

Large Households



In Riverside County, approximately 62% of all large related households are overcrowded, including 75.6% of those with very low and 74.4% with extremely low incomes, respectively.

The 1990 Census reported 15,207 households in the Riverside County Unincorporated Area with five or more persons, representing 15.8% of all households (Table H-27). Of these, about one-third were renters and about two-thirds were owners. Large households are included as a special needs group because they require larger dwellings with more bedrooms. These households have the highest cost burden and report the highest percentage of housing problems. This is especially true for renter households because multi-family rental units are typically smaller than single-family units.

In addition to space requirements, large households often face a significant cost burden for housing. Large, very-low- income households will continue to be among the most impacted in terms of finding and maintaining affordable and appropriate housing. Market-rate housing options available to this segment often include overcrowded rental units or poorly-maintained single-family homes.

**Table H-27
Large Households by Tenure
Riverside County Unincorporated Area 1990**

Planning Area	5+ Person Households		
	Owner	Renter	Total
WRCOG Area	8,740	3,440	12,180
CVAG Area	1,562	1,465	3,027
TOTAL	10302	4,905	15,207

Sources: Stanley R. Hoffman Associates, Inc., 1990 Census STF3

Statistics for the unincorporated area indicate that there are sufficient three-bedroom and above units to accommodate need. However, the majority of these units are offered at rents which are affordable to Moderate-income households and above, with a small proportion affordable to the upper ranges of Low-income households. This indicates that although there are resources available to meet the needs of large renter households, there are not sufficient numbers to accommodate the need, as the available units may be out of the price range for a number of households, and a number of the larger units may be rented by smaller households who are able to afford the market rent.

In order to increase the production of housing units for large families, the County utilizes local, state and federal resources. The following table provides a summary of resources and programs available to assist this special needs group.



Table H-27A
Large Families and Female-headed Households
Housing Needs / Response Summary
(For complete program descriptions, see Table H-2)

Housing Need	Program Response
Single family home rehabilitation for room additions and/or deferred maintenance	Housing Rehabilitation Program (RHRP and CHRP)
	Weatherization Program (see Low Income Home Energy Assistance Program)
Utility payment assistance	Home Energy Assistance Program (see Low Income Home Energy Assistance Program)
New affordable rental units	HOME Program
	Redevelopment Agency Set-Aside
	Multi-family Housing Program
	Low Income Housing Tax Credits
	Affordable Housing Program
Down payment/mortgage assistance or other home ownership opportunities	HOME Program
	Mortgage Credit Certificate Program
	Riverside – San Bernardino Housing Finance Agency Lease Purchase Program
	CalHOME Program
	CHFA Programs
	Family Housing Demonstration Program
	Mutual Self-Help Program

Source: Table H-2 Housing Resources/Programs Summary

Female-Headed Households

Female-headed households are included as a special needs group because of the low rate of homeownership, lower incomes, and high poverty rates experienced by this group. According to the 1990 Census, a total of 5,390 persons or 5.6% of households were comprised of female households with children in the Riverside County Unincorporated Area. There were an additional 15,094 households headed by females without children. Table H-28 indicates the numbers and percentages, as of 1990, of those female-headed households with related children as determined by the Bureau of Census.

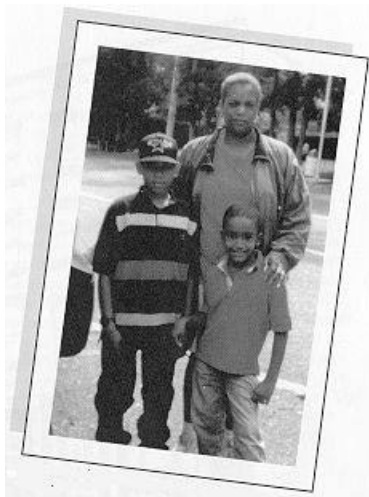


Table H-28
Female-headed Households with Children
Riverside County Unincorporated Area 1990

Planning Area	Total Households	Female-Headed Households w/Children	% of Total
Western County Area	76,349	4,225	5.5%
Eastern County Area	19,435	1,165	6.0%
Riverside Co. Unincorp.	95,783	5,390	5.6%
Riverside Co. Total	402,426	22,753	5.7%

Source: Stanley R. Hoffman Associates, Inc.; 1990 Census, STF 3A.