



Household Income

Table H-15 reports 1990 Census income statistics by tenure for the unincorporated area. As expected, the table shows that incomes of owners were higher than renters, and incomes in the western county were higher than the eastern county. Nearly two-thirds of all owners but only one quarter of renters had incomes over \$35,000. Among renters, 21% had incomes under \$10,000 per year. The poverty rate throughout the county was 11.5% in 1990.

**Table H-15
Household Income by Tenure
Riverside County Unincorporated Area
1990**

| Income | Owners | | | Renters | | |
|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | Western Co. Area | Eastern Co. Area | Total | Western Co. Area | Eastern Co. Area | Total |
| Under \$10,000 | 2,042 (5%) | 620 (11%) | 3,022 (7%) | 3,550 (20%) | 1,399 (22%) | 4,949 (21%) |
| \$10,000-19,999 | 3,677 (9%) | 749 (13%) | 4,426 (10%) | 4,065 (23%) | 1,964 (31%) | 6,030 (25%) |
| \$20,000-34,999 | 7,544 (19%) | 1,377 (24%) | 8,921 (20%) | 4,995 (28%) | 1,560 (25%) | 6,555 (27%) |
| \$35,000-49,000 | 8,362 (21%) | 1,052 (18%) | 9,414 (21%) | 2,838 (16%) | 775 (12%) | 3,613 (15%) |
| \$50,000+ | 17,358 (44%) | 1,973 (34%) | 19,331 (43%) | 2,367 (13%) | 576 (9%) | 2,943 (12%) |
| Total | 39,343 (100%) | 5,771 (100%) | 45,114 (100%) | 17,815 (100%) | 6,275 (100%) | 24,090 (100%) |

Source: 1990 Census

The State of California uses four income categories for the purpose of determining housing affordability and need in communities. This method is consistent with definitions of low- and moderate-income households used in various Federal and State housing programs, e.g., Section 8 and State Density Bonus Law. These categories are as follows:

- **Very Low Income**—50% or less of median income;
- **Low Income**—51% to 80% of median;
- **Moderate Income**—81% to 120% of median; and
- **Above Moderate Income**—more than 120% of median.

HUD develops annual median household income estimates for the Riverside-San Bernardino County MSA. The median income for a family of four in 2000 was \$47,400. Table H-16 presents the distribution of household income in the Riverside County unincorporated area. These data are based on the 1990 income distribution as reported in the Census.



Table H-16
Household Income Distribution 1998

| Planning Area | Unincorporated Area | | | Total County | | |
|-------------------------|----------------------|----------------------|-----------------------|-----------------------|----------------------|-----------------------|
| | Western County | Eastern County | Total | Western County | Eastern County | Total |
| Very Low (< 50%) | 21,960 (22%) | 10,345 (37%) | 32,305 (25%) | 47,728 (20%) | 21,700 (25%) | 69,428 (21%) |
| Low (51%-80%) | 14,973 (15%) | 6,431 (23%) | 21,404 (17%) | 37,335 (16%) | 14,911 (17%) | 52,246 (16%) |
| Moderate (81%-120%) | 16,969 (17%) | 4,473 (16%) | 21,442 (17%) | 50,255 (21%) | 16,677 (19%) | 66,932 (21%) |
| Above Moderate (> 120%) | 45,916 (46%) | 6,710 (24%) | 52,626 (41%) | 104,961 (44%) | 32,829 (38%) | 137,790 (42%) |
| TOTAL | 99,818 (100%) | 27,959 (100%) | 127,777 (100%) | 240,279 (100%) | 86,117 (100%) | 326,396 (100%) |

Note: Data assume that the proportion of households in each category has not changed since 1990.
Source: SCAG (based on 1990 Census)



Our housing choices range from rural retreat to suburban neighborhood, from exclusive custom estate to modest but sound starter housing for young families.

The cover the complete spectrum of housing costs and include rental as well as for sale units. People are now seeking housing here, not because it costs less than more developed counties, but because the quality housing choices are attractive as a place to live. Housing here is thriving, not only because it offers an excellent value, but because the communities and neighborhoods are well planned and offer ample opportunities for families to move up or down the cost range as their needs dictate.



– RCIP Vision Statement

HOUSING INVENTORY AND MARKET CONDITIONS

This section summarizes the housing inventory and prevailing market conditions in Riverside County.

Housing Stock Profile

Housing Type

Table H-17 summarizes the distribution of housing by type in the unincorporated portions of Riverside County. The results show that single-family detached (SFD) units dominate the western county area (70%) while mobile homes form the majority of eastern county area units (47%). Throughout the overall unincorporated areas of Riverside County, SFD units and mobile homes characterize the most abundant household types, with SFD homes representing 63% and mobile homes representing 28% of the total households.