



## Housing Needs

The following section presents housing needs and special concerns relative to various segments of the population.

Several factors will influence the degree of demand for housing in Riverside County in the coming years. Four major "needs" categories are considered in this element:

- Housing needs resulting from overcrowding.
- Housing needs that result when households are paying more than they can afford for housing.
- Housing needs of "special needs groups" such as the elderly, large families, female-headed households, households with persons with disabilities, and the homeless.
- Housing needs resulting from population growth, both in the County and the surrounding region.

Analysis of demographics and market conditions indicates that the number of households at the extremes of the income spectrum will continue to grow while the traditional middle-income segments decline in size and activity in the housing market. In terms of specific housing needs, home ownership and the first-time homebuyer program will become critical for the moderate- to above-moderate income population, while the other income groups will need help in meeting increasingly higher cost burdens.

### OVERCROWDING



*A household is considered to be overcrowded if there are more than 1.0 persons per room. A typical two-bedroom apartment with a living room and kitchen (a total of four rooms excluding bathrooms and hallways) would be considered overcrowded if it had more than four occupants.*

In response to higher housing prices, lower-income households must often be satisfied with smaller, less adequate housing for available money. This may result in overcrowding. Overcrowding causes a strain on physical facilities, does not provide a satisfying environment, and eventually causes conditions which contribute both to deterioration of the housing stock and neighborhoods in general. A household is considered to be overcrowded if there are more than 1.0 persons per room. A typical two-bedroom apartment with a living room and kitchen (a total of four rooms excluding bathrooms and hallways) would be considered overcrowded if it had more than four occupants.

Overcrowding varies with tenure and income. Based on 1990 Census data regarding overcrowding for lower-income households in the unincorporated area, approximately 22% of renter households were reported to be overcrowded. According to the CHAS Databook for the County, based on 1990 Census information, large related renter households, (i.e., those with five members or more, of which at least two are related), experienced severe overcrowding in every income category. Almost two-thirds of all large related households were overcrowded, including 75% of those households with Very-Low incomes. These statistics indicate that overcrowding was much more prevalent among renter households than owner households.