



**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.



Table H-17
Housing Inventory by Type
Riverside County Unincorporated Area 1999

Planning Area	SF Detached	SF Attached	Multiple 2-4	Multiple 5+	Mobile Homes	Total
Western County Area	80,558 (70%)	1,548 (1%)	2,051 (2%)	5,030 (4%)	26,100 (23%)	115,287 (100%)
Eastern County Area	14,661 (40%)	1,657 (5%)	1,111 (3%)	1,920 (5%)	17,119 (47%)	36,468 (100%)
TOTAL	95,219 (63%)	3,205 (2%)	3,162 (2%)	6,950 (5%)	43,219 (28%)	151,755 (100%)

Note: Allocation of units between western and eastern county unincorporated areas based on 1990 Census distribution.

Source: California Department of Finance, January 1, 1999.

Unit Size

Table H-18 displays the size of units by tenure for the unincorporated areas of Riverside County. According to the U.S. Census, 60% of owner-occupied units had 3 or more bedrooms while only 28% of rental units had 3+ bedrooms.

Both owner-occupied and rental units were larger on average in the western portion of the county reflecting the resort and second-home characteristics of the Coachella Valley.

Table H-18
Unit Size by Tenure
Riverside County Unincorporated Area 1990

Planning Area	Owners						Total
	Studio	1-bd	2-bd	3-bd	4+ bd	Avg. bd	
Western County Area	243 (<1%)	3,232 (6%)	17,314 (30%)	23,957 (41%)	13,182 (23%)	2.8	57,928 (100%)
Eastern County Area	272 (2%)	1,508 (12%)	5,900 (46%)	4,065 (32%)	957 (8%)	2.3	12,702 (100%)
TOTAL	515 (1%)	4,740 (7%)	23,214 (33%)	28,022 (40%)	14,139 (20%)	2.7	70,630 (100%)

Planning Area	Renters						Total
	Studio	1-bd	2-bd	3-bd	4+ bd	Avg. bd	
Western County Area	782 (4%)	3,956 (22%)	7,910 (43%)	4,410 (24%)	1,202 (7%)	2.1	18,260 (100%)
Eastern County Area	845 (13%)	1,793 (27%)	2,678 (40%)	1,159 (17%)	245 (4%)	1.7	6,720 (100%)
TOTAL	1,627 (7%)	5,749 (23%)	10,588 (42%)	5,569 (22%)	1,447 (6%)	2	24,980 (100%)

Source: 1990 Census