

***Locked Out 2002:  
California's Affordable Housing Crisis Continues***

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## **HOUSING FACTS: INLAND EMPIRE**

- ▶ The homeownership rate for the Inland Empire (which includes Riverside and San Bernardino Counties) in 2001 was 62 percent, compared to 68 percent for the nation as a whole.
- ▶ In the Inland Empire, a worker earning minimum wage (\$6.75 per hour) would have to work 79 hours per week in order to afford the 2003 Fair Market Rent (FMR) of \$690 for a two-bedroom apartment. This makes it difficult for single-earner families to afford adequate shelter.
- ▶ The Inland Empire has a scarcity of rental housing. Multifamily housing accounted for only 13 percent of building permits issued in Riverside County in 2001. In San Bernardino County, 20 percent of the permits issued were for multifamily housing, as compared to the statewide figure of 28 percent.
- ▶ San Bernardino County added 4.9 jobs for each new unit of housing from 1994 to 2001, more than three times the 1.5-to-1 ratio recommended by housing policy experts. Riverside County added 2.3 jobs for each new housing unit in the same period.
- ▶ Over the past seven years, the Inland Empire has lost nearly 1,800 affordable housing units as landlords convert units from Section 8 to market rents.
- ▶ In the Inland Empire, a household needed an annual income of at least \$43,491 in order to purchase the median-priced home in the second quarter of 2002, with a 5 percent down payment. The 2001 median income for the area was \$50,300.
- ▶ In 2001, only 49 percent of Inland Empire households could afford to buy the median-priced home in their area, compared to 57 percent nationally.
- ▶ In the city of San Bernardino, 20 percent of those living in transitional or emergency shelters in 2000 were under 18 years of age.
- ▶ The share of workers commuting 90 minutes or more to work in the Inland Empire increased by 12 percent between 1990 and 2000.