Thank you for your cooperation.

TAB - QUESTIONNAIRE:

Q4, Q7, Q8

not coded here

SINGLES..... 1

1 BEDROOM..... 2

2 BEDROOMS..... 3

3 OR MORE BEDROOMS..... 4

INTERVIEWERS #1015

LANDLORD STUDY

I.D.#	
183	BECK, Wilma
166	BUSER, KEN (M)
280	CAMPBELL, Julie
026	FRIEDENTHAL, Florence
106	GOTTESMAN, Lila
007	GOULD, Betty
124	HALL, Dorothy
343	JORDAN, Jan (M)
027	LARMORE, Olympia
215	LIVINGSTON, Mae
206	PRASOW, Barbara
062	SULLENTROP, Ginny
156	TONS, Gayle
187	WASSERMAN, Charles (M)
070	WELLE, Rosellen
063	VuKalcic, Lois
000	Dorfman, Vi

LANDLORD Instrument

1015

List 7 B

Why do you raise the rent when a vacancy occurs ? (Other mentions)

01 - Rent control/ "Because of rent control if I don't raise it now, I may get caught in a rent freeze"

02 - So many years since last raise/ it's so low now

03 - Inflation

04 - To make money/ Maximize on my investment

05 - That's what you're allowed to charge/ 7 % O.K. by law

96 - Other - Keep list

"HISTORICALLY LOW RENTS" TENANT SURVEY

CALL RECORD SHEET
CONFIDENTIAL

DECK 01 (R-8)

ID (1-6)

CODEBOOK

Log #:_____ (9-11)

COL. 1 DISTRICT CODES

SAME AS 'LANDLORD'

	DATE	INIT
LOG 1		
LOG 2		
EDIT		
VAL		
CLN		

1st INT._____ ID #_____ # CALLS _____

2nd INT._____ INT ID #_____ # CALLS --- 1 thru 9

(12-14) (15) (16-19)

16-17 (month)

18-19 (day)

DATE	DAY OF WK	TIME	TYPE	RESULT (CODE EVERY CALL)
1		AM PM	P/T	
2		AM PM	P/T	
3		AM PM	P/T	
4		AM PM	P/T	
5		AM PM	P/T	
6		AM PM	P/T	
7		AM PM	P/T	
8		AM PM	P/T	
9		AM PM	P/T	
10		AM PM	P/T	
11		AM PM	P/T	
12		AM PM	P/T	
13		AM PM	P/T	
14		AM PM	P/T	
15		AM PM	P/T	

RESULT:

no one home/no answer (NH)-01
respondent not at home (RNH)-02
appointment made (AM)-03
initial contact busy-no appt.(IBY)-04
respondent busy-no appt.(RBY)-05
initial contact ill-no appt.(I ill)-06
respondent ill-no appt. (R ill)-07
appt. cancelled by initial contact(ACR)-08
appt. cancelled by respondent (ACR)-09
non-interview (NI)-82
completed on appt. (CA)-90
completed no appt. (CNA)-91

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RESPONDENT I.D.#:_____ CONFIDENTIAL DECK 01

A1. INTERVIEWER:_____ I.D._____ (20-23)

A2. TIME BEGINNING: _____ AM/PM TIME ENDING: _____ AM/PM # OF MINUTES:_____ Time_beg (24-27)

INTERRUPTION: # OF MINUTES:_____ Time_end (28-30)

999-NA Time

"HISTORICALLY LOW RENTS" TENANT SURVEY

Good morning/afternoon/evening. I'm (...) from the Institute for Social Science Research at UCLA. We are conducting a study to determine how rents are changing in the City of Los Angeles. Data from this study will be used to provide the mayor and the City Council with information on the rental housing market. This interview will take about 20 minutes. Your participation in this study is entirely voluntary and you may refuse to answer any question. However, your cooperation is very important in order for us to successfully represent the conditions in the housing market in this area of Los Angeles. Everything you tell us will be strictly confidential. Your name will not be connected in any way with the findings of this study. This interview will be combined with other interviews to produce a study that will be beneficial to your community and the City of Los Angeles as a whole.

First, I would like to ask you some questions about your present apartment.

Q1. How many rooms do you have in your apartment not including bathrooms?

code # given, zero fill 99- N.A.

NUMBER OF ROOMS:_____ (NOT INCLUDING BATHROOMS) (31-32)

Q2. How many bedrooms are in your apartment? This answer must be less or same as answer in question 1

Code # given, zero fill 99- N.A. 00- None

NUMBER OF BEDROOMS:_____ (33-34)

Q3. Did you rent your apartment with complete kitchen facilities; that is, a refrigerator, and a range or cookstove?

YES.....SKIP TO Q4..... 1 (35)

NO.....ASK A..... 2

Q3A_1 to Q3A_7 What kitchen facilities come with the apartment? Code all that apply

8- DK, 9- NA } Code in all cols. 36-42

NONE..... 1 (36)

RANGE OR COOK STOVE..... 2 (37)

REFRIGERATOR..... 3 (38)

GARBAGE DISPOSAL..... 4 (39)

DISHWASHER..... 5 (40)

WASHER/DRYER..... 6 (41)

OTHER..... 7 (42)

SPECIFY:_____

DECK 01

Q4. How many complete bathrooms does this apartment have; that is, a room with a flush toilet, bathtub or shower, and a washbasin with piped water?

Code # given, zero fill

RECORD NUMBER OF COMPLETE BATHROOMS:_____ (43-44)

Q4A. How many other bathrooms, that is, not complete bathrooms does this apartment have?

Code # given, zero fill

RECORD NUMBER OF LESS THAN COMPLETE BATHROOMS:_____ (45-46)

00-NONE

Now, I would like to ask you about the condition of your apartment.

5. During the past year, have you had problems with any of the following facilities in your apartment? READ A-J, CODE IN COLUMN A OF CHART. Have you had a problem with the:

BEGIN DECK 02

		A. PROBLEM OCCURRED		B. OCCURRED MORE THAN ONCE		C. PROBLEM REPAIRED		D. LANDLORD REPAIRED		E. TENANT REPAIRED		F. TENANT REIMBURSED	
		YES	NO	YES	NO	YES	NO	YES	NO	YES	NO	YES	NO
Q5A_A.	Ceiling	9 1	2	21 1	2	32 1	2	43 1	2	54 1	2	65 1	2
Q5A_B.	Wall plaster or floors	10 1	2	22 1	2	33 1	2	44 1	2	55 1	2	66 1	2
Q5A_C.	Those kitchen facilities included in the rent	11 1	2	23 1	2	34 1	2	45 1	2	56 1	2	67 1	2
Q5A_D.	Heater	12 1	2	24 1	2	35 1	2	46 1	2	57 1	2	68 1	2
Q5A_E.	Hot water heater	13 1	2	25 1	2	36 1	2	47 1	2	58 1	2	69 1	2
Q5A_F.	Fuses or circuit breaker	14 1	2	26 1	2	37 1	2	48 1	2	59 1	2	70 1	2
Q5A_G.	Electrical wiring	15 1	2	27 1	2	38 1	2	49 1	2	60 1	2	71 1	2
Q5A_H.	Toilet	16 1	2	28 1	2	39 1	2	50 1	2	61 1	2	72 1	2
Q5A_I.	Shower or bath	17 1	2	29 1	2	40 1	2	51 1	2	62 1	2	73 1	2
Q5A_J1	Other (specify): → 3- Plumbing	18 1		30 1	2	41 1	2	52 1	2	63 1	2	74 1	2
Q5A_J2	4- Screens	19 1		31 1	2	42 1	2	53 1	2	64 1	2	75 1	2
	5- Windows	1		1	2	1	2	1	2	1	2	1	2
	6- Air conditioning												

3- Partial reimburs

Q5B_BOX

FOR EACH "YES" IN COLUMN A.....ASK B..... 1	(20)
IF ALL "NO" IN COLUMN A.....SKIP TO Q6..... 2	

Q5B_A → Q5B_J2
Q5C_A → Q5C_J2
Q5D_A → Q5D_J2
Q5E_A → Q5E_J2
Q5F_A → Q5F_J2

B. Has the problem with (...) occurred more than once since you have lived in the apartment? CODE IN COLUMN B OF CHART.

C. Was the problem (the most recent occurrence of the problem with) (...) repaired? CODE IN COLUMN C OF CHART.

FOR EACH "YES" IN COLUMN C.....ASK D..... 1 IF ALL "NO" TO COLUMN C.....SKIP TO Q6..... 2	NOT CODED

← The boxes are not to be coded, but we are following the right skips

D. Did the landlord make the repair? LANDLORD INCLUDES THE MANAGER OR ANYONE ELSE HIRED BY THE LANDLORD. CODE IN COLUMN D OF CHART.

IF ALL "YES" IN COLUMN D.....SKIP TO Q6..... 1 FOR EACH "NO" IN COLUMN D.....ASK E..... 2	NOT CODED

E. Did you make the repair? CODE IN COLUMN E OF CHART.

FOR EACH "YES" IN COLUMN E.....ASK F..... 1 IF ALL "NO" IN COLUMN E.....SKIP TO Q6..... 2	NOT CODED

F. Did the landlord reimburse you or allow you to deduct the expenses from your rent? CODE IN COLUMN F OF CHART.

BEGIN DECK 03

Q6. At any time in the last year have you seen any mice or rats in your apartment?

8- Dont know
9- no answer

YES..... 1 (9)
NO..... 2

Q7. At any time in the last year have you seen any roaches or other insects in your apartment?

8- dontknow
9- no answer

YES..... 1 (10)
NO..... 2

Now I would like to ask you some questions about the rent in your apartment.

Q8. How much is your monthly rent? IF NOT MONTHLY, SPECIFY TIME PERIOD. PROBE FOR $50 RANGE.

RENT: $_____ PER_____(3 digits) (11-13)

DO NOT ZERO FILL 999-NA 000-None 997-Ref 996- over $996

Q9. Is the apartment:

All includes furniture, not carpets & drapes

Furnished,..... 1 (14)
Unfurnished, or..... 2
Partially furnished?..... 3
No answer - 9

Q10. Does the rent include any utilities?

YES.....ASK A..... 1 (15)
NO.....SKIP TO Q11..... 2

Q10A. Which utilities are included in your rent?

5- gas and water
6- electricity & water
7- all three

GAS AND ELECTRICITY..... 1 (16)
GAS ONLY..... 2
ELECTRICITY ONLY..... 3
WATER..... 4

Q11. Does your rent pay for any service other than housing?

DO NOT INCLUDE 'parking'

02- Trash
04- Maintenance
08 - Landscaping
12 - Garbage & Landscaping
96-- Other, not listed here

YES..... 1 (17)
→SPECIFY:_____
NO..... 2 (18-19)__

Dont know.....8 no answer....9--->Code in col. 17 only, reject cols. 18-19

Q12. How long have you lived in this apartment? ROUND YEARS TO THE NEAREST YEAR (1/2 YEAR OR MORE ROUNDED UP)

code #,zero fill — RECORD YEARS:_____

99- N.A.

LESS THAN 6 MONTHS.....90 (20-21)

Watch out for this code; should have an explanation — ALL MY LIFE.....95

Q13. Was the rent you paid (two years ago/when you first moved in) different from what it is today? IF R HAS LIVED IN THIS APARTMENT MORE THAN 2 YEARS ASK ABOUT THE LAST 2 YEARS. IF LESS THAN 2 YEARS ASK WHEN R FIRST MOVED IN.

YES.....ASK A..... 1 (22)

NO.....SKIP TO Q14..... 2

Q13A. What was your rent (two years ago/March 1978/when you first moved in)? IF R LIVED IN APARTMENT MORE THAN TWO YEARS, ASK ABOUT LAST TWO YEARS. IF LESS THAN TWO YEARS, ASK WHEN FIRST MOVED IN.

R (23-24)

998- D.K.
999- N.A.
997- Ref

SPECIFY: Zero fill- AMOUNT of rent $$$$ 3 digits (25-26)

B. When was your rent raised? RECORD IN COLUMN B OF CHART BELOW.

DO NOT except dates before March 1978

B. DATE OF RENT RAISE(S)		C. NEW RENT LEVEL	
/		3 digits- $$$	996- over $997- 997- Ref 998-Dk 999-NA
MO (27-28)	YR (29-30)	(31-33)	Q13B1_MO, Q13B1_YR / Q13C_1
/			Q13B2_MO, Q13B2_YR / Q13C_2
MO (34-35)	YR (36-37)	(38-40)	Q13B3_MO, Q13B3_YR / Q13C_3
/			Q13B4_MO, Q13B4_YR / Q13C_4
MO (41-42)	YR (43-44)	(45-47)	Q13B5_MO, Q13B5_YR / Q13C_5
/			
MO (48-49)	YR (50-51)	(52-54)	
/			
MO (55-56)	YR (57-58)	(59-61)	

FOR EACH DATE.....ASK C

C. To what amount was your rent raised on (...) INSERT MONTH AND YEAR FOR (...). RECORD NEW RENT LEVEL IN COLUMN OF CHART ABOVE.

REFER TO 13B Q13D_Box

IF R'S RENT RAISED BETWEEN 5/31/78 - 10/1/78.....ASK D..... 1	(62)
IF R'S RENT NOT RAISED 5/31/78 - 10/1/78.....SKIP TO Q14.... 2	

Q13 D. I see your rent was raised (...), after that raise was your rent lowered to what it was on May 31, 1978?

8- DK
9- NA

YES..... 1 (63)
NO..... 2

Q14. Does the owner live in the building?

YES..... 1 (64)
NO..... 2
DON'T KNOW..... 8
no answer..... 9

Q15. Is there a separate manager for the apartment aside from the owner?

YES.....ASK A..... 1 (65)
NO.....SKIP TO Q16..... 2
DON'T KNOW.....SKIP TO Q16..... 8
No answer.....Skip to Q16..... 9

Q15A. Does the manager live in the building?

YES..... 1 (66)
NO..... 2
DON'T KNOW..... 8
No answer..... 9

Q16. Is the rent in your apartment unit controlled under the City's "rent stabilization law?"

'Rent control' →

YES..... 1 (67)
NO..... 2
DON'T KNOW..... 8
No answer..... 9

Q17. Does your present rent (AS STATED IN Q8) include a parking space?

YES..... 1 (68)
NO..... 2
Dont know.....8 no answer.....9

BEGIN
DECK 04

18. Now I would like to ask you if there have been any major alterations/ renovations to your apartment (in the past two years/since you have lived here During the past two years/since you moved in,has your apartment been renovated Completely, Partially or Not At All in any of the following ways? READ A-D AND CIRCLE APPROPRIATE CODE IN COLUMN A OF CHART BELOW.

Q18B_A ↓ Q18B_D

9- no answer

		A. COMPLETELY	PARTIALLY	NOT AT ALL	DON'T KNOW	B. TENANT ALTERED YES	B. TENANT ALTERED NO	C. TENANT REIMBURSED YES	C. TENANT REIMBURSED NO
Q18A_A.	Has your apartment been painted?	9 1	2	3	8	14 1	2	19 1	2
Q18A_B.	Have the kitchen appliances and/or fixtures been replaced?	10 1	2	3	8	15 1	2	20 1	2
Q18A_C.	Have the bathroom fixtures been replaced?	11 1	2	3	8	16 1	2	21 1	2
Q18A_D.	Have the carpets or drapes been cleaned or replaced?	12 1	2	3	8	17 1	2	22 1	2

Q18B_A ↓ Q18C_A ↓ Q18C_D

Q18B_Box

FOR EACH "COMPLETELY" OR "PARTIALLY"...ASK B..... 1	(13)
IF ALL "NOT AT ALL" (Code '3').....SKIP TO Q19... 2	

B. Did you make any of these alterations? CODE IN COLUMN B OF CHART ABOVE.

Q13C_Box

FOR EACH "YES" IN COLUMN B.....ASK C..... 1	(18)
IF ALL "NO" IN COLUMN B.....SKIP TO Q19... 2	

C. Were you reimbursed or allowed to deduct your expenses from your rent? CODE IN COLUMN C OF THE CHART ABOVE.

19. During the past two years/since you moved in, has your building been renovated in any of the following ways? READ A-D AND CODE IN COLUMN A OF CHART BELOW.

9- no answer

		A. BUILDING RENOVATED			B. TENANT PERFORMED RENOVATION		C. REIMBURSED	
		YES	NO	DK	YES	NO	YES	NO
Q19A_A.	Building exterior was repainted.	23 1	2	8	29 1	2	35 1	2
Q19A_B.	Roof was repaired or replaced.	24 1	2	8	30 1	2	36 1	2
Q19A_C.	Recreation or other types of facilities were added to the building.	25 1	2	8	31 1	2	37 1	2
Q19A_D1	Other renovations. (SPECIFY) 4- Screens	26 1			32 1	2	38 1	2
Q19A_D2	6- A/C	27 1			33 1	2	39 1	2
		1			1	2	1	2

Q19B_A → Q19B_D2

Q19C_A → Q19C_D2

Q19B_BOX

FOR EACH "YES" IN COLUMN A.....ASK B..... 1	(28)
IF ALL "NO" IN COLUMN A.....SKIP TO Q20.... 2	

B. Did you do the renovation? CODE IN COLUMN B OF CHART ABOVE.

Q19C_BOX

FOR EACH "YES" IN COLUMN B.....ASK C..... 1	(34)
IF ALL "NO" IN COLUMN B.....SKIP TO Q20.... 2	

C. Did the landlord reimburse you or allow you to deduct the expenses from your rent? CODE IN COLUMN C OF CHART ABOVE.

Now I would like to ask you a few questions about your background.

Q20. How long have you lived in the City of Los Angeles? ENTER ACTUAL NUMBER OF YEARS, ROUNDED TO THE NEAREST YEAR (1/2 YEAR OR MORE ROUNDED UP). IF "ALL MY LIFE" OR "LESS THAN 6 MONTHS," CODE BELOW.

Code # given, zero fill

RECORD YEARS:_____ (40-41)

LESS THAN 6 MONTHS.....90

ALL MY LIFE.....95

dont know.....98 no answer.....99

Q21. What was the year of your birth? Code last two digits of year given

RECORD YEAR:_____ (42-43)

00- before 1900
98- dont remember
99- no answer
97- Ref

Q22. What was the highest grade in school you completed and received credit for? CIRCLE ONE.

00 01 02 03 04 05 06 07 08 09 10 11 12

COLLEGE/OTHER POST HIGHSCHOOL SCHOOLING: 13 14 15 16 (44-45)

POST GRADUATE SCHOOL: 17 18 19 20 OR MORE 98- D.K. 99- N.A. 97- Ref

Q23. What is your current employment status? Are you:

(46)

Working full-time,..... 1
Working part-time,..... 2
Unemployed,..... 3
Retired,..... 4
Keeping house,..... 5
In school, or..... 6
Something else?..(disabled)..... 7
→SPECIFY:_____ DK..... 8
NA..... 9

Q 24. Tell me which one of the following best describes your racial background or heritage? Would you say: CIRCLE APPROPRIATE CODE.

IF MORE THAN ONE MENTIONED, PROBE FOR BEST ONE BY ASKING:

Could you tell me which of these best characterizes your heritage?

White,..... 1 (47)
Black or Negro,..... 2
Hispanic or Latin American,..... 3
Asian or Pacific Islander,..... 4
American Indian, or..... 5
Something else?..... 6
→SPECIFY:_____ no answer..... 9

Q 25-1 How many adults and how many children reside in this apartment?

Code # given, zero fill
00= no children
99- no answer

Q25_2

NUMBER OF ADULTS:_____ (48-49)

NUMBER OF CHILDREN:_____ (50-51)

Q 26. Thinking of your family - those people in this household who are related to you - was the total family income from all sources and before taxes, for this household, under $10,000 or over $10,000 in 1979? Please include your (and your spouse's) income in this figure. Do not include unrelated people.

UNDER.....ASK A (CARD 1)..... 1 (52)
OVER.....ASK A (CARD 2)..... 2
REFUSED.....SKIP TO Q27..... 3
DON'T KNOW.....SKIP TO Q27..... 8

Q 26A. HAND APPROPRIATE INCOME CARD. IF UNDER $10,000 USE INCOME CARD 1. IF UNDER $10,000 USE INCOME CARD 2. Now please look at this card and tell me the letter of the income group that includes the total income for your entire family before taxes in 1979.

(53-54)

CARD #1:
A- less than $5,000
B- $5,000 - $10,000
C- $10,001- $15,000
D- $15,001- $20,000
E- $20,001- $25,000
F- More than $25,000

A.....01
B.....02
C.....03
Card 2 D.....04
E.....05
F.....06
G.....07

CARD #2: not used
H.....08
I.....09
J.....10
K.....11
L.....12
M.....13
N.....14
O.....15

REFUSED.....97

DON'T KNOW.....98

Q27. How much of the rent for this apartment unit is paid for out of your family income? RECORD IN DOLLARS.

CHECK AMOUNT: $_____ (3 digits) (55-57)

with Q8 -amount MUST be lower or same

000- None
998- D..K
999- N.A.
997- Ref
996 = over $996

OBSERVATIONS BY INTERVIEWER

Q28. SEX OF RESPONDENT:
MALE..... 1 (58)
FEMALE..... 2
no answer- 9

Q29. SEX OF INTERVIEWER:
See front page
MALE..... 1 (59)
FEMALE..... 2

Q30. LANGUAGE OF INTERVIEWER:
ENGLISH..... 1 (60)
SPANISH..... 2
OTHER..... 3
→SPECIFY:_____

Q31. How many floors in the apartment building?
code #, zero fill
98- D.K. 99- N.A.
SPECIFY:_____ (61-62)

Q32. How many units in the apartment building?
Code # given, zero fill
SPECIFY:_____ (63-64)
98- D.K. 99-N.A. 96- over 96 units

Q33_1 to Q33_5 Circle the code of the following amenities found on the property:
Code all that apply
8- D.K. } code in
9- N.A. } all cols.
7- none, 65-69
NO AMENITIES

SECURITY SYSTEM..... 1 (65)
SWIMMING POOL..... 2 (66)
SAUNA/JACUZZI/HOT TUB..... 3 (67)
LANDSCAPING..... 4 (68)
ELEVATOR..... 5 (69)

Q34. Do the public halls in this building have light fixtures?
YES..... 1 (70)
NO..... 2
NO PUBLIC HALLS..... 3
no answer.....9 dont know.... 8

Q35. Is there a fire extinguisher in the apartment building?
YES..... 1 (71)
NO..... 2
9- N.A. DON'T KNOW..... 8

HISTORICALLY LOW RENTS TENANT SURVEY

#1015

INTERVIEWER LIST

I.D.#	
183	BECK, Wilma
380	BELCHER, Ralph (m)
166	BUSER, Ken (m)
003	CARTER, Madeline
188	CLARK, Allen Jr. (m)
162	COLLINS, Denora
348	CORPENO, Ivan (m)
161	DEJOIE, Della
026	FRIEDENTHAL, Flo
007	GOULD, Betty
405	GRAU, Marian (m)
004	GREENBERG, Geri
399	HERNANDEZ, Bernando (m)
401	HOLTZ, Sally
354	JENSEN, Bette
396	KILLINGER, Chip (m)
027	LARMORE, Olympia
402	MARTIN, Pat
403	MELTON, Rosella
006	MONTES, Alicia
206	PRASOW, Barbara
062	SULLENTROP, Ginny
391	THOMPSON, Georgia
156	TONS, Gayle
364	URENDA, Walter (m)
187	WASSERMAN, Charles (m)
070	WELLE, Rosellen
063	Lois V