

***Locked Out:***  
***California's Affordable Housing Crisis***

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## HOUSING FACTS: INLAND EMPIRE

- ✓ Only 62.3 percent of Riverside-San Bernardino area households owned their own homes in 1999, compared to 66.8 percent for the nation as a whole.
- ✓ More than half (56 percent) of renters in the Riverside-San Bernardino metropolitan area pay more than 30 percent of their incomes toward rent (1994). Nearly a third (29 percent) of Riverside-San Bernardino renters pay more than half of their incomes toward rent.
- ✓ Low income renters (those with household incomes under \$15,000 per year) outnumber low cost rental units (those renting for less than \$400 per month) in the Riverside-San Bernardino metropolitan area by a ratio of 2.3-to-1 (1994).
- ✓ Nearly half (43 percent) of Riverside-San Bernardino renters are unable to afford the 1999 Fair Market Rent (FMR) of \$597 for a two bedroom apartment. Riverside's real market rent exceeds the FMR by \$80, while the San Bernardino real market rent exceeds the area's FMR by \$106.
- ✓ The Inland Empire has a scarcity of rental housing. Multifamily housing accounted for only one out of 14 units issued building permits in San Bernardino County in 1999. In Riverside County, 14 percent of the permits issued were for multifamily housing - still lower than the statewide figure of 27 percent.
- ✓ San Bernardino County added 2.9 jobs for each new unit of housing from 1994 to 1998, nearly twice the 1.5-to-1 ratio recommended by housing policy experts. Riverside County added 2.4 jobs for each new housing unit in the same period.
- ✓ Only half (53 percent) of Riverside-San Bernardino households in 1999 could afford to buy the median priced home in their area, compared to 55 percent nationally.

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- ✓ More than 8,000 affordable units in Riverside County, and more than 7,000 units in San Bernardino County, are at risk of conversion to market rents over the next decade.
- ✓ An estimated 24,300 individuals were homeless in Riverside County in 1996-97; 89 percent of Riverside County's homeless were families. An estimated 4,000 individuals were homeless in San Bernardino County in the same period; 65 percent of these were families.
- ✓ An estimated eight percent (46,900 units) of Riverside County's housing and 12 percent (69,500 units) of San Bernardino County's housing is substandard (1997).