



SUMMARY AND CONCLUSIONS: HOUSING NEEDS

General Trends

- During the 1990s home values declined with corresponding high default and foreclosure rates.
- Property maintenance has suffered in some areas, due in part to declining values.
- Large numbers of new first-time buyers have entered the market.
- There has been increasing concern about farmworker housing conditions, particularly substandard conditions, overcrowding, and a lack of affordable housing.
- Urban sprawl has continued in the fringe areas while older suburban and urban areas have declined.

Demographics

- Between 1994 and 1999 Riverside County grew by over 96,000 people or approximately 7% compared to 6% for the SCAG Region and California as a whole. The unincorporated growth during this period was only 1.1%
- About 26% of Riverside County's population in 1999 lived in unincorporated areas.
- In 1997 the western county area had approximately 82% of the unincorporated county's population and 88% of employment.

Employment

- According to the California Employment Development Department, there is expected to be an increase of 80,100 jobs (23.7%) between 1995 and 2002, with the largest percentage anticipated to be found in the Professional/Technical, Production/ Construction/Operations/ Materials Handling, and Service occupations.
- Riverside County serves as a bedroom community that supplies a portion of the labor pool for the Los Angeles-Orange County metropolitan area
- Compared to the County as a whole, the unincorporated area is job-poor, with 0.48 jobs per household in the unincorporated western county and 0.26 jobs per household in the unincorporated eastern county in 1997. The countywide average was 0.90 jobs per household.

Housing Characteristics

- The median County income for a family of four in 1999 was \$47,200. Incomes for owners were higher than that of renters and incomes of western county residents were higher than in eastern county residents.
- Mobile homes represented almost half of all housing units in the unincorporated eastern county in 1999, while 70% of all units in the western county unincorporated area were single-family detached units.



- The unincorporated area experienced an 18% vacancy rate in 1990 and 15% in 1999. These figures are unusually high due to the large number of vacation homes in the Coachella Valley.
- The housing stock in the unincorporated areas is relatively new, with over 85% of all units built after 1960.
- Riverside County rental rates and purchase prices are relatively affordable compared to the urbanized Los Angeles/Orange County areas.

Existing Housing Needs

- In the unincorporated area in 1999, 22% of lower-income renter households were considered overcrowded while only 7% of lower-income owner-occupied units were overcrowded, according to SCAG.
- In the unincorporated county area nearly two-thirds of lower-income renters were estimated to be overpaying for housing in 1999.
- About 14% of the unincorporated area population was elderly in 1990, and about 6% of the elderly had either a mobility or self-care limitation.
- The 1990 Census reported 15,207 households in the unincorporated area with five or more persons, representing 15.8% of all households. Of these, about one-third were renters and about two-thirds were owners.
- According to the 1990 Census, female headed households with children represented about 6% of all households in the unincorporated area.
- According to the 1990 Census, 6,090 persons in the county unincorporated area reported some kind of self-care or mobility limitation, representing approximately 2% of the total population. The elderly (65+) have the largest percentage of persons with some kind of limitation at 15.7%.
- Overall, the general homeless population in Riverside County accounts for approximately 0.6% of the total population of the County. In addition, the estimated total number of people living at or below the poverty line in Riverside County is between 150,000 and 200,000.
- It is estimated that there are nearly 35,000 migrant and seasonal farmworkers in Riverside County (including the cities).

Future Housing Needs

- According to the adopted SCAG Regional Housing Needs Assessment, approximately 30,000 new housing units are needed to accommodate anticipated population growth in the unincorporated areas of Riverside County during the 7½ year period from January 1998 to July 2005.