

Examining Rental Housing Costs Among Families with Young Children in Los Angeles County



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Executive Summary

In 2018, there were 712,213 children ages 0-5 in Los Angeles County, 130,105 of whom were living below the poverty line (18%). By 2023, these numbers were 573,095 and 87,823 (15%), respectively. Despite this decline, the county remains home to one of the largest populations of young children in poverty in the country and has a higher-than-average poverty rate among young children compared to other California counties (13%). Given that low-income families with young children already face exorbitant costs – including food, childcare, and healthcare – devoting higher shares of their limited incomes to rental housing costs may result in their young children facing even longer odds.

A Research Partnership to Inform First 5 LA's Housing Policy Agenda

Given these concerns, First 5 LA has partnered with the USC Lusk Center for Real Estate to conduct research examining the share of income that Los Angeles County renter families spend on rent and how this share varies between families with young children vs. all other households. Focusing only on families with young children, we also looked at: how rental cost burden has changed over time, which areas of the county contain high concentrations of rent-burdened families, what demographic characteristics distinguish these areas, and whether these areas contain fewer federally-subsidized public housing units inhabited by families with young children.

Emerging Findings

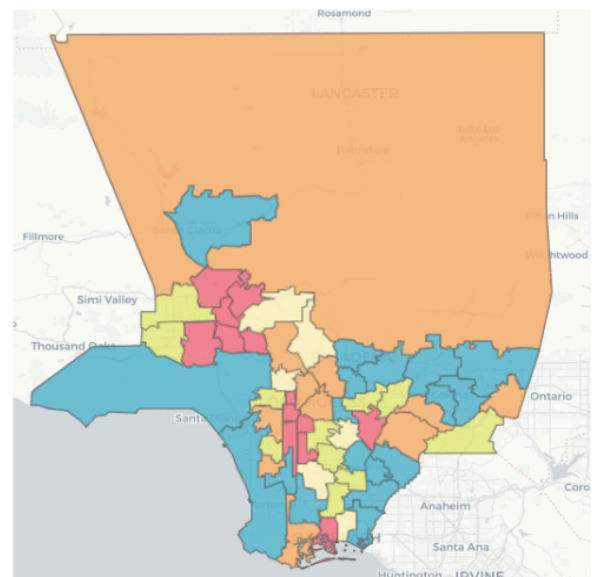
As of 2023, **nearly three in five renter families with young children in Los Angeles County were spending over 30% of their income on rent**, indicating they were rent-burdened. Rent burden incidence among all other renter households was only slightly lower.

Using neighborhood-level data on the share of renter families spending <30%, 30–49%, 50–89%, 90%+ of their income on rent, we developed a rent burden index to estimate the overall severity of rent burden for families with young children in each L.A. County neighborhood. We re-estimated the index for neighborhoods based on the rent burdens of all other households as well. We then used these index values to classify neighborhoods in a five-category rent burden ranking scheme: Low, Relatively Low, Moderate, Relatively High, High. (See Appendix for details.)

There are two key clusters of "High Burden" neighborhoods based on rent burdens among families with young children in 2023: one in the **San Fernando Valley** and the other in **Central/South L.A.** (Figure 1). Most of these neighborhoods have been "High Burden" since 2018 (Figure 2).

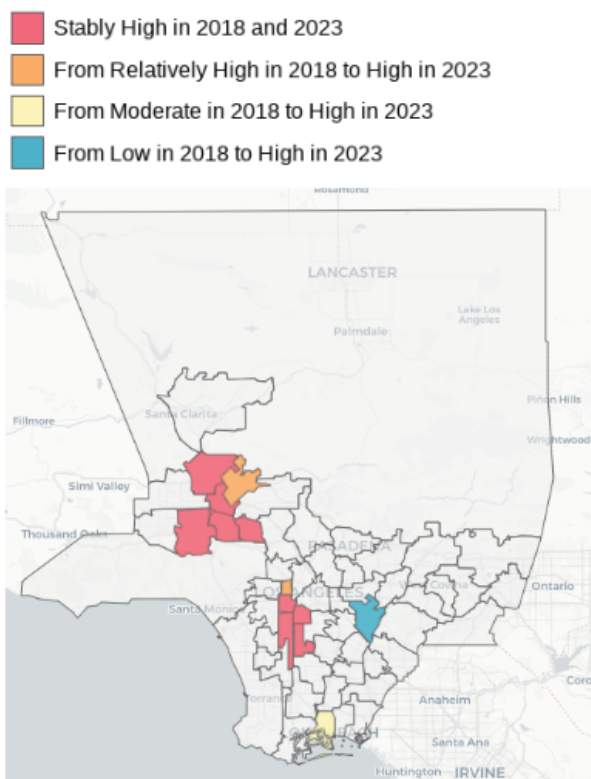
Figure 1: Rent Burden Levels Among Families with Children 0-5 in L.A. County, 2023

High Relatively High Moderate
 Relatively Low Low



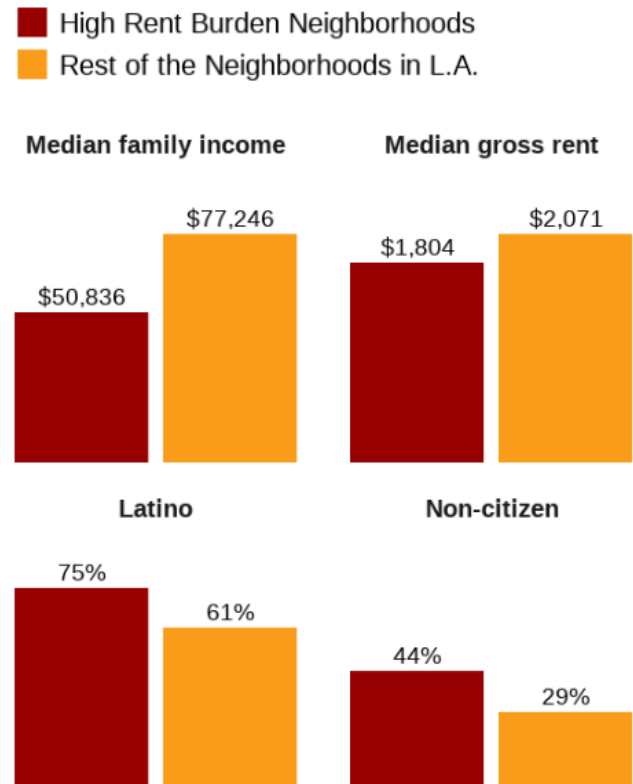
Neighborhood rent burden levels can change over time. Neighborhoods in **Long Beach, Pico Rivera, and Montebello** ranked in the Moderate or Low rent burden categories in 2018 before rising to the High category in 2023 (see Appendix for a full list of neighborhoods ranked as High Burden in 2023). Changes between 2018 and 2023 could reflect both changes in households' experienced rent burden and shifts in who lives in each neighborhood. Although the data cannot explain population dynamics, it identifies areas where rent burden has increased and may require policy attention.

Figure 2: Rent Burden Level Changes Among Neighborhoods Ranked High Burden in 2023 Based on Families with Children 0-5, 2018 to 2023



Compared with all other L.A. County neighborhoods, **those ranked as High Burden in 2023 actually had significantly lower average rents but substantially lower average incomes** (see Figure 3), **underscoring the importance of higher incomes** in reducing rental housing cost burdens among families with young children. Neighborhoods ranked in the High Burden category in 2023 also exhibited significantly lower proportions of Asian families and significantly higher proportions of parents who were unemployed, Latino, and non-citizens, compared to all other county neighborhoods.

Figure 3: Renter Families with Children Ages 0-5: Differences in Average Sociodemographics by Neighborhood Rent Burden Levels, 2023



Notes: dollar values are inflation-adjusted (2024\$).

L.A. County neighborhoods ranked as High Burden in 2023 also had **significantly lower availability of federally subsidized housing units** rented to families with young children relative to the number of families with young children in poverty.

But High Burden areas are not always the most structurally disadvantaged ones. **Overlaying our map of rent burden with the Catalyst California Equity Index map of disadvantage reveals moderate overlap.** High levels of rent burden and disadvantage converge in Central/South L.A. and the central San Fernando Valley, but diverge in parts of the San Fernando Valley and Pico Rivera/Montebello (High Burden with lower disadvantage) and in Long Beach and Southeast L.A. (the reverse).

Key Considerations to Inform Policy Agenda

- **People-based and place-based targeting:** Should First 5 LA design housing-based interventions that target (a) certain subpopulations that appear at risk of higher rental cost burdens (e.g., parents of young children who are Latino and/or non-citizens), or (b) all families with young children that reside in neighborhoods identified as High Burden in 2023? An optimal approach might entail targeting resources to the highest risk subpopulations within the highest burden neighborhoods.
- **Income supports vs. housing market-based supports:** Since High Burden neighborhoods stand out for their significantly lower average incomes rather than significantly higher rents, should First 5 LA focus on (a) boosting families' income levels or (b) reducing families' rental housing costs? A hybrid approach may combine income supports with additional government-subsidized housing options. This approach is supported by preliminary evidence that rental housing cost burdens were lower in places with higher availability of federally subsidized housing units rented to families with young children.
- **Longstanding vs. emerging rent-burden geographies:** If First 5 LA adopts a place-based approach, should interventions be focused on (a) only neighborhoods with consistent, high rental cost burdens such as the San Fernando Valley and Central/South L.A.; (b) only neighborhoods that entered the High Burden category in recent years such as Long Beach and Pico Rivera/Montebello; or (c) some combination of the two?
- **Rent Burden Index vs. Equity Index overlay:** Should First 5 LA prioritize neighborhoods using (a) the Rent Burden Index, (b) the Equity Index, or (c) their overlap? An effective strategy may entail using both together, prioritizing neighborhoods where the two indices

converge, and pursuing tailored interventions where they diverge: housing-oriented supports where rent burden is high and disadvantage is lower, antipoverty programs where the pattern is reversed.

APPENDIX

High Burden Neighborhoods in 2023

Based on rental housing cost burdens among families with children ages 0-5.

San Fernando Valley

- Encino & Tarzana
- Granada Hills & Sylmar
- Arleta & Pacoima & San Fernando Cities
- Van Nuys & North Sherman Oaks
- Mission Hills & Panorama City
- North Hollywood & Valley Village

Central/South L.A.

- Westmont
- USC & Exposition Park
- East Vernon
- South Central/Watts
- Koreatown

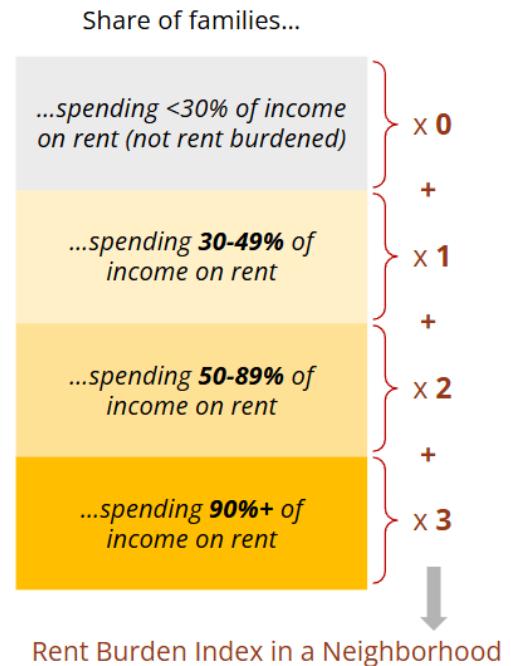
Scattered Areas

- Long Beach City
- Pico Rivera & Montebello Cities

Data and Methodology

We measure rental cost burden for each Public Use Microdata Area (PUMA) in L.A. County — which we refer to as **neighborhoods** — by estimating the share of renter households in each neighborhood spending the following portions of their annual incomes on rental costs — <30%, 30–49%, 50–89%, and 90%+ — at two points in time: 2014–2018 and 2019–2023 (referred to as 2018 and 2023, respectively). The analysis uses data from the Census Bureau’s American Community Survey Public Use Microdata Sample, accessed through IPUMS USA.

We use each neighborhood’s share of renter households spending <30%, 30–49%, 50–89%, and 90%+ to calculate a composite Rent Burden Index (**RBI**) for each of the two time periods. The index assigns greater weight to neighborhoods’ shares of renters with higher degrees of cost burden. This approach leads to higher RBI values in neighborhoods where renters are most vulnerable and where resources may be most urgently needed. The formula to calculate RBI is:



For each neighborhood and time period, we compute the RBI separately for: (a) all households, (b) families with children ages 0 to 5, and (c) households without children ages 0 to 5.

To make the results easier to interpret, we classify neighborhoods into a five-category rent burden ranking scheme: Low, Relatively Low, Moderate, Relatively High, and High. The thresholds used to assign groups are based on the RBI values for *all renter households during the baseline 2014-2018 period*. We rank the 59 L.A. County neighborhoods by RBI for all renters in 2014-2018, from lowest to highest, divide them into five equal groups, and use these RBI cutoffs to determine rent burden categories.

**Figure A1: Neighborhood Rent Burden Level
Distribution in L.A. County, by Family Type, 2018**



Source: IPUMS USA, University of Minnesota, www.ipums.org.

Applying these five cutoff points, we use RBIs for neighborhoods based only on families with children 0-5 to determine which county neighborhoods should be classified as Low, Relatively Low, Moderate, Relatively High, and High Burden in 2018 and then reclassify all neighborhoods using the same thresholds and their recalculated RBIs in 2023. This allows us to track changes in rent burden categories of neighborhoods over time and to identify areas where conditions for households with children ages 0–5 have worsened, improved, or remained stable. We replicate the same method based on rent burden data for households without young children to create a parallel ranking system of neighborhoods for this subpopulation (see Figure A1).

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In L.A. County, child poverty is common, corrosive and – in recent years – compounded by crushing rental costs

In 2018, there were 712,213 children ages 0-5 in Los Angeles County, 130,105 of whom were in families below the poverty line (18%).¹ By 2023, these numbers were 573,095 and 87,823 (15%), respectively. Despite this decline, the county remains home to one of the largest populations of young children in poverty in the country.

Poverty threatens young Angelenos' development, as evidenced by its links to lower literacy levels, higher rates of food insecurity, and worse health outcomes.² Spiraling rental housing costs in the county threaten to compound these challenges. Given that low-income families with young children already face exorbitant costs – including food, childcare, and healthcare – devoting higher shares of their limited incomes to rental housing costs may result in their young children facing even longer odds.

Rent Burden among Low-Income Families with Children: An Emerging Crisis

The United States faces a severe affordable housing crisis. Limited growth in rental housing supply is believed to be a key reason: median rents in metropolitan areas rose nearly 49% from 2017 to 2024, while median incomes in these areas rose by only 41%.³ As rents outpace incomes, affordability becomes elusive for more and more households. In fact, half of U.S. renter households (22.7 million) were considered rent burdened in 2024, spending more than 30% of their income on rent.⁴

Low-income families with children are especially likely to endure negative effects associated with elevated rent burden, housing instability, and eviction risk.⁵ These disruptions curtail resources for children's nutrition, health, childcare, and educational enrichment and may explain why young children in families facing higher housing cost burdens fare worse on school readiness and mental and physical health measures.⁶ Because housing cost burdens disproportionately afflict disadvantaged groups, these burdens may contribute to large and persistent disparities in child development outcomes by income, race/ethnicity, and immigration status.⁷

¹ IPUMS, 2018 1-year estimates

² Danielson and Bohn, 2017; Families In Schools, 2025

³ IPUMS, 2017 and 2024 1-year estimates; Pew, 2025

⁴ JCHS, 2026

⁵ AECF, 2024; Holme, 2022; JCHS, 2020; Desmond et al., 2013; Desmond et al., 2023

⁶ Keen et al., 2023; Pierce et al., 2024; Saran et al., 2025; Marçal & Reasonover, 2025; Marçal & Barr, 2025; Marçal, 2026

⁷ U.S. Census Bureau 2024; AECF, 2024; Holme, 2022; Reardon & Portilla, 2016

Los Angeles: An Epicenter of the Housing Crisis

L.A. County is on the frontlines of the national housing crunch, due to its high rental costs and relatively low incomes compared to other major coastal metropolitan areas. Median rents in the county are nearly 35% more expensive than the national average, despite median renter incomes being only 26% higher. This mismatch between rents and incomes is further underscored by the fact that 57% of all renter households in L.A. County are rent burdened, spending over 30% of their income on rental housing costs; 30% are deemed severely rent burdened because they spend over half of their income on housing.⁸ By contrast, other high-rent coastal metropolitan areas – including San Diego, San Francisco, Seattle, Boston, New York, and Washington, D.C. – have considerably higher median incomes among renters and thus lower rent burdens.

A key explanation for L.A.'s housing woes is that its rental supply growth has lagged behind growth in the number of households. This constraint is underscored by the age of its housing stock: the median rental unit in L.A. County is 54 years old, which is approximately 10 years older than the statewide and national medians. Moreover, the supply of rental housing affordable to lower-income Angeleno families is particularly limited. Only 10% of new rental units built between 2018 and 2024 were affordable to low-income households.⁹ This trickle of new affordable rental units contributes to the large and persistent disparity between the county's estimated 290,000 affordable rental housing units and the approximately 870,000 households earning less than 50% of Area Median Income.¹⁰

The persistent lack of affordable housing supply may have contributed to the steep decline in families with young children in Los Angeles County in recent years. In 2010, there were 777,184 children five and under in L.A. County (7.9% of the population); today, this number is only 566,578 (5.8% of the population).¹¹ This pattern of decline is common across the U.S., but it is particularly severe here. Although many factors likely contributed to reductions in the number of families with young children living in the county, recent surveys suggest that high housing costs may also be a leading cause. Exorbitant housing costs in Los Angeles County not only drive residents to lower-cost areas and dissuade people from relocating here at all, but they also dampen other sources of population growth, such as fertility rates. Facing daunting rental housing costs, low-income Angeleno families may be opting to have fewer children than they otherwise would have.¹²

⁸ ACS, 2024 1-year estimates

⁹ “Low-income” is defined by HUD as spending no greater than 30% of household income on rent.

¹⁰ Neighborhood Data for Social Change, 2025. This citation references statewide administrative housing data available up to 2024 – unlike the data used for this research, where 2023 is the most recent year of data.

¹¹ 2024 IPUMS 1-year estimates

¹² PPIC, 2025

Given growing concerns about Los Angeles' lack of affordable housing and the disproportionately negative consequences of the housing crisis on young children, this study aims to generate a clearer picture of rent burden severity across the county for families with young children. Specifically, we answer the following questions:

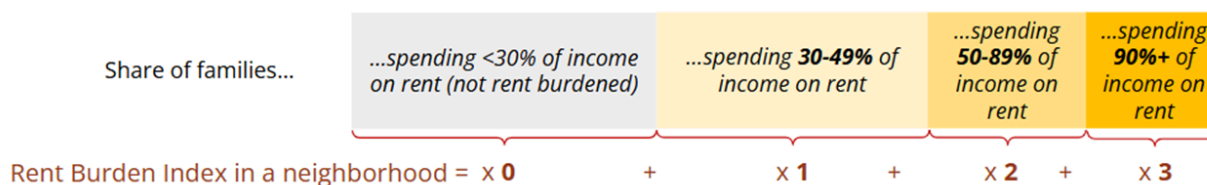
- 1.) *How do rental housing cost burdens compare between **families in L.A. County with children ages 0-5** and **households without young children**?*
- 2.) *How do rent burden levels among families with young children vary **across neighborhoods** and **over time** (2018 vs. 2023)?*
- 3.) *A) What **characteristics** (e.g., household income, race/ethnicity, immigration status) distinguish highly rent-burdened neighborhoods from less severely burdened neighborhoods when considering their populations of families with young children? B) How tightly linked are neighborhood rent burden and structural disadvantage?*
- 4.) *Do areas with higher concentrations of **federally subsidized housing** exhibit lower rent burdens among families with young children?*

Data & Methods

For this study, we analyze Public Use Micro Areas (PUMAs) – which we refer to as “neighborhoods” throughout the remainder of the report – across all of Los Angeles County. For each of these neighborhoods, we use 2014-2018 and 2019-2023 five-year ACS Public Use Microdata Sample (PUMS) data to generate a measure of estimated rental housing cost burden among households with and without children ages 0-5 at each of these two time points, enabling us to track change over time. In areas with small populations of families with young children, we combined multiple neighboring PUMAs into one neighborhood for statistical reliability. For more details on the geographic areas covered by each PUMA, see the Appendix.

To generate a rental housing cost burden measure for each neighborhood, at each of the two time points (2014-2018 and 2019-2023), we estimate the share of renter households within the neighborhood spending <30%, 30-49%, 50-89%, and >90% of income on gross rent and combine these four measures of rent burden into one aggregated neighborhood-level Rent Burden Index (RBI). The RBI assigns greater weight to the share of renter households in higher-burden categories; the index thus prioritizes neighborhoods within L.A. County that may need rent burden relief most urgently. The formula to calculate RBI is outlined below in Figure 1:

Figure 1: Visualization of how shares of households in each rent burden category are aggregated into each neighborhood's Rent Burden Index



Note: For the purposes of this research, neighborhoods are defined by Public Use Micro Areas (PUMAs).

For each neighborhood, at each time point, we use the formula above to calculate the RBI for: (1) all households, (2) only for households *with* children aged five and under, and (3) only for households *without* children aged five and under.

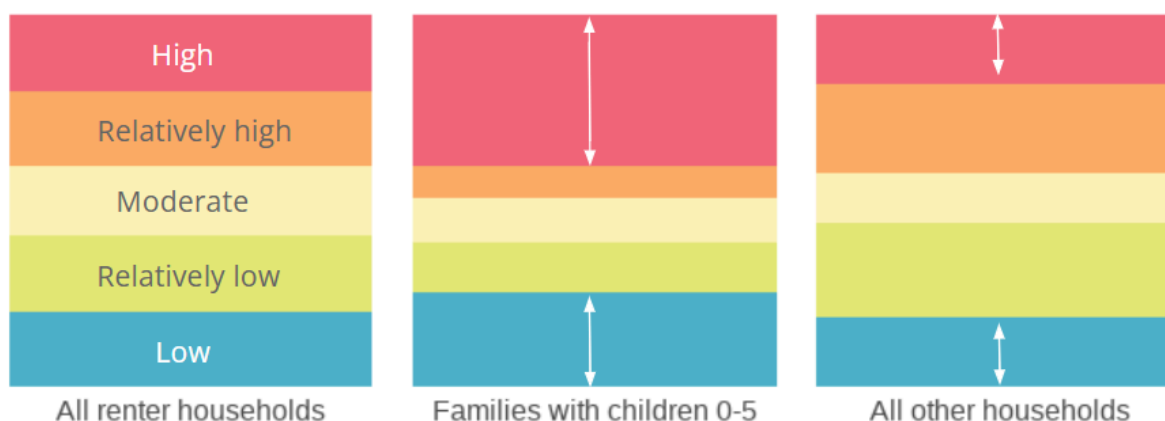
To make neighborhood differences easier to interpret, we grouped neighborhoods into five categories based on their Rent Burden Index scores, ranging from Low to High rent burden (see Figure 2). Additional details on category construction and other methodological decisions are provided in Appendix A. Limitations presented by our data sources and methodological approach are discussed in Appendix B.

Results

*1.) How are **families in L.A. County with children ages 0-5** faring in terms of rental housing cost burdens compared to households without young children?*

- Rent burden among families with young children is highly polarized. Nearly two-thirds of neighborhoods rank at the very top or bottom, with 37% in the highest category alone. Households without young children show the opposite pattern: burden is concentrated in the middle categories, with just 19% ranked highest.

Figure 2: Distribution of rent burden levels by household type, L.A. County neighborhoods (PUMAs), 2018



Note: Rent burden quintile cutoffs are based on the weighted rent burden index of all renter households in 2018.

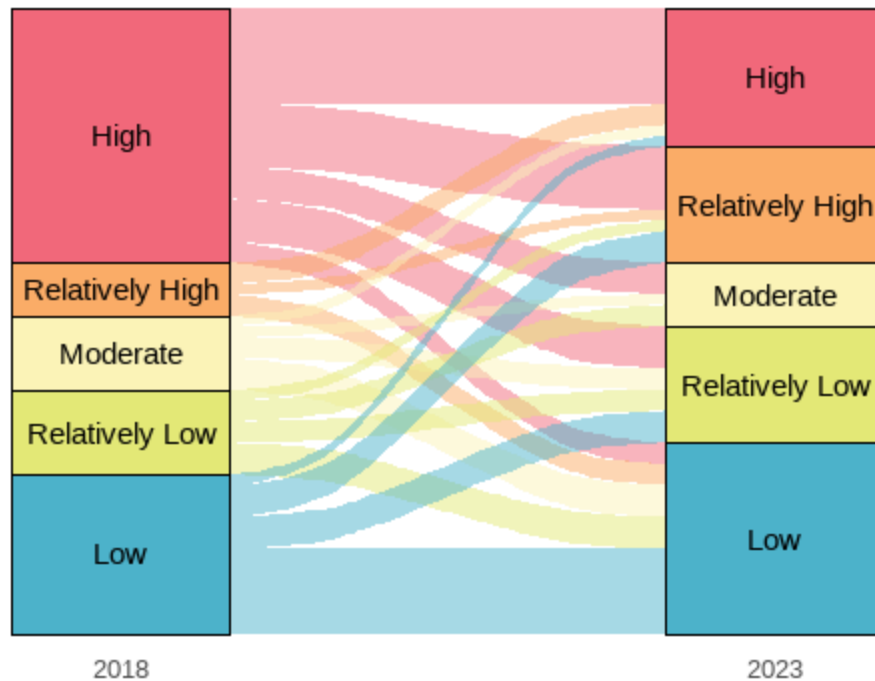
When considering rent burden levels among families with young children in 2018, neighborhoods in L.A. County were highly unequal: nearly two-thirds of neighborhoods were ranked in the top or bottom category of rent burden. Of particular concern is the high percentage of neighborhoods ranked as high rent burden when considering families with young children: 37%, or 22 of the 59 county neighborhoods examined.

By contrast, when considering rent burdens among households *without* young children in 2018, about two-thirds of county neighborhoods were in the three middle categories of rent burden. Only 19% – 11 of the 59 neighborhoods – were in the highest rent burden category when examining this subpopulation.

*2.) How do rent burden levels among families with young children vary **across neighborhoods (PUMAs) and over time (2018 vs. 2023)?***

- Overall rent burden declined from 2018 to 2023, from 37% of neighborhoods classified as High-burden in 2018 to 22% in 2023, but half of 2018's High-burden neighborhoods were still High in 2023
- Neighborhoods with high rent burdens for families with young children remained clustered in the San Fernando Valley and Central/South L.A., but new hotspots emerged in Long Beach and Pico Rivera/Montebello

Figure 3: Neighborhood (PUMA) rent burden quintile shift, based on rent burdens among families with children age 5 and under in L.A. County, 2018 to 2023



Note: rent burden rankings are based on 2018 rent burden index quintile cutoffs among all renter families.

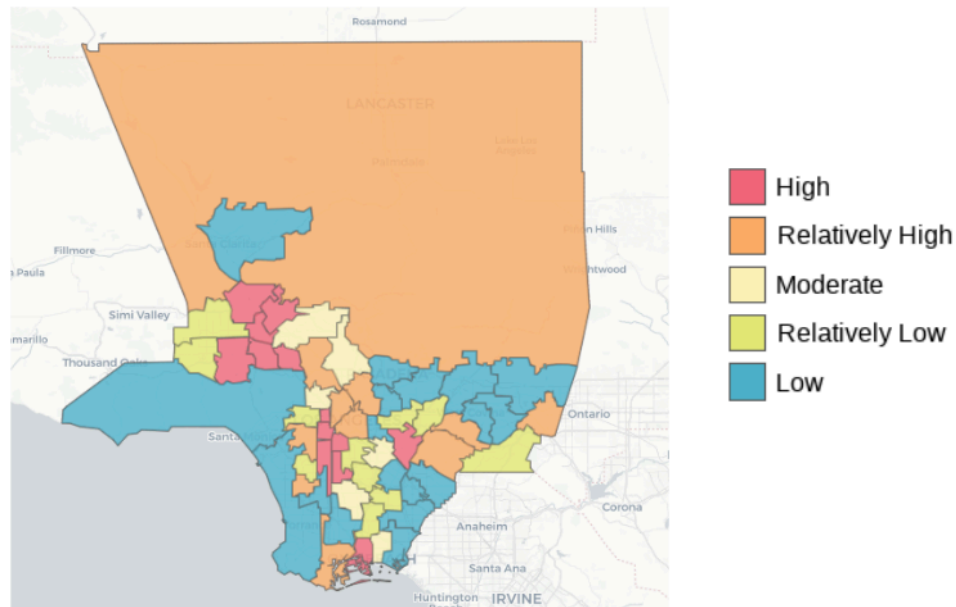
As noted above, in 2018, a large share of L.A. County neighborhoods (37%) were classified in the high category of rental cost burden when considering families with young children. Applying the same index cutoffs set by the 2018 data, the share of neighborhoods with the highest rent burden among families with young children decreases to about 22% in 2023. This suggests that **some of the most cost-burdened neighborhoods in 2018 saw their renter families with young children achieve income gains that outpaced rent increases by 2023.**

Looking more closely at shifts among families with young children between 2018 and 2023 suggests, however, that optimism should be tempered. Although 12 neighborhoods moved out of the High burden category between 2018 and 2023, more than half of these “movers” shifted only into the Relatively High category, while half of all neighborhoods in the High category in 2018 remained stuck there by 2023. Moreover, some neighborhoods saw worsening rental cost burden rankings; three moved up into the High category by 2023 from a lower category in 2018, and nearly half of the neighborhoods previously in the Low category moved into a higher category.

Mapping neighborhoods’ rent burden rankings based on 2023 data for families with young children reveals two distinct clusters of High rent burdened neighborhoods in L.A. County: one in the *San Fernando Valley* and the other in *Central/South L.A.* (see Figure 4). The two neighborhoods with a High rent burden ranking located outside of these two

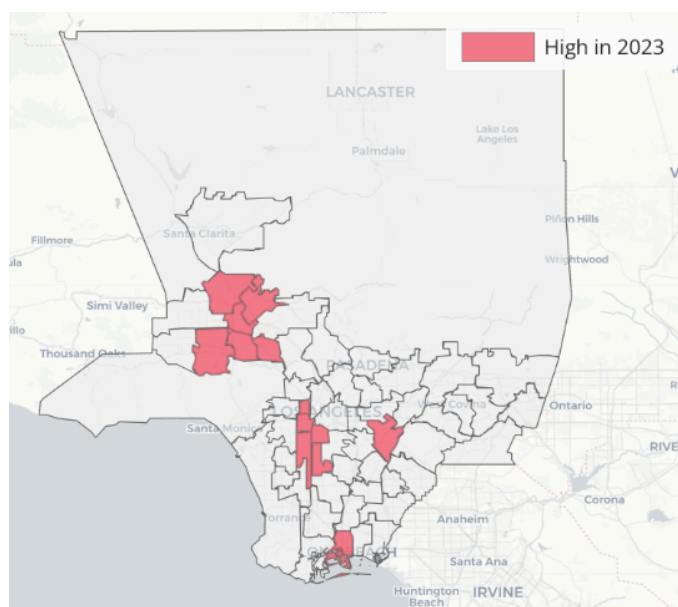
clusters are in *Long Beach* and *Pico Rivera & Montebello*. East L.A. areas, including the neighborhood encompassing Boyle Heights, are ranked in the second-highest rent burden category. At the other extreme, Low rent burdened areas are clustered along coastal regions, the San Gabriel Valley, and southeast Los Angeles County.

Figure 4: Rent burden among families with young children, ranking of L.A. County Neighborhoods, 2023



Note: For the purposes of this research, neighborhoods are defined by Public Use Micro Areas (PUMAs).

Figure 5: Neighborhoods with High Rent Burden ranking among families with young children, 2023



Note: For the purposes of this research, neighborhoods are defined by Public Use Micro Areas (PUMAs).

Figure 5 replicates Figure 4, but only includes shading (in red) for the neighborhoods ranked in the highest rent burden category in 2023, based on families with young children. The neighborhoods that are shaded in this figure are listed below:

San Fernando Valley

- Encino & Tarzana
- Granada Hills & Sylmar
- Arleta & Pacoima & San Fernando Cities
- Van Nuys & North Sherman Oaks
- Mission Hills & Panorama City
- North Hollywood & Valley Village

Central/South L.A.

- Westmont
- USC & Exposition Park
- East Vernon
- South Central/Watts
- Koreatown

Scattered Areas

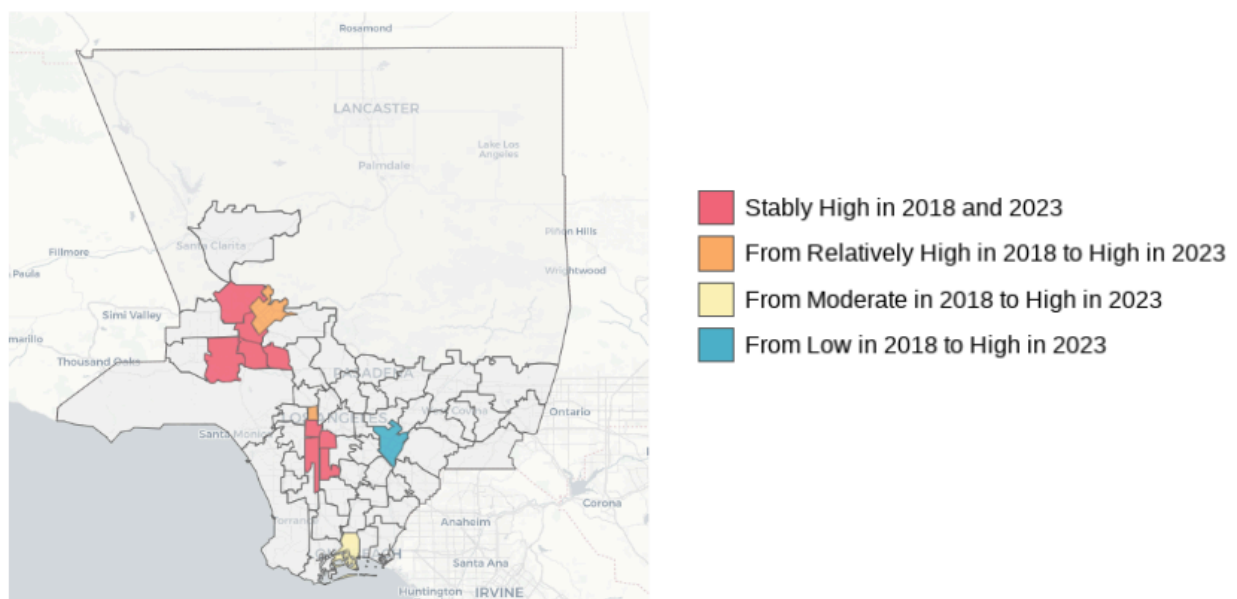
- Long Beach City
- Pico Rivera & Montebello Cities

Figure 6 again highlights the same High rent burden neighborhoods as Figure 5 but shifts the color scheme to visualize the extent to which their ranking shifted from 2018 to 2023. Neighborhoods are shaded red if they were Stably High (i.e., the highest ranking in both 2018 and 2023). Other colors are applied if they shifted into the High category in 2023, from Relatively High (orange), Moderate (yellow), or Low (blue) in 2018.

The map confirms that the San Fernando Valley and Central/South L.A. rent burdened neighborhood clusters primarily consist of *stably* High rent-burdened neighborhoods. It also shows that the Central/South L.A. High rent burden cluster expanded slightly between 2018 and 2023, with a small area to the north of the cluster in Koreatown shifting from Relatively High to High rent burden during this timeframe.

Importantly, the two neighborhoods with a High 2023 rent burden ranking located outside of the two main clusters – Long Beach City and Pico Rivera & Montebello Cities – exhibited considerably lower rent burdens in 2018, suggesting severely worsening rent burden conditions within just a few years' time. A neighborhood in Pico Rivera is the most extreme example, shifting from the lowest to highest rent burden level during this timeframe.

Figure 6: Neighborhoods with high rent burden index among families in 2023, classification changes from 2018



Note: For the purposes of this research, neighborhoods are defined by Public Use Micro Areas (PUMAs).

3A.) What characteristics (e.g., household income, race/ethnicity, immigration status) distinguish highly rent-burdened neighborhoods from less severely burdened neighborhoods when considering their populations of families with young children?

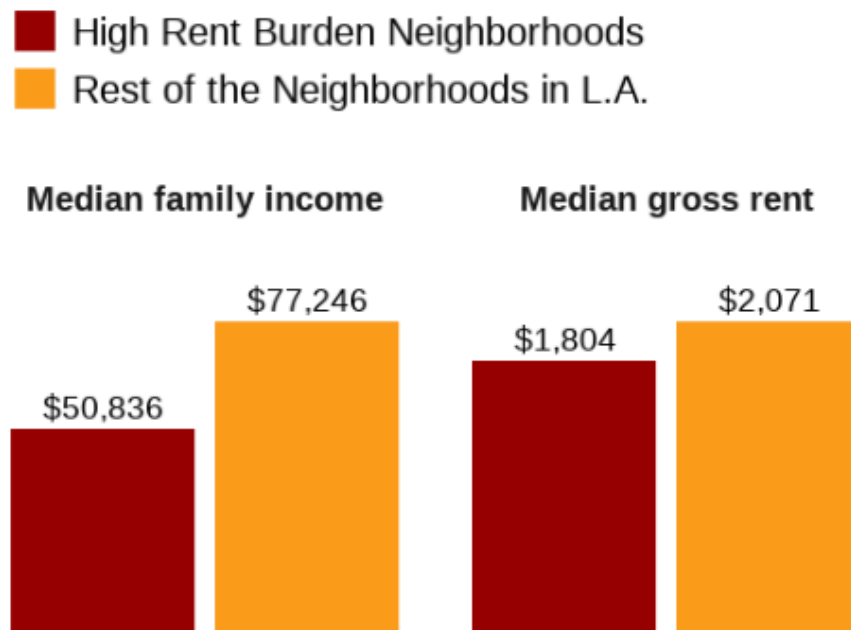
- Rent burden is driven much more by low incomes than high rents; High Burden neighborhoods actually have *lower* average rents than the rest of the county, but far lower incomes.

- Highly rent-burdened neighborhoods also have disproportionately high populations of unemployed, Latino, and non-citizen persons.

Comparing several characteristics of neighborhoods ranked in the High rent burden category in 2023 (N=13) to those of neighborhoods ranked in less-burdened categories points to groups that may face particularly high risks of rent burden.

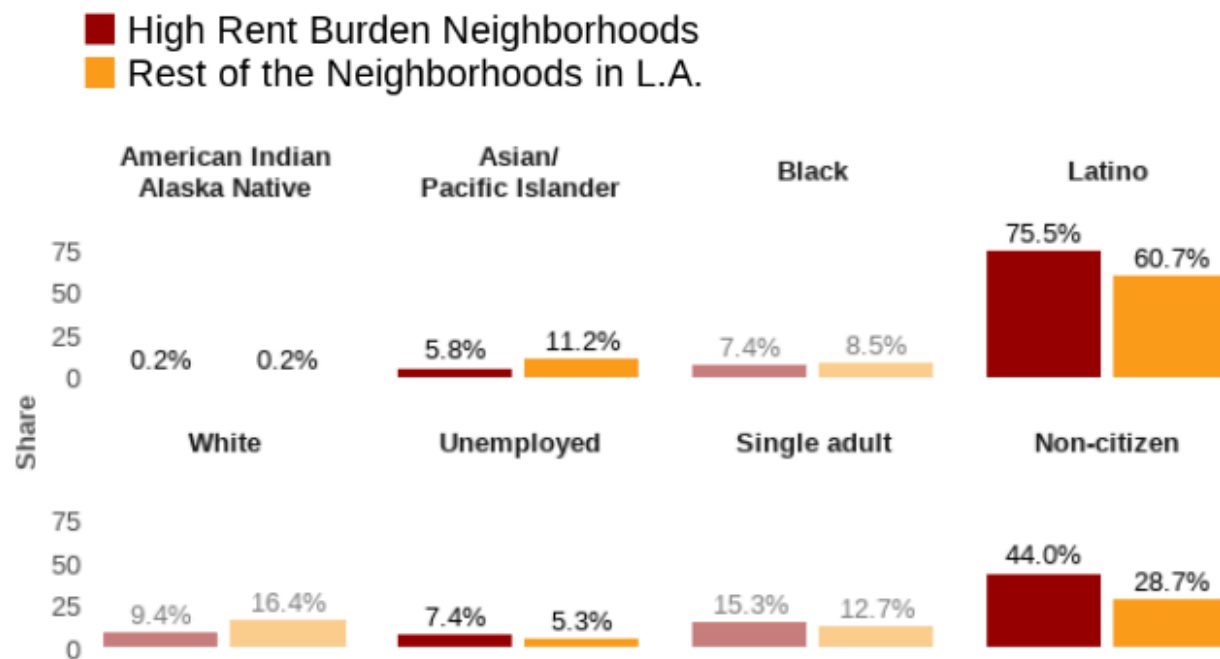
The median income among families with young children is nearly \$30,000 lower in the average High rent burden neighborhood than it is in the rest of the county (\$50,836 versus \$77,246 in 2024 dollars). More surprisingly, median gross rent levels are \$267 *lower* in the average High rent burden neighborhood compared to the average of all other neighborhoods (\$1,804 versus \$2,071 in 2024 dollars). **High rent burden neighborhoods do not stand out for exceptionally high rents; rather, they are characterized by incomes too low to make even relatively modest rents affordable.**

Figure 7: Average income and rents among families with children age 5 and under in L.A. County, by Neighborhood rent burden group, 2023



Significant differences between High rent burden neighborhoods and all other neighborhoods are also evident in the percent of renter families with children age 5 and under *and* heads of households that are: **unemployed** (7.4% in High rent-burdened neighborhoods vs. 5.3% in all others), **Asian/Pacific Islander** (5.8% vs. 11.2%), **Latino** (75.5% vs. 60.7%), or **non-citizens** (44.0% vs. 28.7%) (see also Figure 8).

Figure 8: Comparing characteristics of families with children age 5 and under between High Rent Burden Neighborhoods and the rest of the neighborhoods in L.A., 2023



Note: Variables with the lighter, more transparent color scheme applied do not exhibit statistically significant differences between High vs. non-High rent burdened neighborhoods (PUMAs) in mean values of the variable.

Perhaps surprisingly, Black heads of families with young children are not significantly overrepresented in High rent-burdened areas (7.4%, on average) compared to less rent-burdened ones (8.5%), nor are American Indian/Alaska Native heads of families with young children (0.2% in both sets of neighborhoods).

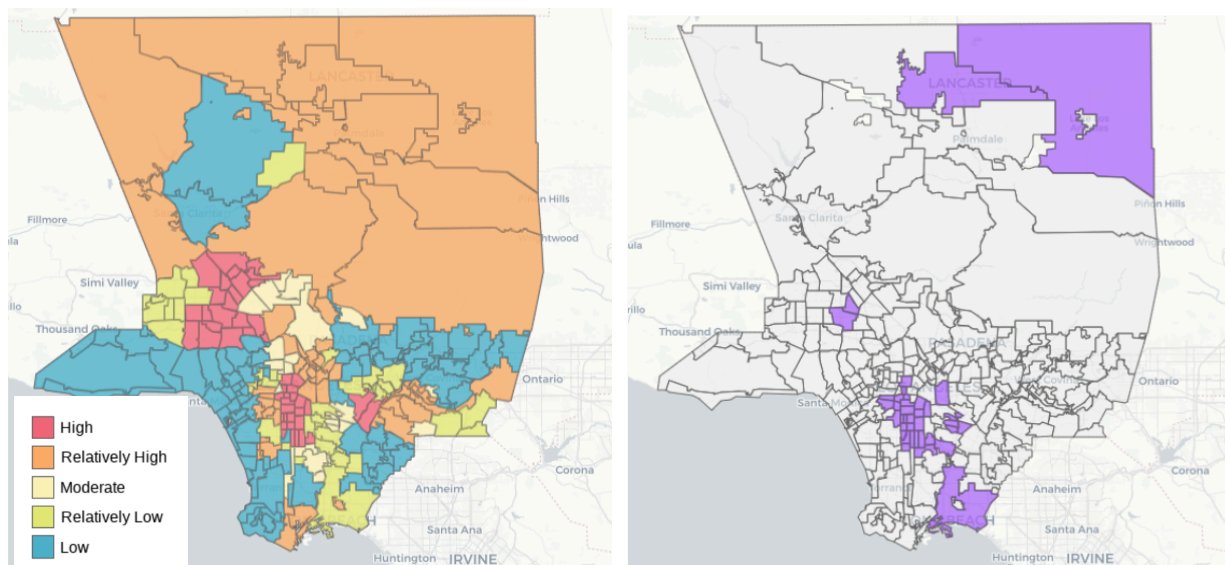
3B.) How Tightly Linked Are Neighborhood Rent Burden and Structural Disadvantage?

- Rent burden and structural disadvantage overlap moderately, converging in Central/South L.A. and the central San Fernando Valley, but diverging in San Fernando Valley and Pico Rivera and Montebello (high rent burden, lower disadvantage) and in Long Beach (high disadvantage, lower rent burden)
- These patterns suggest that rent burden reveals geographic clusters of housing vulnerability that broader disadvantage measures miss.
- Where rent burden is high but disadvantage is lower, prioritize housing

interventions; where disadvantage is high but rent burden is lower, pursue broader antipoverty programs.

Beyond individual demographic characteristics, we also examine whether neighborhoods classified as High rent burden among families with young children overlap with neighborhoods identified as high-need by Catalyst California's Equity Index, which combines multiple demographic and socioeconomic indicators into a single measure of neighborhood structural disadvantage. Because Catalyst California's Equity Index is calculated using a different geographic unit of analysis than our PUMA-based analysis, we recalculated rent burden estimates using the *Los Angeles Times*' Mapping L.A. Neighborhoods to facilitate comparison. Additional details are provided in the Appendix.

Figure 9: Rent burden among families with young children, ranking of L.A. County Neighborhoods, 2023¹³ (left) and Catalyst California Equity Index high need neighborhoods for First 5 LA prioritization, 2023¹⁴ (right)



This exercise reveals a moderate degree of overlap between neighborhoods identified as High rent burden and high need. There are three main clusters of neighborhoods at the nexus of the two: neighborhoods in Central/South L.A. and the central portion of the San Fernando Valley (Panorama City and Van Nuys) receive the

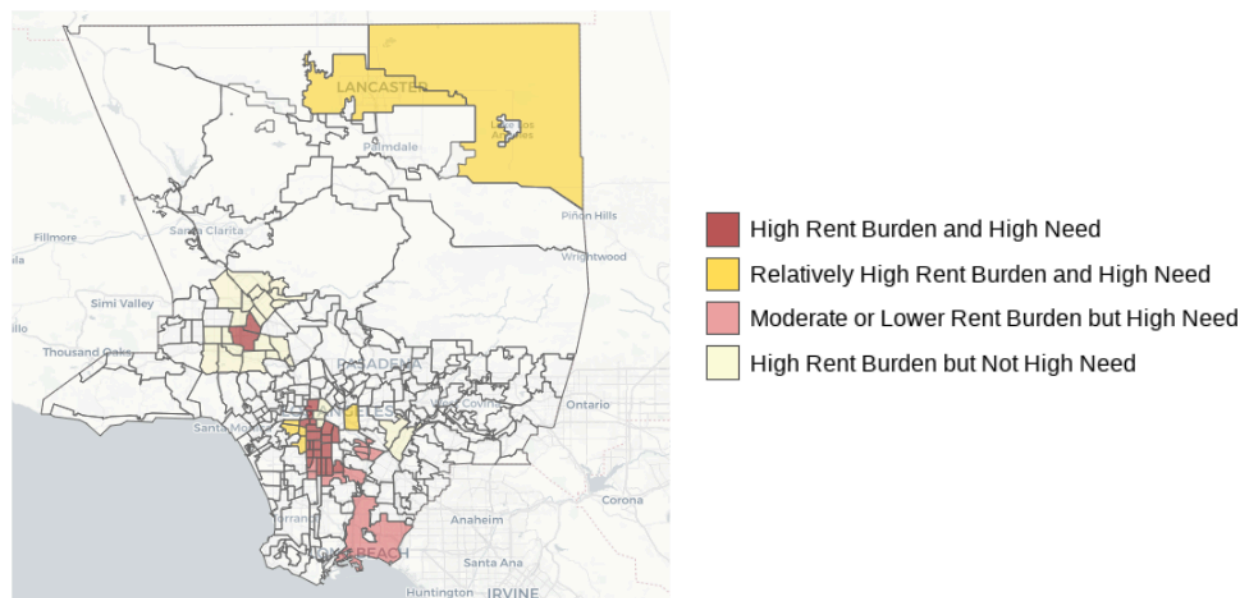
¹³ Our main analysis use modified PUMA as neighborhoods. In this section, we recalculate the Rent Burden Index using a different geographic unit—the L.A. Times Mapping L.A. neighborhood boundaries—to align with Catalyst California's Equity Index analysis.

¹⁴ Catalyst California's recommended high need neighborhoods for prioritization.

highest ranking in both indices, while neighborhoods in the Northeast Antelope Valley are ranked as high-need in the Equity Index and as Relatively High (second-highest) rent burden. Boyle Heights is also in the latter category of high-need and Relatively High rent burden. These areas may represent particularly important targets for intervention because they exhibit both elevated levels of structural disadvantage and of rent burden among families with young children.

Other clusters of neighborhoods that are prioritized as High rent burden – but not as the highest need – include other parts of the San Fernando Valley, as well as Pico Rivera and Montebello. Conversely, Long Beach and a small cluster of neighborhoods in Southeast L.A. are classified as high-need but not High rent burden. This divergence points to different intervention strategies. In areas where the Rent Burden Index is high but structural disadvantage is not, housing-specific tools (e.g., rent stabilization, targeted housing subsidies) may be a more effective and efficient lever than broad antipoverty tools. In places where only the Equity Index is high but the Rent Burden Index is not, the reverse approach may be warranted: broader antipoverty supports — including income assistance, workforce development, health and social services — may be more appropriate interventions.

Figure 10: USC NDSC Rent Burden Index and Catalyst California Equity Index overlay, L.A. County neighborhoods, 2023



Note: “High Need” neighborhoods are the recommended High Need neighborhoods identified by the Catalyst California team for policy prioritization.

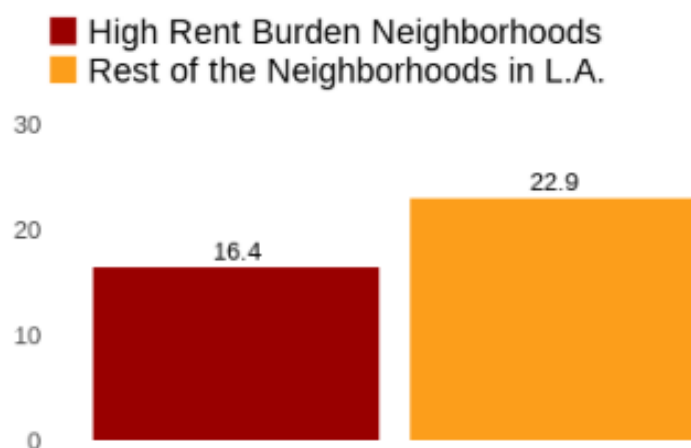
4.) Do areas with higher concentrations of federally subsidized housing exhibit lower rent burdens among families with young children?

- Areas with higher rates of access to federally subsidized housing for low-income families with young children tend to exhibit lower rent burdens.
- Expanding access to federal housing assistance for this population in High burden neighborhoods may be a promising intervention

Until recently, public data on housing supply and assistance, specifically for families with young children, have been limited. In 2025, HUD's Picture of Subsidized Households data began providing information on families with children age 5 and under receiving federal housing assistance (see Appendix A for the full list of programs covered in the data source). This new data point provides an opportunity to compare how many families with young children are receiving federal housing assistance with how many families with young children have incomes below the federal poverty line (FPL) across L.A. County. If, among families with young children, the ratio of federally-assisted families is high relative to the number with low income, then rent burden pressures may be partially alleviated.

In line with this expectation, this ratio is far lower in High rent-burden neighborhoods than it is in all other neighborhoods. In High burden neighborhoods, about 16 families with children 0-5 for every 100 such families in poverty receive federal housing assistance, compared to roughly 23 in other neighborhoods in the county. The implication is that low-income families with young children in High burden neighborhoods have reduced access to federally-subsidized housing relative to low-income families elsewhere in the county. Increasing access to federal housing assistance for this population in High burden neighborhoods may thus be a promising intervention.

Figure 11: Average number of HUD-subsidized housing units occupied by renter families with young children in 2025, per 100 renter families with young children below the FPL



Discussion/Conclusion

Los Angeles County's decades-long shortage of both market-rate and affordable rental housing has driven rents far beyond income growth for a large swath of the population, leaving families with young children – who face particularly high childcare and healthcare costs – especially exposed. These pressures may deepen existing child-development disparities and reshape migration and fertility patterns across the county.

Our deep dive into patterns of rental cost burden suggests that spatial inequality in these burdens is much more extreme for Angeleno households with young children than those without young children. In 2018, 37% of L.A. County neighborhoods were ranked as High rent burden for families with young children compared to only 19% for households without young children. By 2023, 22% of neighborhoods were ranked as High rent burden, but three-quarters of areas ranked as High rent burden in 2018 remained in the High or Relatively High burden categories in 2023. Families with young children in many areas of L.A. County still face high levels of rental cost burden.

The geographic areas that appear most impacted by rental housing cost burdens among families with young children in 2023 are clustered in two key areas: San Fernando Valley and Central/South L.A. These two clusters primarily consist of neighborhoods that remained in the High rent burden category from 2018 through 2023. But there are also areas with a High rent burden ranking in 2023 that are located outside of these two clusters and that were not ranked as High rent burden in 2018: one in Long Beach City and the other in Pico Rivera & Montebello Cities.

Neighborhoods deemed to be High rent burden in 2023 significantly diverge from other neighborhoods in L.A. County when it comes to median incomes and rents, as well as race/ethnic and nativity status, among families with young children. As expected, median incomes for this family type are significantly lower in these High rent burden areas than they are in other parts of the county. But more surprisingly, **High rent burden areas also have lower rents, suggesting that their rent advantage is far outweighed by their income disadvantage. This underscores the possibility that income constraints – not simply rent levels – are the primary driver of rent burden.** Further, **neighborhoods in the High rent burden category contain families with young children that are significantly less likely to be headed by someone who identifies as Asian/Pacific Islander and significantly more likely to be headed by someone who is Latino, a non-citizen, or unemployed.**

At the same time, High rent burden neighborhoods only partially overlap with neighborhoods identified as high-need by Catalyst California's Equity Index. This pattern suggests that rent burden among families with young children captures an important dimension of need that is related to, but distinct from, broader measures of neighborhood structural disadvantage. Integrating the two types of measures may help channel resources where they are needed most and identify which interventions are best matched to local conditions.

One intervention that may be particularly relevant in this context is government-subsidized affordable housing. We find that high rent burden neighborhoods have substantially lower rates of federal housing assistance relative to the number of families with young children living below the federal poverty line. This pattern suggests that some of the areas facing the greatest rental housing cost pressures may also have comparatively limited access to subsidized housing resources.

Strategic Choices

Taken as a whole, these findings suggest four key strategic decisions that First 5 LA should consider as it develops its housing policy agenda.

Strategic Choice 1: People-based and place-based targeting

A longstanding – and still unresolved – debate centers on whether people- versus place-based interventions are most effective in alleviating structural inequalities. Given evidence from our analyses suggesting that rental housing cost burdens disproportionately afflict not only certain geographic areas but certain subpopulations (e.g., families with young children headed by Latinos and non-citizens), First 5 LA should prioritize targeting resources to the highest-need subpopulations within the highest-need geographies.

Strategic Choice 2: Income supports vs. rent-cost supports

Our analysis provides some evidence that L.A. County areas with High rent burden are primarily marked by markedly low, and often stagnant, incomes among families with young children rather than particularly high rents. This finding suggests that rent burden is deeply intertwined with poverty, and providing income supports (e.g., unconditional cash transfers) to families with young children may be critical to alleviating both, particularly in the immediate term. Reducing the rent side of the equation may require a longer-term and more multi-pronged set of strategies, including expanding the supply of both publicly-subsidized and market-rate housing units in these areas, as well as

expanding housing choice vouchers and rapid rehousing/time-limited housing subsidies to local families with young children. Changes at the federal level may complicate such efforts over the next few years, though Measure A funds and the emergence of LACAHSa may provide some important opportunities to support rent relief.

Strategic Choice 3: Longstanding vs. emerging rent-burden geographies

The integrative component of our analysis revealed that geographic areas with High rental housing cost burdens took different paths to get there between 2018 and 2023. Areas within San Fernando Valley and Central/South L.A. were, by and large, highly burdened throughout the full time period, whereas Long Beach and Pico Rivera/Montebello rapidly escalated from Low or Moderate rent burden to High rent burden during this timeframe. First 5 LA should assess whether and why a place-based targeting approach, if it adopts one, will prioritize areas like San Fernando Valley and Central/South L.A. with longstanding affordability challenges versus other areas that have recently become unaffordable. The strategies it deploys may vary accordingly; for example, in recently unaffordable areas, pursuing policies and programs that arrest sharp gains in rental housing costs may be the primary objective (e.g., via rent control, displacement mitigation strategies, and increased subsidized housing availability), while in longstanding unaffordable areas, First 5 LA may want to tackle more deeply rooted structural drivers of inequality, including low, stagnant household incomes (e.g., via unconditional cash transfers and workforce training).

Strategic Choice 4: Rent Burden Index vs. Equity Index – or both – for targeting neighborhoods

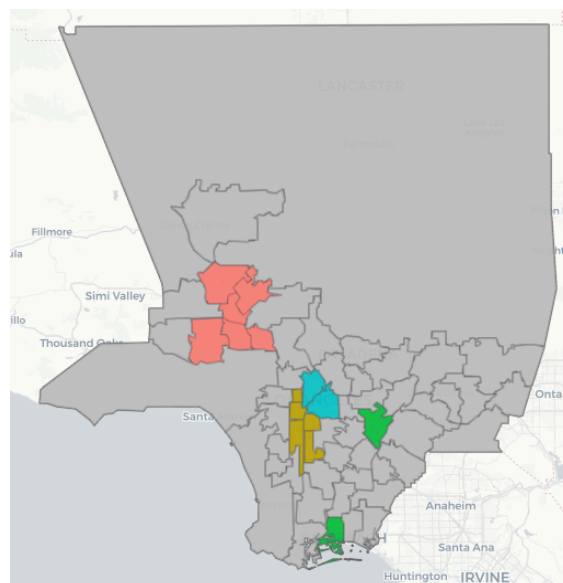
Our overlay of the Rent Burden Index and Catalyst California's Equity Index reveals moderate overlap between the two measures, with high rent burden and high structural disadvantage converging in some neighborhoods but diverging in others. First 5 LA should use this overlap to prioritize neighborhoods in tiers: areas where both measures are elevated (Central/South L.A. and the central San Fernando Valley) should receive the highest priority, given their compounding need. Where rent burden is high but disadvantage is lower (San Fernando Valley, Pico Rivera/Montebello), housing-oriented interventions are warranted; where disadvantage is high but rent burden is lower (Long Beach, Southeast L.A.), antipoverty programs, such as unconditional cash transfers, are warranted.

Supplemental Analysis Addendum: Disaggregating Patterns of Change in Rents and Household Incomes Across Five Sets of Neighborhoods

Whereas our analyses in the main report compare patterns in rent burden and sociodemographic composition between neighborhoods ranked as High versus non-High rent burden in 2023, this supplementary analysis goes a step further, examining how the two components of rent burden—median household income and median gross rent—vary in both levels and change across different parts of Los Angeles County. These analyses may help clarify whether interventions focused on housing costs, household incomes, or both are most appropriate in different areas. Specifically, we examine levels and change in median household income and median gross rent in five sets of neighborhoods (see Figure 1):

- (1) the San Fernando Valley and (2) Central/South L.A. High rent-burdened clusters;
- (3) the scattered set of High rent-burdened areas in Long Beach + Pico/Rivera/Montebello Cities;
- (4) the two relatively high rent-burdened areas in East L.A.; and
- (5) all other neighborhoods in our dataset, all of which are either Low, Relatively Low, Moderate, or Relatively High based on their 2023 rent burden ranking.

Figure 1: Map of PUMA regions in Los Angeles County, visualizing five sets of PUMAs considered in integrative analysis

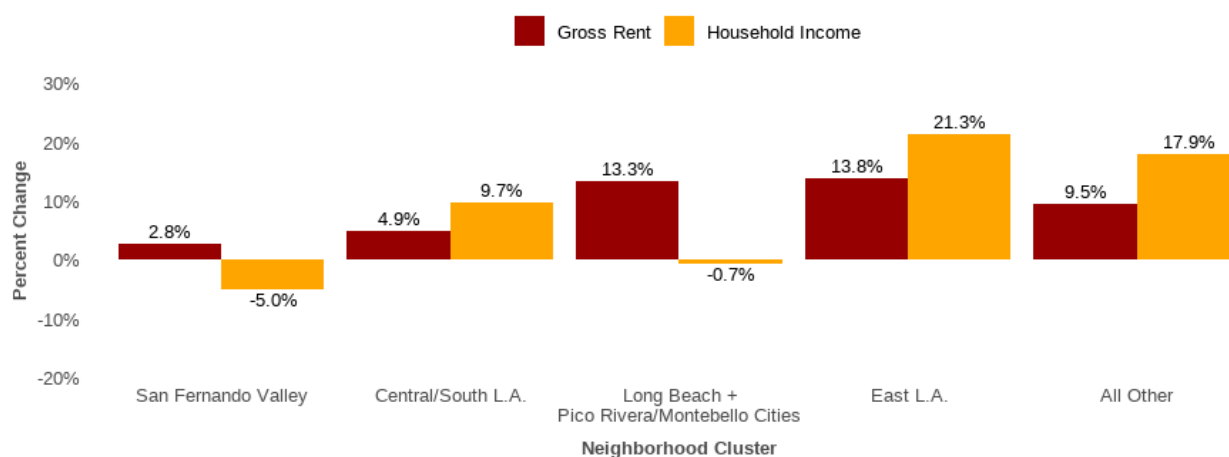


This analysis (visualized in Figures 2 and 3 below) reveals relatively similar levels and trends in median gross rents for families with young children across all five sets of neighborhoods. However, median household income varies much more in both levels and changes across them.

Figure 2: Average Neighborhood (PUMA)-level rents and income for renter families with young children, by neighborhood clusters, 2018 and 2023



Figure 3: Percent change in average PUMA-level rents and income for renter families with young children, by neighborhood clusters, 2018 to 2023



Specifically, **Central/South L.A. neighborhoods stand out for their low levels of and growth in average incomes, which prevented families with young children in this area from making substantial progress in reducing rent burdens despite their**

relatively low average rents. San Fernando Valley neighborhoods, on the other hand, stand out for relatively high rents, despite median incomes that are near the average for the county and that actually declined slightly during the timeframe of interest. This declining income trajectory despite stubbornly high rents helps explain why these neighborhoods are in the highest rent burden category as of 2023.

A broadly similar story applies to the Long Beach and Pico Rivera/Montebello Cities neighborhoods, which saw median incomes among families with young children decline, despite relatively high rates of rent growth, a rate that was second only to the East L.A. neighborhoods. **Although East L.A. neighborhoods saw the highest rate of median rent growth during the time period (nearly 14%) among the five areas assessed, it also saw the highest rate of growth in median incomes for families,** which likely explains why the area was able to avoid being ranked in the highest rent burden quintile.

In short, neighborhoods in San Fernando Valley and Long Beach + Pico Rivera/Montebello Cities were ranked as High rent burden by 2023 because they suffered from declining incomes in the face of persistently high rents in the former case and sharply increasing rents in the latter case. Central/South L.A. exhibited a distinct pattern marked by stubbornly low income levels that could not sufficiently cover even relatively low, stable rent levels in that area.

Lastly, we assess whether different levels of rent burden severity across the five sets of neighborhoods analyzed above may correspond with different degrees of population loss among children age 5 and under. As Figure 4 below shows, substantial declines in this subpopulation are evident across all five sets of areas – with no clear link between rent burden ranking and the magnitude of loss. In fact, the average percentage loss across the three sets of areas ranked as High rent burden (23%) is almost exactly the same as the average percentage loss in the All Other (i.e., non-High) rent burdened set of areas. See Figure 5 in the Appendix for further details.

Figure 4: Percent change in average number of young children, by neighborhood clusters, 2018 to 2023

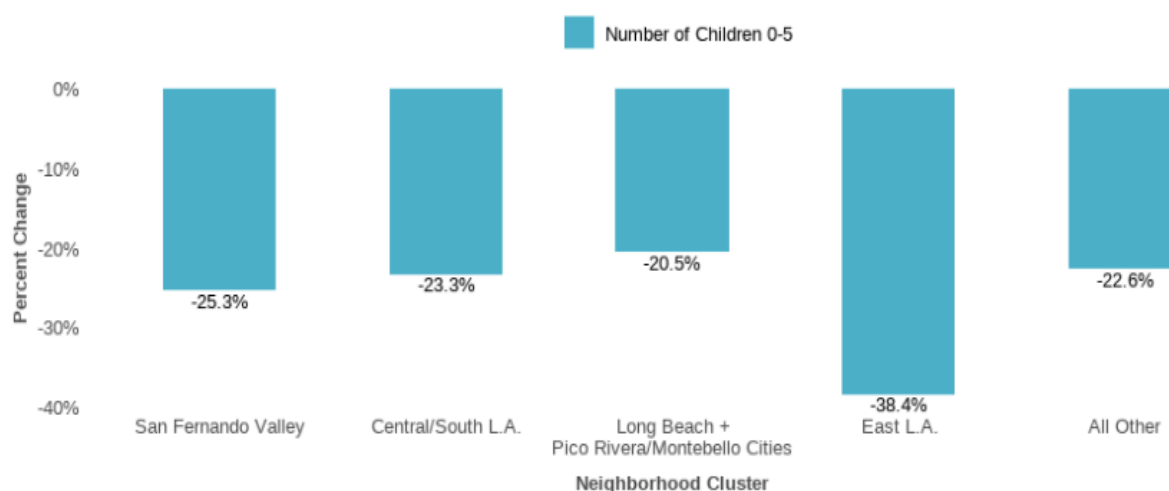


Figure 5: Average median gross rent, household income and total number of young children in neighborhood clusters, 2018 and 2023

	PUMA N	Rent Burden Rank (2023)	Avg. median household income (2024\$)			Avg. median gross rent (2024\$)			Avg. total number of young children in these PUMAs		
			2018	2023	% change	2018	2023	% change	2018	2023	% change
San Fernando Valley Cluster	6	High	\$56,981	\$54,132	-5.0%	\$1,907	\$1,959	2.8%	7,056	5,273	-25.3%
Central/South L.A. Cluster	5	High	\$41,404	\$45,431	9.7%	\$1,534	\$1,609	4.9%	9,971	7,652	-23.3%
Long Beach + Pico Rivera/Montebello	2	High	\$54,817	\$54,460	-0.7%	\$1,611	\$1,825	13.3%	6,637	4,088	-38.4%
East LA	2	Rel. High	\$43,502	\$52,766	21.3%	\$1,431	\$1,628	13.8%	10,971	8,725	-20.5%
All Other	44	Non-High	\$66,452	\$78,359	17.9%	\$1,909	\$2,091	9.5%	7,459	5,775	-22.6%

East L.A. is the outlier, with a substantially larger drop of nearly 40% in the number of young children across the two neighborhoods in this category. This striking estimate, combined with the finding reported above revealing that median incomes for families with young children climbed by over 20% in the same area, is consistent with the possibility of gentrification-induced displacement, whereby richer families with fewer young children, on average, may have moved in and poorer families with more young children may have moved out during this timeframe. **If economically disadvantaged**

families who had young children or planned to have young children were more likely to leave East L.A. than other parts of the county in the years leading up to 2023, this pattern would place downward pressure on its neighborhoods rent burden levels and potentially explain why East L.A. was not in the top quintile of rent burden by 2023.

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Appendix A: Expanded Data & Methods

Answering the research questions listed above requires dividing Los Angeles County into a set of geographic units with consistently-defined boundaries over time and, within each unit, generating a measure of estimated rental housing cost burden among households with and without children ages 0-5. To track change, these rental housing cost burden estimates for each geographic unit must be estimated during at least two different points in time. We thus use 2014-2018 and 2019-2023 five-year ACS Public Use Microdata Sample (PUMS), accessed through IPUMS USA. The data – which provide both household-level and individual-level characteristics of sampled survey respondents, including data on the presence of children of various ages, household income levels, and rental housing spending – enable us to divide Los Angeles County into a set of consistently-defined geographic units (based on 2020 census boundaries, ensuring comparability over time) and estimates of rental housing cost burden for households with and without young children at two points in time (i.e. 2014-2018 versus 2019-2023). The PUMS data also provide a wide array of sociodemographic characteristics for each geographic unit at each point in time, enabling us to assess whether these sociodemographic factors are correlated with levels and change in rental housing cost burden.¹⁵

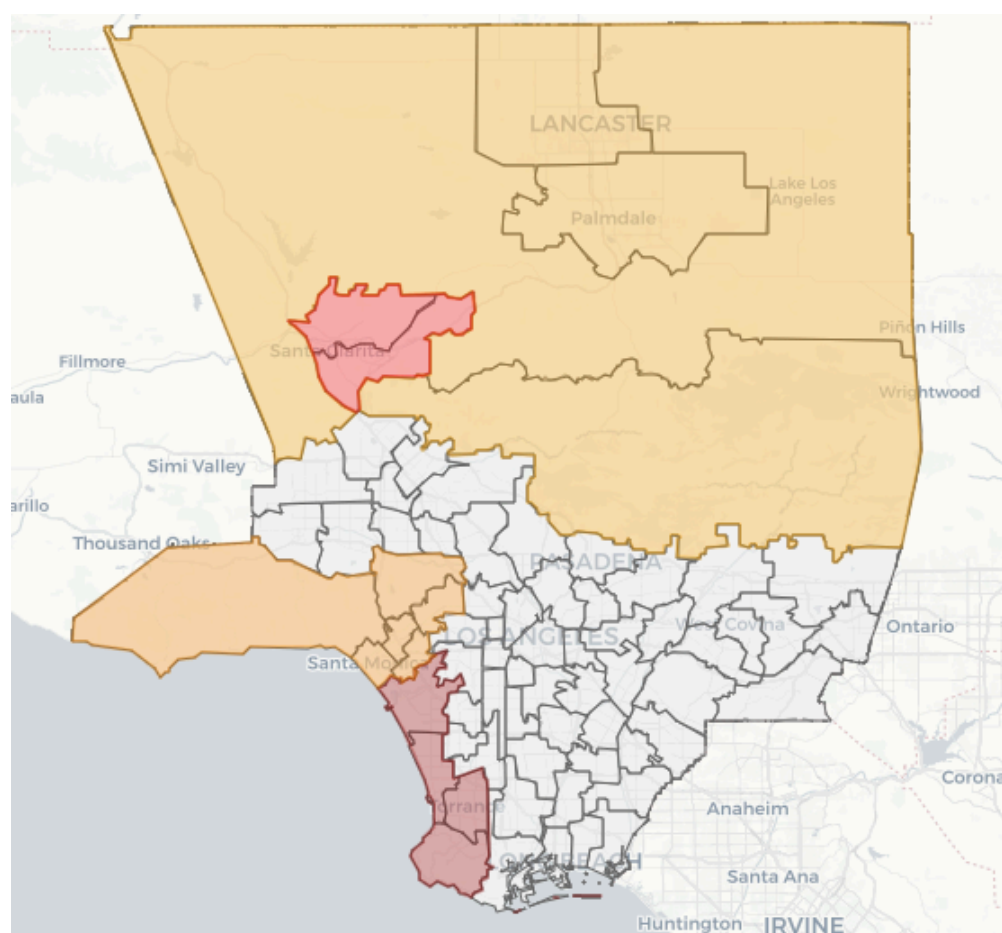
Geographic Unit of Analysis: The PUMA

The smallest geographic unit available in PUMS data is the Public Use Micro Area (PUMA), which serves as our primary unit of analysis. We further examine the statistical reliability of the aggregated sociodemographic data by household type subgroups (i.e., households with and without children aged five and under). To improve the reliability of the estimates and strengthen comparisons across locations, we combine the following sixteen PUMAs, which tended to exhibit larger standard errors on various variables of interest, into four larger “neighborhood regions”:

- Combined PUMA group # 1: 6 Malibu/Santa Monica/Brentwood PUMAs 03770, 03774-03776, 03728 and 03731
- Combined PUMA group # 2: 4 South Bay/Torrance/Palos Verdes PUMAs 03748, 03768, 03760 and 03761
- Combined PUMA group # 3: 4 Antelope Valley/Palmdale/Lancaster/North Valley PUMAs 03703, 03704, 03709 and 03772
- Combined PUMA group # 4: 2 Santa Clarita PUMAs 03771 and 03773

¹⁵ Such characteristics include race and ethnicity, employment status, the citizenship of the household head, and whether the household is headed by a single adult. We then aggregate the data to the neighborhood (PUMA) level, using the microdata survey household sampling weights.

Figure A1: Map of L.A. County PUMAs that are combined as “neighborhood regions”



These PUMA mergers reduced the total number of geographic units in L.A. County that were included in our analysis, from the original 71 PUMAs to 59 modified PUMAs. For clarity, we refer to PUMAs as “neighborhoods” interchangeably throughout the report.

Key Measure of Interest: The Rent Burden Index

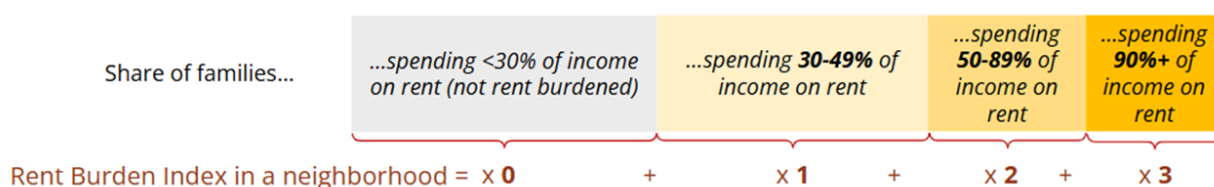
For every modified neighborhood (PUMA), our approach to calculating rental housing cost burdens starts by estimating the share of renter households spending <30%, 30–49%, 50–89%, and >90% of income on gross rent at two points in time: 2014-2018 and 2019-2023. This is a finer-grained disaggregation of rental housing cost burden than most prior studies, which typically only estimate the share of renter households spending 30%+ (or 50%+) of their income on rent. We believe capturing narrower bands of rental housing cost burden among households is crucial in the Los Angeles County context, given that the county’s distribution of rent burden is likely considerably wider than in other metropolitan contexts. The key trade-off with this approach is that instead of generating one or two simple proxies of rent burden, our method generates four

proxies of rent burden for each geographic unit at each time point. We thus combine these four measures of rent burden into one aggregated Rent Burden Index (RBI), measured for each geographic unit, at each point in time. The RBI assigns greater weight to higher-burden categories, so the index prioritizes geographic areas within L.A. County that are most severely cost-burdened and that may need interventions most urgently. The formula to calculate RBI is outlined below and in Figure A2:

RBI in PUMA i at time t =

$$\begin{aligned}
 & (\% \text{ renter households spending } 30\text{-}49\% \text{ income on rent in PUMA } i \text{ at time } t) * 1 \\
 & + (\% \text{ renter households spending } 50\text{-}89\% \text{ income on rent in PUMA } i \text{ at time } t) * 2 \\
 & + (\% \text{ renter households spending } >90\% \text{ income on rent in PUMA } i \text{ at time } t) * 3
 \end{aligned}$$

Figure A2: Visualization of shares of households in each rent burden level getting aggregated into the Rent Burden Index



For each modified neighborhood/time period combination, we calculate the RBI separately by household composition, i.e., (1) for all households, (2) only for households with children aged five and under, and (3) only for households without children aged five and under.

To further support interpretation, we use the distribution of modified neighborhoods' RBI estimates based on all renter households in 2018 to generate quintile (1-5) thresholds, indicating whether a modified neighborhood's RBI estimate for a given household type (i.e., with versus without children age 5 and under) at a given time point classifies the area as high rent burden relative to other parts of the county (i.e., its subgroup-specific RBI exceeds the top quintile threshold based on all renter households in 2018) or as moderately high, medium, moderately low, or low rent burden.

Analytic Strategy

Using the quintile-based ranking system of modified neighborhoods' RBI at each time point, disaggregated by whether it is based on households with or without young children, we first assess whether there is more spatial inequality in rental housing cost burden when considering our key group of interest (i.e., households with young children) versus the comparison group (i.e., households without young children).

Next, we home in on the quintile-based rankings of modified neighborhoods' RBI based only on households with young children in the most recent time period (i.e., 2018-2023) to identify the geographic hotspots with the highest rent burden for our focal population of interest; this analysis will help inform the possibility of a housing cost burden intervention strategy for First 5 LA targeting specific neighborhoods.

We then track which modified neighborhoods shifted quintile-based classifications of rent burden, based on their 2018 and 2023 RBI measures, to illuminate the degree of change in rent burden prevalence among households with children aged five and under over time within our geographic units – and to identify which modified neighborhoods experienced worsening, improving, or relatively stable rental cost burden levels for our focal population during the time period in question.

Afterward, we identify sociodemographic characteristics of the modified neighborhoods that correlate with a significantly higher or lower probability that these areas would exhibit an RBI among households with children age five and under.

Lastly, we incorporate the 2025 Picture of Subsidized Households (PISH) data into our neighborhood-level analysis. The dataset is compiled and published by the U.S. Department of Housing and Urban Development. It covers the families receiving major federal housing assistance, including Public Housing, Housing Choice Vouchers, Moderate Rehabilitation, Project-Based Section 8, RentSup/RAP, S236/BMIR, 202/PRAC, 811/PRAC, and 811 Project Rental Assistance (PRA). This data set provides comprehensive demographic and socioeconomic information on households receiving federal housing assistance, and 2025 is the first year the dataset includes an exact estimate for families with children age five and under.

We aggregated the census tract-level estimates of the number of assisted households and the share of families with children age five and under from the PISH to the modified neighborhood level. We compare the representation of families with children 0 to 5 among assisted renters and rent-burdened families as a proxy for whether assistance and resources are reaching families with young children (editing notes: may be overstating here). The PISH dataset masks estimates for data points with fewer than 10 observations to protect household privacy. These suppressed values could potentially bias the aggregated neighborhood-level estimates. To address the limitation, we tested different data imputation strategies to assess whether the suppressed values would affect our findings. Our conclusion stays consistent.

Appendix B: Limitations

Before extracting potential program and policy implications for First 5 LA to consider, it is important to acknowledge key limitations of our analysis.

- First, the PUMS data do not allow us to observe the specific amounts of publicly subsidized benefits received by families in the data, including CalFresh/SNAP, CalWORKs, early childhood education services, or housing assistance. This data limitation constrains us from generating a complete picture of the resources Angeleno families with young children have at their disposal.
- Second, we relied upon the five-year pooled sample instead of the one-year sample to enhance the statistical reliability of our estimates. This approach could have introduced some temporal lag and could also reflect abnormal patterns during the COVID-19 period.
- Third, although our analyses capture important intra-county spatial variation in rental housing cost burden among families with children, the data relies on PUMAs (referred to as neighborhoods throughout the report) as geographic units, which are considerably larger than, and thus not as fine-grained as, a census tract or neighborhood. This approach was required given the lack of publicly-accessible tract-level data on rental housing cost burdens among families with young children.
- Fourth, our analysis is limited in the extent to which it can track rental housing cost burden's correlations with, and especially causal impacts on, individual families' migration and fertility decisions. This limitation reflects our reliance on repeated cross-sections (i.e., PUMA-level data at two points in time: 2018 and 2023) rather than on tracking migration and fertility outcomes among a panel of individual households residing in each PUMA as of 2018.

Appendix C: Identifying Neighborhoods with High Rent Burden Levels and in High Need for Resources

Our goal was to identify neighborhoods with high rent burden and in high need for resources, focusing on families with children ages 0 to 5. To do this, we crosswalk the Rent Burden Index from PUMAs to the *Los Angeles Times* Mapping L.A.

Neighborhoods boundaries, which allows us to compare the RBI measures with Catalyst California's Equity Index between equivalent geographies. The RBI data is crosswalked on land area overlap and recalculated for families with young children in each neighborhood, following the same steps outlined in Appendix A. In the main report, we overlay these two figures and sort the neighborhoods into four categories:

- Rent Burden Index: High Rent Burden & Equity Index: High Need
 - Adams Normandie
 - Broadway Manchester
 - Central Alameda
 - Chesterfield Square
 - Exposition Park
 - Florence
 - Gramercy Park
 - Green Meadows
 - Harvard Heights
 - Harvard Park
 - Historic South Central
 - Jefferson Park
 - Koreatown
 - Manchester Square
 - Panorama City
 - South Park
 - Van Nuys
 - Vermont Knolls
 - Vermont Slauson
 - Vermont Square
 - Vermont Vista
 - Watts
- Rent Burden Index: Relatively High Rent Burden & Equity Index: High Need
 - Baldwin Hills Crenshaw
 - Boyle Heights
 - Hyde Park

- Lancaster
- Leimert Park
- Northeast Antelope Valley
- West Adams

- Rent Burden Index: Moderate or Lower Rent Burden & Equity Index: High Need
 - Athens
 - Bell
 - Bell Gardens
 - Cudahy
 - Long Beach
 - Lynwood
 - Maywood
 - Westmont
 - Willowbrook

- Rent Burden Index: High Rent Burden & Equity Index: Not High Need
 - Arleta
 - Encino
 - Granada Hills
 - Hansen Dam
 - Lake Balboa
 - Lake View Terrace
 - Lopez Kagel Canyons
 - Mission Hills
 - Montebello
 - North Hills
 - North Hollywood
 - Pacoima
 - Pico Rivera
 - Pico Union
 - Reseda
 - San Fernando
 - Sepulveda Basin
 - Sherman Oaks
 - Sylmar
 - Tarzana
 - Toluca Lake
 - University Park

- Valley Glen
- Valley Village
- Westlake