Only 7% of owner-occupied units were overcrowded, according to the 1990 Census. In ownership units, almost 20% of the lower-income (Very-Low and Low-income) non-elderly households were reported as overcrowded.

Table H-24 contains data regarding overcrowding for lower-income households in the unincorporated area in 1999 terms, based on the SCAG RHNA analysis. In the unincorporated area, nearly one-fourth of lower-income renter households were estimated to be overcrowded while only 7% of lower income owner-occupied units were overcrowded.

Table H-24
Overcrowding
Lower-income Households
Riverside County Unincorporated Area
1999

Renter Households		Owner Households		All Households	
Overcrowded (%)	**Total Households**	**Overcrowded (%)**	**Total Households**	**Overcrowded (%)**	**Total Households**
3,811 (22%)	17428	2,372 (7%)	33806	6,183 (12%)	51234

Source: SCAG based on 1990 Census

Among owner households, overcrowding can often be alleviated by a room addition to the home. However, many lower-income households may lack the resources for a room addition, or the owners may be constrained by lot size or other physical constraints.

HOUSEHOLDS OVERPAYING FOR HOUSING

State housing policy recognizes that cooperative participation of the private and public sectors is necessary to expand housing opportunities to all economic segments of the community. A primary State goal is the provision of decent housing and suitable living environment for Californians of all economic levels. Historically, the private sector generally responds to the majority of the community's housing needs through the production of market-rate housing. However, the percentage of the population on a statewide basis that can afford market rate housing is declining. By definition, a household is considered to be overpaying "when housing cost exceeds 30% of gross household income" (Health & Safety Code, Section 50052.5)

A household is considered to be overpaying "when housing costs exceed 30% of gross household income" (Health & Safety Code, Section 50052.5).

In determining existing need for affordable housing it is necessary to relate income with housing costs and rent prices. As discussed previously in the Affordability Gap section, affordability is defined by HUD as the expenditure of no more than 30% of the household income for housing costs using a hypothetical family of four persons. Severe cost burden occurs when a household spends more than 50% of their total income on housing, including utilities. Incidence of cost burden is of concern for several reasons as previously discussed. Incidence of cost burden is most significant among lower-income households since, by definition, their income is so small that overpaying for housing endangers their ability to pay for other necessities. Among owner occupied households, cost burden is a concern, as sufficient resources to properly maintain the home or make repairs when needed may not be available, thus accelerating deterioration of the home.

Data presented in 1990 HUD income tables based on 1990 Census data, while representing the County in its entirety, provides information from which conclusions can be drawn which would also apply in the unincorporated portion of the County. Overall, cost burden among renter households tended to be most prevalent among the lower-income households. As well, large renter families with lower incomes experienced severe cost burdens. Among the total renter population, the highest incidence of overpayment was found among the elderly. This may have been due to the fact that most elderly households have fixed incomes yet rent and utility costs continue to rise. Since many elderly households also have high health care costs, overpayment for housing may cause these households to forego needed medical attention. The cost of an illness or hospitalization may place these households in serious jeopardy.

According to 1990 data, cost burden characteristics among ownership households differed from rental households, although cost burden continued to be most severe among lower-income households. Among ownership households, the cost burden for elderly homeowners appeared to be lower than that for all homeowners. This may be attributed to elderly homeowners who purchased their homes years ago and had paid off their homes or have a very low mortgage payment and tax rate.

Table H-25 lists the percentage of lower-income renters and homeowners with monthly housing costs exceeding 30% of their monthly gross income, based on the 1999 SCAG RHNA data analysis.

Table H-25
Housing Overpayment
Lower-income Households
Riverside County Unincorporated Area
1999

Renter Households		Owner Households		All Households	
Households Overpaying (%)	Total Households	Households Overpaying (%)	Total Households	Households Overpaying (%)	Total Households
10,928 (63%)	17428	15,023 (44%)	33806	25,951 (51%)	51234

Source: SCAG based on 1990 Census.

The table shows that in the unincorporated county area nearly two-thirds of lower-income renters are estimated to be overpaying for housing. Among lower-income owners, 44% are estimated to be overpaying. Overall, an estimated 51% of all lower-income households are overpaying for housing. (NOTE: The SCAG data are derived from the 1990 Census and assume that the proportion of households overpaying has not changed since then.)

A distinction between renter and owner housing overpayment is important -- while homeowners may overextend themselves financially to purchase a home, owners maintain the option of selling the home and may realize tax benefits or appreciation in value. (Due to the drop in home values during the early 1990s some owners who purchased at the peak of the market may be "upside down", i.e., their current equity is less than their loan amount. This is reflected in the increased foreclosure rates during the 1990s). Renters, on the other hand, are limited to the rental market, and are generally required to pay the rent established by the market. The discrepancy between renter and owner households is largely reflective of the tendency for renter households to have lower incomes than owner households.

SUBSTANDARD HOUSING

As shown previously in Table H-20, the housing stock in unincorporated areas is relatively new, with over 85% of all units built after 1960. According to the 1990 Census, only 0.7% of all Riverside County housing units lacked complete kitchen facilities and only 0.5% lacked complete plumbing facilities. As a result, a relatively small proportion of units should require major rehabilitation.

It should be noted, however, that 28% of all housing units in the unincorporated county and 47% of all units in the eastern county are mobile homes. Mobile homes, because of different materials and construction technology, have in the past not been as durable as traditional "stick-built" homes. Repairs may be more difficult for the same reasons.

As of 1990 there were 95,620 housing units in unincorporated Riverside County. According to the State Housing Plan, about 10% of units statewide are estimated to be in need of rehabilitation or repair. On this basis it is estimated that about 9,562 units in the unincorporated county have some physical problem requiring attention (see Table H-25A). An estimated 5,547 units in Western County area and 1,405 units in Eastern County may require substantial rehabilitation; 2,072 units in Western County area and 538 units in Eastern County may require replacement. The number of units requiring replacement or rehabilitation is anticipated to increase greatly with the new Census 2000 data and therefore is subject to future revision.