



Development Potential Compared to New Housing Need



The 1990 Census data reveals that 15.41% of the county housing stock, 74,561 units are mobile homes.

There were approximately 17,600 new dwelling units permitted in the unincorporated area between January 1, 1998 and March 31, 2001. A breakdown of these units by type for the eastern and western portions of the county is shown in Table H-42. This table shows that the Riverside County housing market is heavily weighted towards single-family homes. It is noteworthy, however, that mobile homes represent a significant portion of housing construction – 14% of all new homes permitted during this period. This represents a significant affordable housing resource for the county.

**Table H-42
Residential Building Permits 1998-2001¹
Riverside County Unincorporated Area**

Western Riverside				
Year	Single-Family	Multi-Family	Mobile Homes	Total
1998	2278	58	431	2767
1999	2868	384	561	3813
2000	3194	7	551	3752
20012	3382	338	285	4005
Totals	11,722 (82%)	787 (5%)	1,828 (13%)	14,337 (100%)
Eastern Riverside				
Year	Single-Family	Multi-Family	Mobile Homes	Total
1998	678	12	155	845
1999	644	0	116	760
2000	842	101	138	1081
20012	385	40	113	538
Totals	2,549 (79%)	153 (5%)	522 (16%)	3,224 (100%)
Riverside County				
Year	Single-Family	Multi-Family	Mobile Homes	Total
1998	2956	70	586	3612
1999	3512	384	677	4573
2000	4036	108	689	4833
20012	3767	378	398	4543
Totals	14,271 (81%)	940 (5%)	2,350 (14%)	17,561 (100%)

¹ Number of permits represent housing units, not structures

² Through July 31, 2001

Source: Riverside County Building and Safety Department

Table H-43 shows the income distribution for new home sales in the entire Riverside County market area during 2000. All of these sales were single-family detached units – no condominiums were sold during this time. Separate statistics for the unincorporated area were not available. The table shows that about three-quarters of all sales were in the Above Moderate category, and only 4% were in the Very Low and Low categories.



**Table H-43
New Home Sales by Income Category
Riverside County 2000**

Category	Price Range	Eastern County		Western County		Total Sales	
Very Low	Under \$80,000	69	(3%)	26	(0.4%)	95	(1%)
Low	\$80,000-130,000	103	(4%)	151	(2%)	254	(3%)
Moderate	\$130,000-180,000	352	(15%)	1,568	(25%)	1,920	(20%)
Above Mod	Over \$180,000	1,787	(77%)	4,588	(72%)	6,375	(74%)
Total		2,311	(100%)	6,333	(100%)	8,644	(100%)

Notes: All sales are for sale single-family detached units - no attached products were available
 Data includes sales in both unincorporated area and cities
 Source: DataQuick Information Systems: The Planning Center

Manufactured homes are a vital component of affordable housing in the County. Table H-43A, H-43B and H-43C provide a description of sales price and space rent for manufactured homes along with a national cost comparison. The data shows that about one-quarter of new manufactured homes in the western county and 45% of those in the eastern county were affordable to lower-income buyers, based on typical terms and space rents (see Table H-43B).



**Table H-43A
New Manufactured Home Sales 2001
Riverside County**

Location	Square Feet	Home Sales Price	Mortgage Payment ¹	Monthly Space Rent ²	Total Monthly Cost	Income Category ³
Western County						
Mira Loma	960	\$30,499	\$292	\$400	\$692	L
Corona	960	\$32,499	\$311	\$400	\$711	L
Hemet	1,456	\$50,117	\$481	\$400	\$881	L
Hemet	1,352	\$54,058	\$518	\$400	\$918	L
Moreno Valley	1,176	\$56,970	\$546	\$400	\$946	L
Corona	960	\$59,438	\$570	\$400	\$970	L
Riverside	1,236	\$61,500	\$590	\$400	\$990	M
Riverside	1,176	\$63,105	\$605	\$400	\$1,005	M
Hemet	1,344	\$63,375	\$608	\$400	\$1,008	M
Riverside	1,152	\$64,321	\$617	\$400	\$1,017	M
Temecula	1,560	\$64,587	\$619	\$400	\$1,019	M
Mira Loma	1,200	\$64,700	\$621	\$400	\$1,021	M
Mira Loma	1,508	\$64,950	\$623	\$400	\$1,023	M
Riverside	1,232	\$64,995	\$623	\$400	\$1,023	M
Corona	1,040	\$66,000	\$633	\$400	\$1,033	M
Moreno Valley	1,344	\$67,000	\$643	\$400	\$1,043	M
Mira Loma	1,568	\$68,850	\$660	\$400	\$1,060	M
Riverside	1,456	\$70,100	\$672	\$400	\$1,072	M
Riverside	1,344	\$70,995	\$681	\$400	\$1,081	M
Aguanga	2,016	\$71,811	\$689	\$400	\$1,089	M
Corona	1,356	\$73,180	\$702	\$400	\$1,102	M
Banning	1,782	\$75,920	\$728	\$400	\$1,128	M
Corona	1,456	\$96,450	\$925	\$400	\$1,325	M
Eastern County						
Rancho Mirage	896	\$27,653	\$265	\$300	\$565	VL
Cathedral City	1,080	\$48,995	\$470	\$300	\$770	L
Indio	1,120	\$56,960	\$546	\$300	\$846	L
Rancho Mirage	1,176	\$57,570	\$552	\$300	\$852	L
Indio	1,344	\$58,900	\$565	\$300	\$865	L
Palm Springs	1,560	\$78,407	\$752	\$300	\$1,052	M
Indio	2,015	\$82,900	\$795	\$300	\$1,095	M
Blythe	2,130	\$88,769	\$852	\$300	\$1,152	M
Thousand Palms	1,680	\$94,505	\$907	\$300	\$1,207	M
Desert Hot Springs	1,848	\$99,303	\$953	\$300	\$1,253	M
Palm Desert	2,114	\$124,274	\$1,192	\$300	\$1,492	AM

¹ Monthly payments based on current average loan terms for newly constructed manufactured homes: 7% downpayment, 11% interest rate, and 20-year loan term.

² Average space rental costs based on telephone survey of mobilehome parks and dealers in Riverside county.

³ See Table H-22.

Source: California Manufactured Housing Institute, Sperry Van Ness, San Gabriel Valley Housing, and The Planning Center Survey of Riverside County Mobile Home Park Rents.



Table H-43B
New Manufactured Home Sales Distribution by Income Category
Riverside County

<i>Income Category</i>	<i>Western</i>	<i>Eastern</i>	<i>Countywide</i>
Low	26%	45%	32%
Moderate	74%	45%	65%
Above Moderate	0%	10%	3%

Source: See Table H-43A

Table H-43C
National Cost Comparison for New Manufactured & Single-family Site-built Homes
1993-1999

	1993	1994	1995	1996	1997	1998	1999
Average Sales Price							
New Manufactured Homes	\$39,600	\$41,800	\$44,300	\$45,700	\$47,300	\$48,700	\$50,200
New Single-family Site-Built Homes	\$110,775	\$115,575	\$124,125	\$131,150	\$138,450	\$142,125	\$153,425
Average Square Footage							
New Manufactured Homes	1,525	1,555	1,575	1,580	1,575	1,580	1,605
New Single-family Site-Built Homes	2,095	2,115	2,050	2,090	2,140	2,170	2,230
Cost Per Square Foot							
New Manufactured Homes	\$25.97	\$26.88	\$28.13	\$28.92	\$30.03	\$30.82	\$31.28
New Single-family Site-Built Homes	\$52.88	\$54.65	\$60.55	\$62.75	\$64.70	\$65.50	\$68.80

Source: Manufactured Housing Institute, *Quick Facts: The Latest Trends and Information on the Manufactured Housing Industry 2000-2001*.

Over 900 new units of assisted housing were produced or are programmed in the unincorporated area since 1998. The majority of these (537 units) are at the Very-Low level. Table H-44 shows the characteristics of assisted units, including project type, density and income category. It is noteworthy that 103 lower-income single-family units and 106 very-low-income mobile home units are included in these totals.



Table H-44
New Assisted Units by Income Category
Unincorporated Riverside County
1998-2005¹

		Project Density du/ac	Very Low	Low	Mod	Above Mod	Total
CVAG	Single-Family						
	Las Serenas - Mecca	n/a	21	44			65
	Building Horizons ²	n/a		1			1
	Casas Mirasol Self Help	n/a	31	3			34
	<i>Multi-Family</i>						
	Lincoln St. Las Mananitas	14.8	11				11
	Lincoln St. Las Mananitas Apts ²	14.8	31				31
	MF - Indio/Thermal/DHS ²	n/a	115				115
	Oscar Romero Apts ²	10.0	60				60
	Multi-Family Subtotal	n/a	217	0	0	0	217
	<i>Mobile Homes</i>						
	Lincoln St. Las Mananitas MHP ²	14.8	106				106
	CVAG SUBTOTAL	na	375	48	0	0	423
WRCOG	Habitat – Belltown (SF)	n/a		3			3
	Wildomar Sr Apts (MF) ²	19.1	82	202			284
	Mission/La Rue Sr Apts (MF) ²	20.5*	80	120			200
	WRCOG SUBTOTAL	na	162	325	0	0	487
	COUNTY TOTAL	n/a	537	373	0	0	910

¹ Includes data through March 2001

² Programmed for construction between 2001 and 2005

³ * Developed under the R-6 Residential Incentive Zone. Mission Villas Senior Apartments (1997) was also developed under the R-6 zone at 24 du/acre.

Source: Riverside County EDA

Table H-45 provides an estimate of the income category for all new units added during 1998 - March 2001. This table assumes that the income categories for new for-sale units are similar to the countywide distribution during 2000. (It is generally recognized that home prices in the cities are higher than in unincorporated areas, therefore this methodology is probably conservative in that it underestimates the number of units in the lower income categories.) Due to the time lag between the issuance of building permits and unit completion, these totals do not exactly coincide with building permit totals shown in Table H-42.



Table H-45
New Units Added by Income Category
1998 - 2001¹

Type	Very Low/ Low	Moderate	Above Mod	Total
Western County				
For-sale ²	327	2,903	8,492	11,722
Multi-family	630	157	0	787
Mobile homes	475	1,353	0	1,828
Subtotal	1,432	4,413	8,492	14,337
Eastern County				
For-sale ²	190	388	1,971	2,549
Multi-family	138	15	0	153
Mobile homes	235	235	52	522
Subtotal	563	638	2,023	3,224
Riverside County				
For-sale ²	517	3,291	10,463	14,271
Multi-family	768	172	0	940
Mobile homes	710	1,588	52	2,350
Total	1,995	5,051	10,515	17,561

¹ Through March 2001

² For-sale data assumes income distribution similar to units sold in 2000.

Source: Riverside County EDA; The Planning Center

Since new units added after January 1, 1998 are counted in the current Housing Element cycle, Table H-46 has been prepared to estimate the County's progress toward meeting the new housing need identified in the RHNA. The table shows that 57% of the total need for the planning period has already been met. The lowest production has been in the Very-Low category, where only 15% of the total need has been met. Production in the Moderate and Above Moderate categories has been exceeding need on an annualized basis.



**Table H-46
Progress Toward Meeting New Housing Need**

	Very Low/ Low	Moderate	Above Mod	Total ¹
Western County				
Housing Need 1998-2005	10,311	4,478	9,837	24,626
Units Built 1998-2001 ²	1,432	4,413	8,492	14,337
% of Need	14%	99%	86%	58%
Remaining Need 2001-2005	8,879	65	1,345	10,289
Eastern County				
Housing Need 1998-2005	2,677	1,150	2,224	6,051
Units Built 1998-2001 ²	563	638	2,023	3,224
% of Need	21%	55%	91%	53%
Remaining Need 2001-2005	2,114	512	201	2,827
Riverside County Total				
Housing Need 1998-2005	12,988	5,628	12,061	30,677
Units Built 1998-2001 ²	1,995	5,051	10,515	17,561
% of Need	15%	90%	87%	57%
Remaining Need 2001-2005	10,993	577	1,546	13,116

¹ Numbers adopted by SCAG do not add to total

² Through March 2001

Sources: SCAG; County of Riverside; The Planning Center

A comparison of the unincorporated area's land inventory to the remaining housing need for the eastern and western portions of the county is provided in Table H-47. Based on the draft General Plan Land Use Element, the table shows that there is a large surplus of vacant land designated for residential development in appropriate density ranges as compared to the County's housing need in both the eastern and western county through 2005. Even in the lower-income category, the land inventory is more than double the remaining need.

While it is impossible to predict with certainty the amount of new housing that will actually be constructed through 2005, a general estimate of the future development potential can be ascertained based on the a review of projects which are currently "in the pipeline" at either application, review, approval, or construction phases. Based on the County's records, there are: 40,239 single family detached residential units with densities ranging from less than one dwelling unit per acre to eight dwelling units per acre; 690 condominium or apartment units at densities generally above 8 du/ac; and 752 mobile home units which are currently in the permit approval or construction phases, for a total of 41,681 potential new dwelling units. In addition, there is also potential for residential projects, homeless transitional shelters, assisted units and other special needs housing resources which have been negotiated with the Riverside County EDA which will provide affordable housing opportunities.



**Table H-47
Vacant Land Inventory Compared to Housing Need**

	Very Low/ Low	Moderate	Above Mod	Total
Western County				
Vacant Land Capacity	29,902	59,755	202,294	291,951
Remaining Need	8,879	65	1,345	10,289
Surplus (Deficit)	21,023	59,690	200,949	281,662
Eastern County				
Vacant Land Capacity	4,591	21,369	78,169	104,129
Remaining Need	2,114	512	201	2,827
Surplus (Deficit)	2,477	20,857	77,968	101,302
Riverside County Total				
Vacant Land Capacity	34,493	81,124	280,463	396,080
Remaining Need	10,993	577	1,546	13,116
Surplus (Deficit)	23,500	80,547	278,917	382,964

Source: Tables H-41 and H-46.

Preservation of Assisted Units at Risk of Conversion

Overview

State Housing Element Law requires the analysis of government-assisted housing units that are eligible to convert from low income housing to market rate housing during the next 10 years due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions, and development of programs aimed at their preservation. The following must be included in each housing element as part of its preservation analysis:

- An inventory of assisted housing units that are at-risk of converting to market rate within ten years.
- An analysis of the costs of preserving and/or replacing these units.
- Resources that could be used to preserve the at-risk units.
- Program efforts for preservation of at-risk units.
- Quantified objectives for the number of at-risk units to be preserved during the housing element planning period.

Use restrictions, as defined by State law, means any federal, state or local statute, regulation, ordinance or contract which as a condition of receipt of any housing assistance, including a rental subsidy, mortgage subsidy, or mortgage insurance, to an assisted housing development, establishes maximum limitations on tenant income as a condition of eligibility for occupancy.