



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.



**Table H-25A
Housing Rehabilitation and Replacement Need**

Planning Area	Total Estimated Units to be rehabilitated or replaced	Pre-1940	1941-1960	1961-1980	1980 or newer	Total	Total Investment needed
Western County Area	7619	229	838	3124	3429		
Number of units estimated to require substantial rehabilitation		114	503	2,187	2,743	5547	\$73,631,540
Number of units estimated to require replacement		114	335	937	686	2072	\$171,488,452
							\$245,119,992
Eastern County Area	1943	58	214	894	777		
Number of units estimated to require substantial rehabilitation		29	128	626	622	1405	\$16,119,954
Number of units estimated to require replacement		29	86	268	155	538	\$34,835,500
							\$50,955,454
Total	9562						\$296,075,446

SPECIAL NEEDS GROUPS

State Housing Law requires that the special needs of certain household groups be addressed by each jurisdiction in its Housing Element. The special needs groups include elderly, persons with disabilities, large families, female heads of household, the homeless and farmworkers. These households typically experience difficulty in securing decent, affordable housing. Housing problems experienced by these groups may include, but are not limited to: insufficient number of bedrooms to accommodate the number of persons residing in the unit; limited availability of studio and one-bedroom units for single persons; monthly housing payments which severely limit remaining expendable income; accessibility problems for persons with disabilities or persons with limited mobility; the housing unit needs moderate or greater repair; and insufficient parking or access to public transportation. In terms of tenure, rental households generally have higher percentages of housing problems than owner households. Overall, generally the population segment with the greatest housing assistance needs are households earning less than 50% of the County median income.

Elderly Persons



The special housing needs of the elderly are an important concern since many retired persons are likely to be on fixed low incomes. In addition, the elderly maintain special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards and counters to allow greater access and mobility. They also may need special security devices for their homes to allow greater self-protection. In terms of location, because of limited mobility, the elderly also typically need to have access to public facilities (i.e., medical and shopping) and public transit facilities.

As noted previously (Table H-9) about 14% of the unincorporated area population was elderly in 1990. Approximately 80% of the 98,307 elderly households (79,706) were owner occupied. As seen in Table H-26, about 6% of