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The

**CURRENT
HOUSING
MARKET
SITUATION-
RIVERSIDE-
SAN BERNARDINO,
CALIFORNIA**

as of October 1, 1973

A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D.C. 20411
June 1974

**DEPARTMENT OF HOUSING
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Foreword

This current housing situation report has been prepared for the assistance and guidance of the Department of Housing and Urban Development in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The report does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Economic and Market Analysis staff of the office on the basis of information available on the "as of" date from both local and national sources. Subsequent market developments may, of course, occasion modifications in the conclusions of this report.

The prospective demand estimates suggested in the report are based upon an evaluation of the factors available on the "as of" date. They should not be construed as forecasts of building activity, but rather as estimates of the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development
Economic and Market Analysis Division

THE CURRENT HOUSING MARKET SITUATION
RIVERSIDE-SAN BERNARDINO, CALIFORNIA
AS OF OCTOBER 1, 1973

The Riverside-San Bernardino, California, Housing Market Area (HMA) is coextensive with the Riverside-San Bernardino-Ontario Standard Metropolitan Statistical Area (SMSA) which is defined by the Office of Management and Budget as Riverside and San Bernardino Counties. The HMA is in Southern California and is contiguous to Los Angeles and Kern Counties to the west, to Inyo County on the north and to San Diego and Imperial Counties to the south. The estimated population of the HMA as of October 1, 1973, is 1,230,000 persons, representing an annual average increase of about 24,800 (2.1 percent) since the April 1970 Census.

Riverside and San Bernardino Counties have been recovering for the past two years from a general economic decline during the years 1970 and 1971. In 1971, unemployment in the HMA rose to a high of 6.8 percent of the civilian labor force. For the past two years, however, increased employment in both the manufacturing and nonmanufacturing sectors has resulted in brightening economic prospects in the Riverside-San Bernardino HMA. Despite the improving employment situation, the housing market has generally weakened since the time of the 1970 Census and the estimated current vacancy rates are indicative of an unbalanced overall supply-demand relationship. The current excess supply of housing units has resulted from a continual overproduction of housing in the area since 1970. Because of the diversity of the huge Riverside-San Bernardino housing market, there is more of an oversupply of housing in some sectors of the HMA than in others, but the current diagnosis for the overall Riverside-San Bernardino

housing market is that it is generally in an overbuilt state, both in single-family and multifamily housing. Estimated vacancy rates for the SMSA as of October 1973 are 6.3 percent overall, 3.6 percent in residences and 11 percent in apartments.

Anticipated Housing Demand

Based on the projected level of household growth during the forecast period, and giving attention to current levels of vacancy, the estimated number of units to be demolished, and the number of housing units under construction, it is anticipated that there will be an annual demand for 8,100 new, private, nonsubsidized housing units during the two-year period ending October 1, 1975. An additional 3,000 units of demand are expected to be satisfied by mobile homes. It is estimated that the best demand-supply relationship would be achieved if annual construction consisted of 5,850 sales units and 2,250 multifamily units. Annual demand for sales units will include 2,350 units in San Bernardino County and 3,500 units in Riverside County. The annual demand for multifamily units will consist of 900 units in San Bernardino County and 1,350 units in Riverside County.

Occupancy Potential for Subsidized Housing

Although HUD subsidized housing programs have all been suspended, estimates of potential annual occupancy of additional low-income housing will be provided in this section in case some form of subsidized housing program is introduced in the future. Adjustments to these estimates may have to be made depending on what form subsidized housing takes in the future. These estimates are based on a special tabulation of housing unit occupancy characteristics as of April 1, 1970.^{1/} Based on these figures, and taking the rather soft existing subsidized housing market situation in the SMSA into consideration, it appears that there is an annual occupancy potential for the following additional low-income housing units in the SMSA:

<u>Area</u>	<u>One and Two Person Elderly</u>	<u>Family</u>	<u>Total</u>
SMSA	350	450	800
Riverside County	150	200	350
San Bernardino County	200	250	450

It must be recognized that these are only estimates of overall annual effective occupancy potential for the next two-year period and that all new proposals will have to be considered separately on a

^{1/} Tabulation of units lacking plumbing and/or with more than 1.25 persons per room and/or built in 1939 or earlier and valued at less than \$10,000.

case-by-case basis. There are approximately 11,975 existing HUD subsidized housing units in the SMSA now, 5,263 in Riverside County and 6,713 in San Bernardino County. While many of these developments are fairly successful, six projects are in default (three in Riverside County and three in San Bernardino County) and 10 developments have less than 90 percent occupancy (six in Riverside County and four in San Bernardino County). For the details of the existing subsidized housing in the Riverside-San Bernardino-Ontario SMSA see table I in the Appendix.

Sales Market

The sales market in the HMA has weakened somewhat since the time of the U.S. Census in April 1970 when the homeowner vacancy rate was 2.1 percent. As of October 1973, the estimated homeowner vacancy rate was 3.6 percent. The rise in the vacancy rate can be attributed to overproduction; single-family construction for the years 1970-September 1973 averaged 9,000 units per year compared with 3,500 units per year during the years 1967-1969. Areas of moderate oversupply generally include the most active market areas where the tendency to overproduce is the greatest--the Palm Springs metropolitan area, the Riverside metropolitan area, the Indio-Coachella area, the Corona area and the Chino area. Multiple Listing "sales to listing ratios" for the Corona-Norco area also indicate that sales of existing housing in that area have been down substantially since August. The Unsold Inventory Survey of new sales housing built during 1973 indicates that there is a substantial oversupply of PUD's in the Corona-Norco area and in the Riverside area.

Based on the 1973 Unsold Inventory Report, most nonsubsidized single-family construction in Riverside County ranged in price from \$20,000 to \$25,000 and condominiums from \$25,000 to \$30,000. New non-subsidized single-family construction in San Bernardino County usually ranged in price from \$20,000 to \$30,000 and condominiums from \$20,000 to \$25,000.

Rental Market

The rental market in the Riverside-San Bernardino HMA has weakened considerably since April 1970 when the rental vacancy rate was 6.6 percent. The rental vacancy rate in the HMA as of October 1973 is estimated at around 11 percent. Analysis of annual Postal Vacancy Surveys from 1970 through 1973 reveals a continual rise in apartment vacancy rates each year in both counties. Multifamily housing construction for the years 1970-September 1973 averaged 6,585 units per year as compared to 1,460 units per year during the years 1967-1969, so again the rise in the vacancy rate can be attributed to overproduction. Rental vacancy rates appear to be around 11 percent in both

counties with the most serious oversupply situation existing in the Riverside, San Bernardino and Palm Springs urban areas. For more detail regarding building permits and vacancy trends in the HMA, refer to tables II, III, and IV in the Appendix.

Economic, Demographic and Housing Factors

Military. There are five defense installations in the Riverside-San Bernardino HMA: George Air Force Base, Norton Air Force Base, March Air Force Base, Twenty-nine Palms Marine Corps Base, and the Barstow Marine Corps Supply Center. Total military strength in the SMSA has remained fairly constant in the 20,000 range since 1960, although the numbers at the individual bases have fluctuated during the period. Total military strength as of June 1972 totaled 21,575, down 10 percent from the year before. June 1973 figures were not available, however, we would assume that the downtrend from 1971 would be a continuing force. Total civilian employment on the aforementioned military reservations numbered 7,397 in June 1972, down 7.4 percent from the previous June. We would expect the civilian employment downtrend to continue into 1973 as well. For additional details refer to table V in the Appendix.

Employment

A total of 321,300 persons had nonagricultural wage and salary jobs in the HMA on the average in the twelve months ending September 1973, up 12,100 (3.9 percent) over the same period a year earlier. As shown in table VI, this increment resulted from gains in virtually all sectors, notable durable manufactures (primary metals and transportation equipment), trade, services, and construction. There was a prior period of rapid growth between 1967 and 1969 when the job growth was nearly 14,000 a year. This was followed by increases averaging just 5,500 a year (all in nonmanufacturing; jobs in manufacturing declined) between 1969 and 1971, followed by a recovery gain of 14,700 jobs between 1971 and 1972.

Government, including a substantial number of civilian jobs at the military establishments in the area, is the leading source of employment, accounting for 25 percent of all jobs in the twelve months ending September 1973. Services and trade, combined, provided for 43 percent of the total and manufacturing for about half the remainder (17 percent).

Population, Households and Income

As of October 1973, the population of the Riverside-San Bernardino HMA was approximately 1,230,000, reflecting average gains of about 24,800 persons yearly since April 1970. The population of Riverside

County increased by approximately 14,000 persons per year since 1970 while the population of San Bernardino County increased by 10,800 persons per year during the same period. The Palm Springs area is the fastest growing area in Riverside County and western San Bernardino County adjoining the Los Angeles County San Gabriel Valley Submarket is the fastest growing area in San Bernardino County.

There were approximately 401,700 households in the Riverside-San Bernardino HMA as of October 1973, representing an average gain of about 11,200 yearly since April 1970. Riverside County had 172,900 households in October 1973, representing an average annual gain of 6,400 since April 1970 while San Bernardino County had 228,800 households in October 1973, representing an average annual gain of 4,800 since the 1970 Census. During the next two years, it is estimated that the number of households in the HMA will grow by an annual average of 11,750 a year, made up of 7,150 households in Riverside County and 4,600 in San Bernardino County. For more details regarding population and household trends in the HMA, refer to table VII in the Appendix.

As depicted in table IX, the median income for all families and renter households was \$9,250 and \$6,950, respectively, in 1969 as compared to \$11,150 and \$8,350, respectively, in 1973. The HMA population is characterized by moderate income families with approximately 40 percent having 1973 incomes ranging between \$7,000 and \$15,000 per year.

Table I

Subsidized Housing Inventory
Riverside and San Bernardino Counties, 1973

<u>Riverside County</u>	<u>Units</u>	<u>Occupancy</u>
Beaumont	12	-
Indio	20	-
Section 23 Leasing	<u>1,120</u>	-
Total low rent public housing	1,152	-
Section 235, ins. in force	2,080	-
Section 236	1,397	.82
Section 221(d)(3)	640	.90
 <u>San Bernardino County</u>		
Upland	100	-
Needles	50	-
Redlands	185	-
San Bernardino	556	-
Colton	125	-
Chino	50	-
Barstow	114	-
Section 23 Leasing	<u>583</u>	-
Total low rent public housing	1,763	-
EHAP	700	-
Section 235, ins. in force	2,639	-
Section 236	954	.92
Section 221(d)(3)	672	.94

Source: Department of HUD, Los Angeles Area Office

Table II

Housing Units Authorized by Building Permits, San Bernardino-Riverside SMSA, 1967-1973
By Type of Structure

	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>Jan-Sept. 1973</u>
SMSA, total	<u>5,693</u>	<u>7,384</u>	<u>6,900</u>	<u>9,875</u>	<u>15,586</u>	<u>20,113</u>	<u>12,880</u>
Single-family	4,809	5,634	5,155	5,705	8,452	11,368	8,237
Multifamily	884	1,750	1,745	4,170	7,134	8,745	4,643
Riverside County	<u>2,363</u>	<u>3,062</u>	<u>3,255</u>	<u>4,865</u>	<u>7,643</u>	<u>10,193</u>	<u>7,089</u>
Single-family	1,760	2,116	2,126	2,482	3,702	5,379	3,953
Multifamily	603	946	1,129	2,383	3,941	4,814	3,145
Riverside	<u>701</u>	<u>825</u>	<u>868</u>	<u>1,840</u>	<u>1,889</u>	<u>1,897</u>	<u>1,543</u>
Single-family	317	408	376	402	614	564	493
Multifamily	384	417	492	1,438	1,275	1,333	1,050
Rest of County	<u>1,662</u>	<u>2,237</u>	<u>2,387</u>	<u>3,025</u>	<u>5,754</u>	<u>8,296</u>	<u>5,555</u>
Single-family	1,443	1,708	1,750	2,080	3,088	4,815	3,460
Multifamily	219	529	637	945	2,666	3,481	2,095
San Bernardino County	<u>3,330</u>	<u>4,322</u>	<u>3,635</u>	<u>5,010</u>	<u>7,943</u>	<u>9,920</u>	<u>5,782</u>
Single-family	3,049	3,518	3,019	3,223	4,750	5,989	4,284
Multifamily	281	804	616	1,787	3,193	3,931	1,489
San Bernardino	<u>164</u>	<u>379</u>	<u>411</u>	<u>784</u>	<u>866</u>	<u>905</u>	<u>382</u>
Single-family	112	124	131	198	256	171	86
Multifamily	52	255	280	586	610	734	296
Rest of County	<u>3,166</u>	<u>3,943</u>	<u>3,224</u>	<u>4,226</u>	<u>7,077</u>	<u>9,015</u>	<u>5,400</u>
Single-family	2,937	3,394	2,888	3,025	4,494	5,818	4,198
Multifamily	229	549	336	1,201	2,583	3,197	1,202

Source: Security Pacific National Bank

Table IIa

Housing Units Authorized By Building Permits, San Bernardino-Riverside SMSA, 1967-1973
By Locality

	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>Jan.-Sept. 1973</u>
SMSA, total	<u>5,693</u>	<u>7,384</u>	<u>6,900</u>	<u>9,875</u>	<u>15,586</u>	<u>20,113</u>	<u>12,880</u>
<u>Riverside County</u>	<u>2,363</u>	<u>3,062</u>	<u>3,255</u>	<u>4,865</u>	<u>7,643</u>	<u>10,193</u>	<u>7,098</u>
Banning	8	8	17	9	46	40	76
Beaumont	33	14	14	5	48	33	22
Blythe	19	26	13	2	56	60	36
Coachella	19	116	87	52	8	83	2
Corona	132	173	141	232	272	749	286
Desert Hot Springs	39	34	20	17	48	43	25
Elsinore	6	9	10	6	11	40	15
Hemet	168	116	195	142	343	494	293
Indian Wells	19	28	44	50	98	77	73
Indio	62	64	172	206	516	389	73
Norco	106	139	108	76	163	265	177
Palm Springs	161	302	309	502	1,356	2,483	819
Perris	1	4	1	37	55	12	44
Riverside	701	825	868	1,840	1,889	1,897	1,543
San Jacinto	9	4	6	35	35	117	44
Rest of County	880	1,200	1,250	1,654	2,699	3,411	3,570
<u>San Bernardino County</u>	<u>3,330</u>	<u>4,322</u>	<u>3,645</u>	<u>5,010</u>	<u>7,943</u>	<u>9,920</u>	<u>5,782</u>
Adelanto	-	-	-	-	3	6	2
Barstow	144	164	89	4	75	97	29
Chino	70	180	66	175	135	805	651
Conton	33	135	6	33	210	58	146
Fontana	69	91	107	193	365	301	279
Lomalinda	-	-	-	19	113	183	142
Montclair	1	31	33	9	52	68	186
Needles	20	23	2	1	10	5	4
Ontario	52	170	124	573	375	382	348
Redlands	44	128	104	220	443	443	48
Rialto	90	113	220	112	419	266	259
San Bernardino	164	379	411	784	866	905	382
Upland	152	149	230	389	623	1,748	163
Victorville	8	22	28	37	311	263	52
Rest of County	2,483	2,737	2,225	2,461	3,943	4,390	3,091

Source: Security Pacific National Bank

Table III

Vacancy Trends
Riverside-San Bernardino-Ontario, California, Housing Market Area
April 1, 1960-October 1, 1973

<u>Vacancy characteristics</u>	<u>Riverside County</u>	<u>San Bernardino County</u>	<u>HMA Total</u>
<u>April 1, 1960</u>			
Total vacant units	<u>20,286</u>	<u>43,490</u>	<u>63,776</u>
Available vacant	<u>8,597</u>	<u>11,514</u>	<u>20,111</u>
For sale	3,654	4,264	7,919
Homeowner vacancy rate	5.5%	4.0%	4.6%
For rent	4,943	7,249	12,192
Rental vacancy rate	13.1%	13.0%	13.0%
Other vacant ^{a/}	11,689	31,976	43,665
<u>April 1, 1970</u>			
Total vacant units	<u>19,253</u>	<u>39,424</u>	<u>58,677</u>
Available vacant	<u>6,280</u>	<u>7,962</u>	<u>14,242</u>
For sale	2,046	2,891	4,937
Homeowner vacancy rate	2.1%	2.1%	2.1%
For rent	4,234	5,071	9,305
Rental vacancy rate	7.2%	6.2%	6.6%
Other vacant ^{a/}	12,973	31,462	44,435
<u>October 1, 1973</u>			
Total vacant units	<u>27,000</u>	<u>45,000</u>	<u>72,000</u>
Available vacant	<u>11,800</u>	<u>15,200</u>	<u>27,000</u>
For sale	4,500	5,200	9,700
Homeowner vacancy rate	3.8%	3.4%	3.6%
For rent	7,400	9,900	17,300
Rental vacancy rate	11.2%	11.0%	11.1%
Other vacant ^{a/}	15,200	29,800	45,000

^{a/} Includes vacant seasonal units, dilapidated units, units rented or sold awaiting occupancy, and units held off the market for absentee owners or for other reasons.

Source: 1960 and 1970 Censuses
1973 estimated by housing market analyst

Table IV

Postal Vacancy Survey Trends May 1970-February 1973
Riverside-San Bernardino-Ontario SMSA

<u>Area</u>		February	February	February	May
		<u>1973</u>	<u>1972</u>	<u>1971</u>	<u>1970</u>
		%	%	%	%
SMSA	Total	4.5	3.5	3.2	3.0
	Res.	3.3	2.7	2.6	2.5
	Apts.	10.7	8.0	7.0	6.1
Riverside Co.	Total	4.8	3.7	3.4	3.1
	Res.	3.4	2.8	2.8	2.6
	Apts.	11.8	9.0	7.8	6.6
Riverside	Total	4.8	3.9	2.8	2.4
	Res.	3.6	3.0	2.2	1.9
	Apts.	10.4	8.5	6.9	4.9
San Bernardino Co.	Total	4.1	3.4	3.0	3.0
	Res.	3.2	2.7	2.5	2.5
	Apts.	9.7	7.2	6.6	5.7
San Bernardino	Total	4.8	3.2	3.2	3.1
	Res.	3.7	2.8	2.7	2.8
	Apts.	10.8	4.9	5.9	4.9
Ontario	Total	3.8	4.1	3.2	2.3
	Res.	2.8	2.6	2.1	1.9
	Apts.	8.1	9.7	7.7	4.3

Source: Postal Vacancy Surveys, Department of Housing and Urban Development

Table V
Military and Civilian Personnel Strength
Riverside-San Bernardino, California, SMSA, Housing Market Area
June 30, 1960 - Sept. 1973

	<u>George AFB</u>		<u>Norton AFB</u>		<u>March AFB</u>		<u>Barstow Marine Corps Supply Center</u>	
	<u>Assigned military personnel</u>	<u>Civil ser. civilian employees</u>	<u>Assigned military personnel</u>	<u>Civil ser. civilian employees</u>	<u>Assigned military personnel</u>	<u>Civil ser. civilian employees</u>	<u>Assigned military personnel</u>	<u>Civil ser. civilian employees</u>
June 1960	3,984	359	2,225	10,146	8,243	601	1,736	2,366
June 1961	4,171	360	2,025	9,754	6,420	923	1,540	2,459
June 1962	3,588	373	2,374	9,584	6,260	933	1,520	2,628
June 1963	4,911	381	2,899	8,979	5,147	894	1,618	2,552
June 1964	5,269	378	3,067	8,712	6,371	944	1,693	2,516
June 1965	5,235	384	3,949	7,527	6,147	937	1,558	2,436
June 1966	4,142	438	3,198	4,446	6,434	1,159	1,755	2,997
June 1967	6,608	481	5,797	3,980	5,302	1,317	1,584	3,134
June 1968	5,616	486	6,305	3,725	6,016	1,252	1,128	3,058
June 1969	5,211	407	6,436	3,827	6,296	1,083	1,148	2,927
June 1970	5,370	425	7,036	3,926	6,675	1,146	1,255	2,609
June 1971	5,591	464	7,085	3,648	6,630	891	1,037	2,415
June 1972	4,825	438	7,365	3,323	4,824	823	824	2,201
Sept. 1973	4,832	434	6,087	3,083	4,994	824	NA <u>1/</u>	NA <u>1/</u>
	<u>Twenty-nine Palms Marine Corps Base</u>		<u>Fort Irwin</u>		<u>Total-All Installations</u>			
	<u>Assigned military personnel</u>	<u>Civil ser. civilian employees</u>	<u>Assigned military personnel</u>	<u>Civil ser. civilian employees</u>	<u>Assigned military personnel</u>	<u>Civil ser. civilian employees</u>		
June 1960	3,594	283	1,573	315	21,355	14,070		
June 1961	4,595	313	1,655	319	20,406	14,128		
June 1962	4,510	339	2,885	348	21,137	14,205		
June 1963	3,086	342	2,229	339	19,890	13,487		
June 1964	3,571	341	1,885	385	21,856	13,276		
June 1965	3,644	357	1,870	395	21,503	12,036		
June 1966	1,680	373	3,092	455	20,301	9,868		
June 1967	1,480	415	3,211	553	23,982	9,880		
June 1968	1,982	393	2,157	547	23,204	9,461		
June 1969	2,463	438	1,816	581	23,370	9,263		
June 1970	2,078	407	1,266	366	23,680	8,879		
June 1971	3,549	404	19	164	23,911	7,986		
June 1972	3,732	397	5	215	21,575	7,397		
Sept. 1973	NA <u>1/</u>	NA <u>1/</u>	NA <u>1/</u>	NA <u>1/</u>	NA <u>1/</u>	NA <u>1/</u>		

1/ Not available

Source: Department of Defense

Table VI

Nonagricultural Wage and Salary Employment by Industry
Riverside-San Bernardino, California, SMSA 1966-1973
(in thousands)

	1966	1967	1968	1969	1970	1971	1972	Sept. 1972	Sept. 1973
Civilian labor force <u>a/</u>	341.3	347.7	356.3	372.2	383.2	392.3	404.1	400.5	411.4
Unemployment rate	6.2	6.3	5.3	4.8	5.9	6.8	5.9	6.1	5.5
Total civilian employment	320.2	325.9	337.3	354.5	360.5	365.5	380.2	376.2	388.9
Nonagricultural wage and salary	254.6	259.5	271.0	287.4	293.7	298.2	313.2	309.2	321.3
Manufacturing	45.7	47.4	50.0	53.3	52.7	51.9	54.1	53.6	56.2
Durable goods	35.4	36.2	38.3	40.2	39.4	38.5	39.8	39.5	41.5
Lumber and furniture	1.5	1.7	1.6	1.7	1.8	1.9	2.1	2.0	2.2
Stone, clay and glass	3.9	3.6	3.8	4.5	4.8	4.8	5.3	5.2	5.4
Primary and fabricated metals	14.5	14.6	14.9	15.2	15.0	14.4	13.4	13.5	14.2
Machinery, except electrical	2.1	2.2	2.3	2.6	2.7	2.8	2.9	2.8	3.1
Machinery, electrical	4.6	4.1	3.9	3.8	3.5	3.2	3.8	3.5	4.1
Transportation equipment	7.9	8.6	10.4	11.0	10.2	10.3	11.3	11.4	11.5
Other durables	0.9	1.4	1.4	1.4	1.4	1.1	1.0	1.1	1.0
Nondurables	10.3	11.2	11.7	13.1	13.3	13.4	14.3	14.1	14.7
Food and kindred products	3.5	3.7	3.7	4.0	4.3	4.3	4.5	4.4	4.5
Apparel and other textiles	1.2	1.6	1.6	1.5	1.4	1.5	1.6	1.6	1.6
Printing and publishing	2.5	2.5	2.5	2.5	2.6	2.6	2.7	2.7	2.9
Other nondurables	3.1	3.4	3.9	5.1	5.0	5.0	5.5	5.4	5.7
Nonmanufacturing - Total	208.9	212.1	221.0	234.1	241.0	247.4	259.1	255.6	265.1
Transportation and utilities	17.4	17.6	17.2	17.5	17.4	17.4	17.8	17.7	18.2
Trade	55.4	56.5	59.1	63.9	66.0	68.4	71.8	70.8	74.0
Finance, insurance & real estate <u>b/</u>	8.9	8.7	9.3	9.7	9.9	10.5	11.1	11.0	11.4
Services	45.1	47.4	49.8	53.0	55.4	56.7	61.3	60.0	62.9
Government <u>c/</u>	65.4	68.3	70.7	73.8	75.7	76.8	80.1	79.2	81.1
Construction <u>d/</u>	14.4	11.6	12.7	13.9	14.2	14.0	15.3	15.0	15.3
Mineral extraction	2.3	2.0	2.2	2.3	2.4	2.5	1.7	1.9	2.2
Other nonagricultural employment <u>e/</u>	44.3	44.3	44.8	45.5	45.7	46.1	46.4	46.3	46.4
Agriculture <u>f/</u>	21.3	22.1	21.5	21.6	21.1	21.2	20.6	20.7	21.2

a/ Excludes the potential or latent supply of workers not active in the labor market and workers directly involved in work stoppage.

b/ Excludes employees of operative builders.

c/ Includes all civilian employees of federal, state, and local government regardless of the activities in which the employees are engaged.

d/ Includes employees of construction contractors and operative builders; does not include force-account and government construction workers.

e/ Includes employers, own-account workers, unpaid family workers, and domestic servants.

f/ Includes farmers, employees, and unpaid family workers.

Source: California Employment Development Department.

Table VII

Population and Households
Riverside-San Bernardino, California
1960-1975

<u>Date</u>	<u>Population</u>			<u>Households</u>		
	<u>HMA Total</u>	<u>Riverside County</u>	<u>San Bernardino County</u>	<u>HMA Total</u>	<u>Riverside County</u>	<u>San Bernardino County</u>
April 1960	809,782	306,191	503,591	245,284	95,106	150,178
April 1970	1,143,146	459,074	684,072	362,525	150,504	212,021
Oct. 1973	1,230,000	508,000	722,000	401,700	172,900	228,800
Oct. 1975	1,282,000	540,000	742,000	425,200	187,200	238,000
<u>Average Annual Change</u>						
<u>1960-1970</u>						
Number <u>a/</u>	33,350	15,300	18,050	11,725	5,550	6,175
Percent	3.4	4.1	3.1	3.9	4.6	3.5
<u>1970-1973</u>						
Number <u>a/</u>	24,800	13,975	10,825	11,200	6,400	4,800
Percent	2.1	2.9	1.5	2.9	4.0	2.2
<u>1973-1975</u>						
Number <u>a/</u>	26,000	16,000	10,000	11,750	7,150	4,600
Percent	2.1	3.0	1.4	2.8	5.5	2.0

a/ Compound rate.

Source: 1960 and 1970, Bureau of the Census; 1973 and 1975 estimated by Housing Market Analyst.

Table VIII

Housing Inventory, Tenure, and Total Vacancy Trends
Riverside-San Bernardino-Ontario, California, Housing Market Area
April 1, 1960 - October 1, 1973

<u>Inventory and Tenure</u>	<u>Riverside County</u>	<u>San Bernardino County</u>	<u>HMA Total</u>
<u>April 1, 1960</u>			
Total housing inventory	115,392	193,668	309,060
Total occupied	95,106	150,178	245,284
Owner occupied	62,398	101,519	163,917
Percent of total occupied	65.6	67.6	66.8
Renter occupied	32,708	48,659	81,367
Percent of total occupied	34.4	32.4	33.2
Total vacant	20,286	43,490	63,776
<u>April 1, 1970</u>			
Total housing inventory	169,757	251,445	421,202
Total occupied	150,504	212,021	362,525
Owner occupied	96,138	135,091	231,229
Percent of total occupied	63.9	63.7	63.8
Renter occupied	54,366	76,930	131,296
Percent of total occupied	36.1	36.3	36.2
Total vacant	19,253	39,424	58,677
<u>October 1, 1973</u>			
Total housing inventory	199,900	273,800	473,700
Total occupied	172,900	228,800	401,700
Owner occupied	114,114	148,720	262,834
Percent of total occupied	66.0	65.0	65.4
Renter occupied	58,786	80,080	138,866
Percent of total occupied	34.0	35.0	34.6
Total vacant	27,000	45,000	72,000

Source: 1960 and 1970 Censuses of Housing and estimates by Area Economist

Table IX

Family Income Characteristics
Riverside-San Bernardino, California, Housing Market Area

A. Percentage Distribution of All Families and Renter Households
By Annual Income as of October 1, 1973

<u>Income</u>	<u>All families</u>	<u>Renter households^{a/}</u>
\$ 0 - \$1,999	5.0	8.0
2,000 - 2,999	4.0	5.0
3,000 - 3,999	4.0	6.0
4,000 - 4,999	5.0	7.0
5,000 - 5,999	5.0	7.0
6,000 - 6,999	5.0	7.0
7,000 - 9,999	16.0	20.0
10,000 - 14,999	26.0	22.0
15,000 and over	<u>30.0</u>	<u>18.0</u>
	100.0	100.0

B. Median Family Income for the Housing Market Area

	<u>April 1969</u>	<u>October 1973</u>
All families	\$9,250	\$11,150
Renter households ^{a/}	\$6,950	\$ 8,350

^{a/} Includes two- or more-person renter households.

Source: Estimated by Area Economist.

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