



Community Profile

NOTE: The most current and relevant data sources were used in the preparation of this Housing Element. At the time this document was prepared, only a small portion of the results of the 2000 Census were available. Therefore, this document contains data from both the 1990 and 2000 Census, as well as numerous other sources.

An accurate assessment of existing and future residents' demographic characteristics and housing needs forms the basis for establishing program priorities and quantified objectives in the Housing Element. This section presents statistical information and analysis of demographic and housing factors that influence housing demand, availability and cost¹. The focus of this section is identifying the need for housing according to income level as well as by special needs groups.

DEMOGRAPHIC TRENDS

Regional Growth



By the year 2020, Riverside County's population is expected to nearly double to 2.8 million.

Between 1994 and 1999, Riverside County has grown by over 96,000 people or approximately 7%. Within the County, the eastern area has grown at a slightly faster pace (11%) than the western area (6%). In comparison, the SCAG Region, which includes the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial, and California have grown by about 6% during this time (Table H-6). Since the Housing Element addresses the unincorporated County, it is important to note that the unincorporated areas grew by just 1.1% – significantly slower than the region or the County as a whole.

¹ One of the key sources of data used in this analysis is the 1990 Census. Due to the nature of how Census data is collected and reported - specifically the statistical difference between STF-1 [100% Count] and STF-3 [Sample Count] Tables - some inconsistencies between tables may occur.



WRCOG – Western Riverside Council of Governments. Comprised of the cities of Banning, Beaumont, Calimesa, Corona, Canyon Lake, Hemet, Lake Elsinore, Moreno Valley, Murrieta, Norco, Perris, Riverside, San Jacinto and Temecula

CVAG – Coachella Valley Association of Governments. Comprised of the cities of Blythe, Cathedral City, Indio, Coachella, Desert Hot Springs, La Quinta, Palm Desert, Palm Springs, Rancho Mirage and Indian Wells.

SCAG – Southern California Association of Governments. Comprised of the Counties of, and cities within Los Angeles, Orange, San Bernardino, Riverside, Ventura and Imperial Counties

**Table H-6
Regional Population Growth Trends
1994-1999**

Area	1994	1999	Change (%)
Riverside County	1376877	1473307	7.0%
Cities	992858	1084928	9.3%
Unincorporated	384019	388379	1.1%
WRCOG Area	1082996	1147629	6.0%
Cities	768272	829332	7.9%
Unincorporated	314724	318297	1.1%
CVAG Area	293881	325678	10.8%
Cities	224586	255596	13.8%
Unincorporated	69295	70082	1.1%
SCAG Region ¹	15603036	16545220	6.0%
California	31960623	33773466	5.7%

1. The SCAG Region consists of the counties of: Los Angeles Orange, Riverside, San Bernardino, Ventura and Imperial.

Sources: Stanley R. Hoffman Associates, Inc., SCAG Regional Forecasts, 1998 Regional Transportation Plan, Department of Finance, January 1, 1994 -1999

Table H-7 shows the population growth from 1990 to 2000 for each of the cities in Riverside County along with the unincorporated area. It is noteworthy that the unincorporated area grew at about one-third the rate of the entire county (11% vs. 32%).



**Table H-7
Population Growth Trends 1990-2000
Riverside County**

City	1990	2000	% Change
Banning	20570	23562	14.5
Beaumont	9685	11,384	17.5
Blythe	8428	12155	44.2
Calimesa*	0	7139	N/A
Canyon Lake*	0	9,952	N/A
Cathedral City	30085	42,647	41.8
Coachella	16896	22,724	34.5
Corona	76095	124,966	64.2
Desert Hot Springs	11668	16,582	42.1
Hemet	36094	58,812	62.9
Indian Wells	2647	3,816	44.2
Indio	36793	49,116	33.5
Lake Elsinore	18285	28,928	58.2
La Quinta	11215	23,694	111.3
Moreno Valley	118779	142,381	19.9
Murrieta*	0	44,282	N/A
Norco	23302	24,157	3.7
Palm Desert	23252	41,155	77.0
Palm Springs	40181	42,807	6.5
Perris	21460	36,189	68.6
Rancho Mirage	9778	13,249	35.5
Riverside	226505	255166	12.7
San Jacinto	16210	23,779	46.7
Temecula	27099	57716	113
Unincorporated	385386	429,029	11.3
Riverside County	1170413	1545387	32

Notes: *Calimesa, Canyon Lake, and Murrieta were incorporated after the 1990 Census.
Source: 1990 Census and 2000 Census



Table H-8 displays the estimated population, households, and employment for the unincorporated areas of Riverside County as of 1997. The results show that the western county area holds approximately 82% of the unincorporated area’s population and households and 88% of the employment. The most populous area within the western county area is Jurupa, with approximately 22% of population, and 30% of employment. The sub-areas used in this analysis correspond to the planning areas used in the Land Use Element of the General Plan.

Within the eastern county area, the Coachella-Western area maintains the highest percentage of population, households, and employment.

**Table H-8
Population, Households and Employment Distribution
Riverside County Unincorporated Area
1997**

Planning Area	Population	% of Total	Households	% of Total	Employment	% of Total
WRCOG Area						
1 Jurupa	81836	21.5%	24578	19.2%	16923	30.0%
3 Highgrove/Northside	7378	1.9%	2426	1.9%	1626	2.9%
4 Reche Canyon/Badlands	1765	0.5%	596	0.5%	204	0.4%
5 Eastvale	2558	0.7%	751	0.6%	765	1.4%
6 Temescal Canyon	24977	6.5%	7533	5.9%	3789	6.7%
7 Woodcrest/Lake Mathews	22445	5.9%	6725	5.2%	3564	6.3%
8 March Air Reserve Base	3517	0.9%	1186	0.9%	960	1.7%
10 Upper San Jacinto Valley	35393	9.3%	13318	10.4%	3034	5.4%
11 REMAP	1339	0.4%	483	0.4%	202	0.4%
12 Lakeview/Nuevo	9001	2.4%	2885	2.3%	1325	2.3%
13 Mead Valley	17243	4.5%	5090	4.0%	1002	1.8%
15 Greater Elsinore	34229	9.0%	11451	8.9%	4636	8.2%
16 Highway 74-79	12548	3.3%	4841	3.8%	1381	2.4%
17 Sun City/Menifee Valley	31443	8.2%	13817	10.8%	5663	10.0%
19 Southwest Area (SWAP)	15253	4.0%	5177	4.0%	2679	4.8%
20 San Gorgonio Pass	11736	3.1%	4513	3.5%	1882	3.3%
Subtotal	312660	82.0%	105373	82.2%	49635	88.0%
CVAG Area						
2 Coachella-Western	39747	10.4%	13783	10.8%	4318	7.7%
9 Desert Center	7866	2.1%	1261	1.0%	375	0.7%
14 Palo Verde Valley	9503	2.5%	3635	2.8%	796	1.4%
18 Coachella-Eastern	11725	3.1%	4066	3.2%	1273	2.3%
Subtotal	68841	18.0%	22744	17.8%	6763	12.0%
TOTAL	381501	100.0%	128117	100.0%	56398	100.0%

Sources: Stanley R. Hoffman Associates, Inc., SCAG 1997 Population, Households and Employment Data Base, WRCOG 1998 Traffic Analysis Zone (TAZ) Projections, CVAG 1998 Traffic Analysis Zone (TAZ) Projections