

728.1  
:308  
F22  
San Bernar-  
dino Calif.  
1964

*Analysis of the*  
**SAN BERNARDINO-RIVERSIDE,  
CALIFORNIA  
HOUSING MARKET**

**as of October 1, 1964**



**Federal Housing Administration  
Library**

**A Report by the  
FEDERAL HOUSING ADMINISTRATION  
WASHINGTON, D. C. 20411**

**A constituent of the Housing and Home Finance Agency**

**July 1965**

ANALYSIS OF THE  
SAN BERNARDINO-RIVERSIDE, CALIFORNIA, HOUSING MARKET  
AS OF OCTOBER 1, 1964

Federal Housing Administration  
Library

FIELD MARKET ANALYSIS SERVICE  
FEDERAL HOUSING ADMINISTRATION  
Housing and Home Finance Agency

~~42~~  
728,1  
1308  
F22

### Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science the judgmental factor is important in the development of findings and conclusions. There will, of course, be differences of opinion in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst.

## Table of Contents

	<u>Page</u>
Summary and Conclusions	i
Housing Market Area	1
Map of Area	2
Economy of the Area	
Character and History	3
Employment	3
Military Establishments	5
Unemployment	8
Future Employment	9
Income	9
Demographic Factors	
Population	11
Households	13
Housing Market Factors	
Housing Supply	15
Residential Building Activity	16
Tenure	18
Vacancy	19
Sales Market	21
Rental Market	25
Mortgage Market	26
Urban Renewal	27
Demand for Housing	
Quantitative Demand	28
Qualitative Demand	29

ANALYSIS OF THE  
SAN BERNARDINO-RIVERSIDE, CALIFORNIA, HOUSING MARKET  
AS OF OCTOBER 1, 1964

Summary and Conclusions

1. Basic employment in the San Bernardino-Riverside-Ontario Standard Metropolitan Statistical Area (SMSA) is derived from manufacturing industries and employment at Federal military installations. Excluding military installations in remote parts of the SMSA and desert resort activity in Riverside County, virtually all employment sources are in the urban area defined on page 1. Nonagricultural employment totaled 272,600 in September 1964, representing a gain of 60,900 (28.8 percent) since September 1957; the nonmanufacturing sector accounted for 94 percent of the total increase. Nonagricultural employment is expected to increase by 11,000 jobs annually during the September 1964-September 1967 forecast period. The reduced rate of employment growth is based upon the anticipated loss in employment at Norton AFB, only partially off-set by gains at March AFB.

Unemployment in September 1964 represented 5.9 percent of the work force. The unemployment rate has remained at a relatively high level since September 1960 when 6.7 percent of the work force was unemployed. In September 1957, however, just 3.2 percent of the work force was unemployed.

2. The current median annual income, after deducting Federal income tax, is \$6,625 for all families and \$5,425 for renter families.
3. The population of San Bernardino and Riverside Counties is about 1,035,000 in October 1964, representing an annual increment of 50,050 (6.2 percent) since April 1960. Population growth at an annual rate of 55,000 (5.3 percent) is projected during the October 1964-October 1967 forecast period. In October 1964 the population in the urban area totaled 778,500; a gain of 42,000 (7.1 percent) annually since April 1960. During the October 1964-October 1967 forecast period, the population in the urban area is projected to increase by 46,150 a year.
4. There are about 312,200 households in the San Bernardino-Riverside SMSA as of October 1964, an addition of about 14,850 (6.1 percent) a year since April 1960. Annual growth of 16,000 (5.1 percent) households is anticipated in the SMSA during the October 1964-October 1967 forecast period. Households in the urban area numbered 229,200 in October 1964; a gain of 12,100 (6.9 percent) a year since April 1960. About 13,800 households will be added each year during the October 1964-October 1967 projection period.

5. There are currently some 385,300 housing units in the San Bernardino-Riverside SMSA of which about 252,400 are in the urban area. The present inventory represents a net addition of about 16,950 (5.5 percent) housing units annually since April 1960. Units in multiple dwellings have been authorized by building permits at an average rate of about 5,300 units a year since 1960 compared with an average annual addition of about 570 units during the 1950-1960 decennial period. The total number of new dwelling units authorized by building permits has increased sharply during the past few years. New units were authorized in 1963 and 1964 at a rate of 22,000-25,000 a year, about 95 percent higher than the 1961 level.
6. As of October 1964 there are approximately 26,000 available vacant units for rent or for sale in the San Bernardino-Riverside SMSA and of this number about 17,650 are in the urban area. The 10,100 vacant sales houses represent a homeowner vacancy rate of 4.5 percent, virtually the same as the 4.6 percent reported by the 1960 Census of Housing. The remaining 15,900 available vacant units are for rent, for a current renter vacancy ratio of 13.8 percent compared with a 13.0 percent renter vacancy ratio in 1960. Current vacancy ratios in the urban area are 4.4 percent for homeowners and 13.0 percent for renters; both are up from the 4.3 percent and 11.8 percent, respectively, reported for the urban area in the 1960 census. Present vacancy levels are substantially above the ratios judged to represent a desirable supply-demand relationship in the San Bernardino-Riverside HMA housing market.
7. The November 1964 unsold inventory survey of speculatively-built houses indicates that 56.5 percent of all completions during the preceding twelve months are unsold. The substantial number of new unsold houses and the 4.5 percent homeowner vacancy rate are indicative of excessive construction of sales houses. The substantial increase in the number of units in multiple unit structures has been in excess of the demand and the rental vacancy rate has risen.
8. The demand for new construction in the SMSA for each of the next three years is estimated at 11,050 units; 9,725 sales units and 1,325 rental units. This estimate is substantially below the rate at which new units were added during the two preceding years, but reflects consideration of factors influencing demand such as household growth, current construction volume, tenure preferences, and, especially, the level of current vacancy. The demand for sales units by price class is found on page 29 and the demand for rental units, by gross monthly rent and unit size is found on page 31. About 85 percent of the demand in each category is expected to develop in the urban area.

ANALYSIS OF THE  
SAN BERNARDINO-RIVERSIDE, CALIFORNIA, HOUSING MARKET  
AS OF OCTOBER 1, 1964

Housing Market Area

The San Bernardino-Riverside housing market area is defined for this report as being coextensive with the San Bernardino-Riverside-Ontario Standard Metropolitan Statistical Area (SMSA). The SMSA consists of San Bernardino and Riverside Counties in California. The two-county area is very large, measuring about 150 miles from north to south and 175 miles from east to west, a total of over 270,300 square miles. While much of the basic data for the area are available only for the entire SMSA, most of the population lives in the southwestern corner of San Bernardino County and the northwestern corner of Riverside County. This small area, contiguous to Los Angeles and Orange Counties, contains about 5 percent of the land area of the SMSA, but in 1960, nearly three-quarters of the total population.

For analytical purposes, therefore, where possible, data are presented separately for the smaller area which is termed the San Bernardino-Riverside Urban Area.<sup>1/</sup> This definition is not precisely the same as that used by the Bureau of the Census in 1960 for the San Bernardino-Riverside Urbanized Area, since several census tracts which were not regarded as urban in 1960 have since been developed as urban residential areas and have been included in the urban area. The part of the SMSA outside of the urban area is sparsely populated desert country for the most part and its few areas of settlement tend to be beyond commuting distance from principal employment sources.

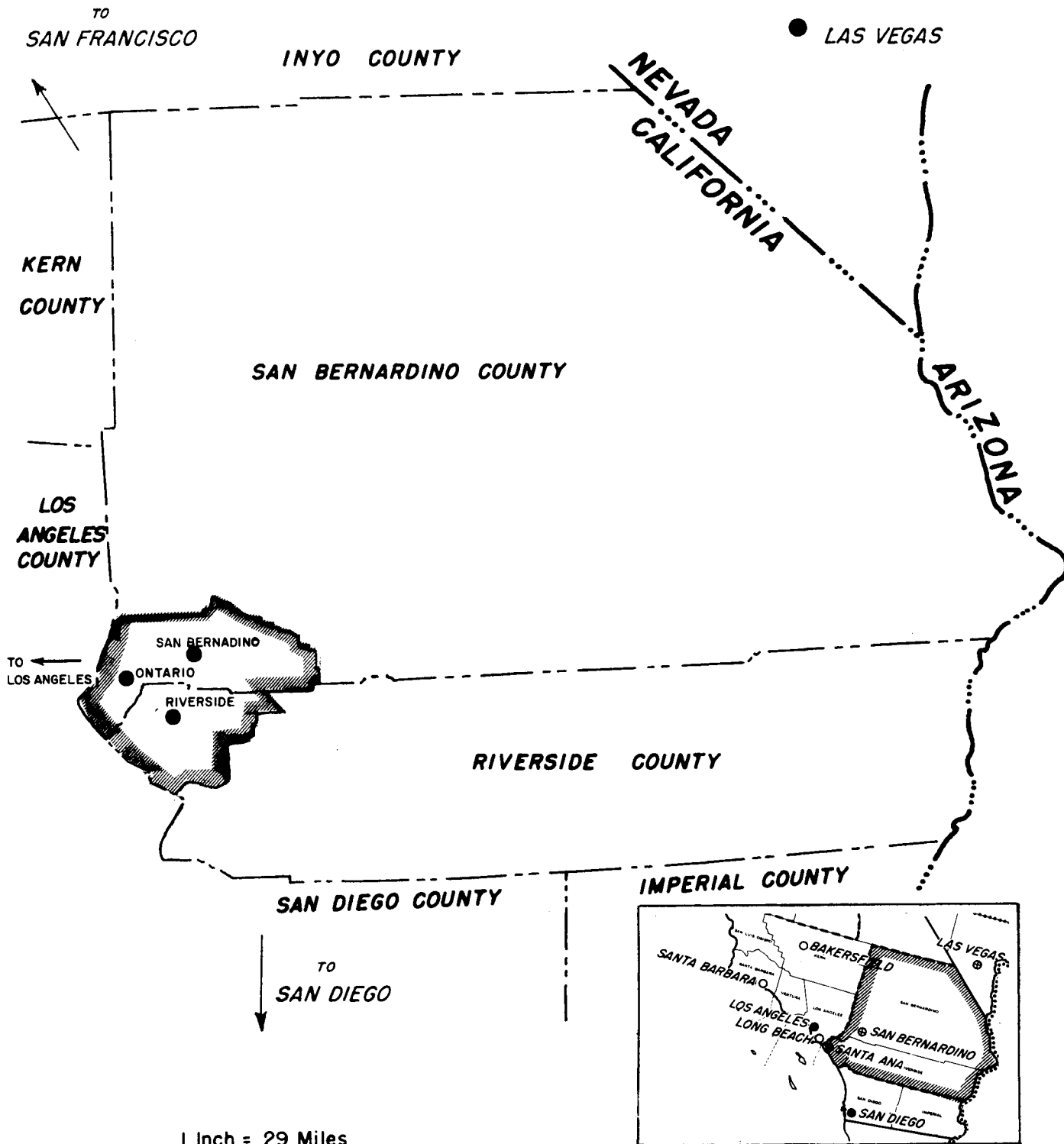
All means of transportation are available in the SMSA, with exceptionally good highway and rail facilities. As indicated by the dispersed pattern of development, land, though not cheap, is readily available. However, the San Bernardino Mountains which lie north of the city of San Bernardino restrict development in that direction.

The proximity of the San Bernardino-Riverside area to the densely settled and industrialized Los Angeles and Orange County areas results in a substantial net out-commutation of residents from San Bernardino and Riverside Counties to these nearby employment centers. The net number of workers commuting from San Bernardino and Riverside Counties to other places of employment, primarily Los Angeles County, was about 17,000 in 1960 and is judged to be gaining greater significance as Los Angeles and Orange Counties sprawl eastward and the communities in San Bernardino and Riverside Counties act to an increasing degree as "bedroom communities" for the larger metropolitan centers.

---

<sup>1/</sup> Includes the cities of San Bernardino, Ontario, Redlands, and Riverside and adjacent areas. In terms of Census Tracts, the HMA embraces tracts 1-88, inclusive in San Bernardino County and tracts 1-17 and 101-125, inclusive, in Riverside County.

# SAN BERNADINO - RIVERSIDE - ONTARIO, CALIFORNIA STANDARD METROPOLITAN STATISTICAL AREA





## Economy of the Area

### Character and History

San Bernardino and Riverside Cities grew up primarily as service centers for the surrounding agricultural region which produces citrus fruits, grapes, peaches, apricots, and dates. The location of the Santa Fe Railroad Shops in San Bernardino also provided stimulus for some of the early economic growth in that area. In more recent times, the economy of the area has gained diversification from growth in the manufacturing sector (Kaiser Steel) and Federal government employment (military bases), which are the basic industries of the area. Except for military installations in remote parts of the SMSA and desert resort activity in Riverside County, virtually all employment sources are in the urban area.

There is even larger total employment in the nonbasic trade and service sectors. Since September 1957, the relative importance of the manufacturing segment has declined while the government, trade, and service industries all have shown relative gains. On November 19, 1964, the Department of Defense announced its intention to discontinue, reduce, or consolidate activities at a large number of military installations. Both Norton and March Air Force Bases, located in the SMSA, will experience substantial changes as a result of this directive. To the extent possible with the limited data on these actions that is available at this time, the impact of the changes on the SMSA are assessed.

### Employment

Trend of Employment. A total of 272,600 persons had nonagricultural jobs in the San Bernardino-Riverside SMSA in September 1964, a gain of 60,900 (28.8 percent) since September 1957. As shown in the table below, employment exhibited a net gain of 10,400 from 1957 to 1960. Beginning in 1961, however, there have been annual increments in employment averaging about 13,850 jobs a year.

#### Trend of Nonagricultural Employment San Bernardino-Riverside, California, SMSA, 1957-1964

<u>Date</u>	<u>Employed</u>	<u>Change from preceding year</u>
Sept. 1957	211,700	-
Sept. 1958	211,550	-150
Sept. 1959	222,100 <u>a/</u>	10,550
Sept. 1960	222,100	-
Sept. 1961	231,100	9,000
Sept. 1962	244,350	13,250
Sept. 1963	259,100	14,750
Sept. 1964	272,600	13,500

a/ Includes persons involved in a labor management dispute.

Source: California Department of Employment.

Employment by Industry. Relatively, the distribution of employment by industry in the San Bernardino-Riverside SMSA changed slightly between September 1957 and 1964. Of the 272,600 nonagriculturally employed workers in the San Bernardino-Riverside area in September 1964, 41,300 (15.2 percent) were manufacturing workers and 231,300 (84.8 percent) were employed by nonmanufacturing industries. In September 1957, manufacturing workers numbered 37,700 and accounted for 17.8 percent of all nonagricultural employment and nonmanufacturing accounted for the remaining 174,000 (82.2 percent) nonagricultural jobs. The increased percentage of all nonagricultural employment currently engaged in the nonmanufacturing sector, as compared with 1957, has occurred because of sizeable gains in the trade, service, and government industries in contrast to the comparatively slow growth in the manufacturing sector (see table I).

About three-fourths of the 41,300 manufacturing workers reported in September 1964 were employed in the durable goods segment, primarily in the steel and aircraft industries. Over one-third of those working in the nondurable goods sector of manufacturing were in the food and kindred products classification and are primarily connected with the processing of citrus, grape, and other agricultural produce.

Manufacturing employment grew by only 3,600 jobs (9.5 percent) from September 1957 to September 1964. The gain in manufacturing industries was at a lower rate than that of all nonagricultural employment during this period. The comparatively small employment gain in manufacturing industries during the 1957-1964 period reflected both the lack of growth in established firms and the failure of new firms to locate in the area.

Nonmanufacturing employment increased by 57,300 (32.9 percent) from September 1957 to September 1964 and accounted for 94 percent of all employment growth during that period. Employment gains in the non-manufacturing sector have been recorded each year since 1957, although the increments during the 1957-1958 and 1959-1960 periods were not as great as additions during non-recession years (see table I). Temporary set-backs were experienced by the construction and the transportation, communications, and utilities industries during the two recession periods. Over the entire September 1957-September 1964 period, however, all categories except "other nonmanufacturing" showed a gain in employment.

The largest single employment category in the nonmanufacturing segment is trade. In September 1964, trade industries provided employment

for 60,500 persons (22.2 percent of all nonagriculturally employed). Employment is also heavily concentrated in the government and service industries, which employed 60,100 (22.0 percent of all nonagricultural jobs) and 56,250 (20.6 percent) respectively in September 1964. Federal government employment accounted for 19,600 jobs in the government category. Transportation, communications, and utilities, and construction employed respective totals of 17,600 (6.5 percent of all nonagricultural workers) and 23,200 (8.5 percent) in September 1964. Both categories now account for a smaller relative portion of total employment than in September 1957. Finance, insurance, and real estate employment totaled 10,900 (4.0 percent of all nonagricultural employment) in September 1964, while employment in "other nonmanufacturing" jobs was 2,750 (1.0 percent).

Strongest gains in the nonmanufacturing sector were made in the government, trade, and service categories. Government employment grew by 16,700 (38 percent) during the September 1957-September 1964 period, virtually all of which was provided by State and local government job increases. The greatest numerical gain of all employment categories was in the services classification which added 19,900 (55 percent) jobs, while employment in the trade industry rose by 13,950 (30 percent). A net gain of 800 jobs in transportation, communications, and utilities reflected a loss in the transportation sector (railroads) and an increase in the communications and utilities industries. Employment in construction, though showing a loss from September 1957 to September 1960, revealed a growth of 1,900 (8.9 percent) over the September 1957 to September 1964 period. Finance, insurance, and real estate firms added 4,100 (60.3 percent) new jobs, the greatest relative gain of any employment group.

#### Military Establishments

The civilian employment by the Federal government totaled 19,600 in September 1964 of whom about 15,100 worked in defense-related jobs. Norton AFB (San Bernardino) employed about 8,850 civilians in October 1964, March AFB (Riverside) about 950 civilian workers, and the Naval Ordnance Laboratory (Corona) about 1,150. Other Federal military installations in the bi-county area exert little or no influence upon the urban housing market, because of their distant locations.

Trend of Civilian Employment at Principal Military Establishments  
in the San Bernardino-Riverside, California, HMA, 1957-1964

<u>Date</u>	<u>Norton AFB<sup>a/</sup></u>	<u>March AFB</u>	<u>Corona Naval Ordnance Lab</u>
Sept. 1957	11,800	700	750
Sept. 1958	12,000	650	850
Sept. 1959	11,500	600	950
Sept. 1960	10,500	600	950
Sept. 1961	10,300	950	1,000
Sept. 1962	9,800	950	1,100
Sept. 1963	9,400	950	1,100
Sept. 1964	9,100	1,000	1,150

a/ Includes approximately 250 civilian employees assigned to Norton AFB, but actually working elsewhere.

Source: Civil Service employment from Department of Army and Department of Navy; non-appropriated fund employment estimated by housing market analyst.

Norton AFB is located on the southeast edge of San Bernardino and is the headquarters of the San Bernardino Air Materiel Area (SBAMA) which is the principal mission at the base. The SBAMA is responsible for providing maintenance and logistic support for all liquid fuel inter-continental ballistic missiles and space booster systems in the Air Force inventory. This mission employs about 300 military personnel and about 5,500 civilians directly and has stimulated the establishment of private research and development and other aerospace activities in the San Bernardino-Riverside area.

On November 19, 1964, after field work for this analysis had been completed, the Department of Defense announced that the SBAMA mission would be phased-out by July 1969 and that its operations would be absorbed by other Air Force logistic installations.

Based upon the most recently available data, the phase-out of the SBAMA mission at Norton AFB will begin in July 1965 and will be completed by July 1959. Although details are not definite at this time, the phase-out reportedly will be equally distributed over the four-year interval. The loss of the SBAMA mission, coupled with minor reductions previously scheduled for Norton, will mean a reduction of about 450 military personnel and nearly 5,450 civilians from the September 1964 level. Reportedly, all 450 military will be reassigned out of the area, about 3,800 civilians will retain their jobs but will be relocated out of the area, and about 1,650 jobs will be abolished. On the positive

side for Norton AFB is the assignment of Air Force Photographic and Charting Service units which will add about 300 military personnel and 275 civilians to Norton AFB. By June 1969, the net result will be a reduction in the number of jobs by a total of 5,325 (150 military and 5,175 civilian) at Norton AFB.

As of October 1964, there are about 11,950 personnel attached to Norton AFB of whom 8,850 are civilians and 3,100 are military. By July 1969, when the SBAMA phase-out is scheduled for completion, there will be about 6,625 personnel at Norton AFB of whom about 2,950 will be military and approximately 3,675 will be civilians. Major tenant missions at Norton AFB that will continue unaffected by the SBAMA phase-out are:

1. The Ballistic Systems Division, which is responsible for research and development, as well as installation of Air Force ICBM's.
2. The Los Angeles Air Defense Sector which has responsibility for the radar detection and protection of Southern California from air attack.
3. The Office of the Inspector General which has responsibility for planning, directing, and monitoring Air Force inspection, investigation, and accident prevention programs.

March AFB is located several miles southeast of Riverside. Headquarters 15th Air Force (Strategic Air Command) is the major mission at March AFB, from which operational control of 15th Air Force units in thirteen western States is maintained. Principal tenant units assigned to March AFB are:

1. 22nd Bomb Wing of the Strategic Air Command.
2. 22nd Combat Support Group which is assigned directly to the 22nd Bomb Wing.
3. 807th Medical Group which provides all medical service at March AFB.
4. 452nd Troup Carrier Wing (reserve).
5. In addition, there are about 10 other missions at the base each of which represents a small number of personnel.

As part of the recently announced Department of Defense program for more efficient use of facilities, additional Strategic Air Command units will be consolidated at March AFB. Currently, March AFB has one SAC bomb wing, but by June 1968 another wing will be assigned with the accompanying net increase of about 1,925 jobs (1,860 military and 65 civilians). Virtually all of the job increase will consist of persons who will move with the new wing from its present location, so that few job opportunities will be provided directly for the present residents of the area.

At present, there are 7,200 personnel at March AFB of whom 950 are civilians and 6,250 are military. After the arrival of the additional bomb wing in 1968, the strength will be about 9,125 of whom approximately 8,100 will be military and 1,025 will be civilians.

#### Unemployment

During September 1964, unemployment in the San Bernardino-Riverside SMSA was reported to total 18,500, or 5.9 percent of the work force (see table I). Unemployment in September 1957 was at the relatively low level of 7,800 or 3.2 percent of the work force. In September 1958, however, as a result of a recession, unemployment rose to 13,900 or 5.6 percent. In 1959, partial economic recovery lowered the unemployment rate of 4.3 percent, but in 1960 an economic slump caused unemployment to rise to 17,900, or 6.7 percent. Since 1960, the unemployment rate has remained at a high level, between 6.5 percent and 5.5 percent of the work force. The announced phase-out of the San Bernardino Air Materiel Area mission at Norton AFB will probably cause unemployment to rise even higher in the future in spite of a partially off-setting gain at March AFB.

#### Trend of Percentage Rate of Unemployment in the San Bernardino-Riverside, SMSA for September, 1957-1960

<u>Year</u>	<u>Percentage</u>	<u>Year</u>	<u>Percentage</u>
1957	3.2	1961	6.4
1958	5.5	1962	5.6
1959	4.3	1963	5.9
1960	6.7	1964	5.9

Source: California Department of Employment.

### Future Employment

During the October 1964-October 1967 forecast period, employment gains are expected to be considerably slower than during the past few years. The phase-out of the San Bernardino Air Materiel Area by July 1969 would suggest an average annual loss of 1,300-1,400 jobs at this facility during the projection period without considering losses likely in ancillary employment. However, this will be partially off-set by average annual increases of about 700 jobs during the forecast period as a result of the new SAC unit that will be assigned at March AFB by July 1968. Employment gains during the October 1964-October 1967 period are projected to approximate 11,000 annually during each of the next three years, compared with 13,850 annually for the past few years. The recent trend of increased employment in trade, services, and local government is expected to continue. The projected employment is based on the assumption that the net job losses caused by the transfer of functions will be distributed evenly, available information that other basic employment sources in the SMSA do not plan significant job increases, and the detrimental effect that the basic job losses will have upon nonbasic employment.

### Income

Currently the median income of all families in the San Bernardino-Riverside HMA is estimated to be \$6,625 a year and the median income of all renter families is estimated to be \$5,425 annually, after deducting Federal income taxes. By 1967, the median for all renter families is expected to rise to \$5,650.

Percentage Distribution of Family Income After Tax  
San Bernardino and Riverside Counties, California, 1964-1967

<u>Income</u>	<u>All families</u>	<u>Renter families</u>	
	<u>1964</u>	<u>1964</u>	<u>1967</u>
Under \$ 3,000	15	19	18
\$ 3,000 - 3,999	9	12	11
4,000 - 4,999	7	13	12
5,000 - 5,999	11	14	14
6,000 - 6,999	12	13	13
7,000 - 7,999	12	10	11
8,000 - 8,999	8	6	6
9,000 - 9,999	7	4	5
10,000 - 14,999	14	7	6
15,000 and over	<u>5</u>	<u>2</u>	<u>4</u>
Total	100	100	100
Median	\$6,625	\$5,425	\$5,650

Source: Calculated by Housing Market Analyst.

Approximately 24 percent of all families have after-tax incomes of less than \$4,000 a year, while 31 percent of all renter families are in this class. About 19 percent of all families and nine percent of the renter families have annual after tax incomes in excess of \$10,000. Since 1959, the level of incomes in the San Bernardino-Riverside HMA is estimated to have increased by about 18 percent.



## Demographic Factors

### Population

Current Estimate. The population of San Bernardino and Riverside Counties is about 1,035,000 as of October 1964. This represents an annual average increase of approximately 50,050 (6.2 percent) since the 1960 census. During the April 1950 to April 1960 decade, the total population of the bi-county area grew from 451,688 to 809,782, an average annual addition of 35,809 (7.9 percent).

San Bernardino and Riverside Counties exhibited about the same rate of growth during the 1950-1960 decade, but the numerical gain in more populous San Bernardino County was substantially higher than that in Riverside County. Since April 1960, Riverside County has been growing at a more rapid rate than San Bernardino County, but the actual growth in San Bernardino still exceeds that of Riverside County.

The bulk of the population growth in the SMSA has occurred in the urban area. From April 1, 1960 to October 1, 1964, the total population gain in the SMSA amounted to 225,200 of which 189,000 (84 percent) took place in the urban area, so that the urban area now contains 75 percent of the SMSA population compared with 73 percent in 1960 (see table II).

With current populations of 110,000 and 100,000, respectively, Riverside and San Bernardino are the two major urban centers in the SMSA, but account for just about 20 percent of the total population and 27 percent of the population of the urban area. As shown in table III, the twelve major incorporated communities in the urban area, for which it was feasible to prepare separate population estimates, together contain less than 42 percent of the SMSA population. Among these communities, Riverside and Ontario had the largest average annual population increments in the 1950-1960 decade. Since 1960, Riverside, Ontario, and Upland have had the largest growth. In some cases, growth in population of these incorporated communities has been affected by annexations, but in most instances the number of persons involved has been small since, typically, new subdivisions have been annexed. In 1961, however, Riverside annexed 9.4 square miles with a population of 11,600, and 1960-1964 population changes in this city were substantially affected.

Future Population Growth. On the basis of the anticipated pattern of future employment, the total population in the San Bernardino-Riverside SMSA will increase by about 55,000 annually, to a total of 1,200,000, by October 1967. As a result of the loss of jobs at Norton AFB and the gain of jobs at March AFB that is expected during the forecast period, the population gain of 72,000 forecast for Riverside County is somewhat larger, and the population increase of 93,000 projected

for San Bernardino County is smaller than would have been the case had the changes in employment prospects not been announced. The urban area is expected to continue to account for a more than proportionate share of population growth in the bi-county area. Of the total annual addition of 55,000 persons during the October 1964-October 1967 period, about 46,150 will be added in the urban area (see table II).

Net Natural Increase and Migration. Since April 1960, there has been a net natural increase (excess of births over deaths) of 61,900 in the SMSA. When compared with the population increase of 225,200, it is calculated that there has been a net in-migration of 163,300 persons into the SMSA, equal to 72.5 percent of the population growth. Of the 131,400 estimated increase in the San Bernardino County population since April 1960, 91,400 or about 70 percent of the gain is attributable to in-migration or about the same proportion as in the 1950-1960 period. About 77 percent of the 1960-1964 population increase in Riverside County is the result of net in-migration. This represents an increase in the importance of in-migration in Riverside County during the April 1960-October 1964 period when compared with the previous decade. The population projections presented earlier in this analysis assume that in-migration will account for an even greater proportion of future population growth, especially in Riverside County.

During the 1950-1960 decade, in-migration accounted for the bulk of the population growth in both San Bernardino and Riverside Counties. Of the 358,094 increase in the population in the bi-county area between 1950 and 1960, 252,434 (70.5 percent) was the result of in-migration. About 69 percent of the population growth in San Bernardino County during the April 1950 to April 1960 period was the result of in-migration, while during the same interval in-migrants made up about 73 percent of the population increment in Riverside County.

Components of Population Change  
San Bernardino-Riverside, California, SMSA  
1950, 1960, and 1964

Area	<u>Average annual change</u> <u>April 1950-April 1960</u>			<u>Average annual change</u> <u>April 1960-October 1964</u>		
	<u>Population change</u>	<u>Net natural increase</u>	<u>Net Migration</u>	<u>Population change</u>	<u>Net natural increase</u>	<u>Net Migration</u>
San Bernardino Co.	22,195	6,865	15,330	29,200	8,875	20,300
Riverside County	13,614	3,701	9,913	20,850	4,875	16,000
Total SMSA	35,809	10,566	25,243	50,050	13,750	36,300

Source: 1950 and 1960 Censuses of Population, National Vital Statistics Division, local sources, and estimates by Housing Market Analyst.

Age Distribution. The age distributions shown in the following table reveal a decline in the percentage of the population in the SMSA in the "working age" group (20-59 years) from April 1950 to April 1960 and an increase in the percentage of persons under age 19 and over 70. This pattern was followed closely in each of the counties in the SMSA.

Distribution of Population by Age Group  
San Bernardino-Riverside-Ontario, California, SMSA  
1950 and 1960

<u>Age group</u>	<u>1950</u>		<u>1960</u>	
	<u>Number</u>	<u>Percentage</u>	<u>Number</u>	<u>Percentage</u>
Under 10	89,518	19.8	182,430	22.5
10 - 19	63,176	14.0	134,458	16.6
20 - 29	65,666	14.5	103,619	12.8
30 - 39	68,519	15.2	109,756	13.6
40 - 49	57,993	12.8	97,235	12.0
50 - 59	45,947	10.2	74,045	9.1
60 - 69	36,643	8.1	59,210	7.3
70 and over	<u>24,226</u>	<u>5.4</u>	<u>49,029</u>	<u>6.1</u>
Total	451,688	100.0	809,782	100.0

Source: 1950 and 1960 Censuses of Population.

Households

Current Estimate. As of October 1964, there are about 312,200 households in the San Bernardino-Riverside SMSA. This represents an addition of approximately 66,900 households since April 1960, or an average annual increment of about 14,850 (6.1 percent). During the April 1950 to April 1960 decennial period, the number of households in the bi-county area rose from 138,210 to 245,284, or an average annual addition of 10,707 (7.7 percent) (see table II).

Household growth in San Bernardino County during the April 1950-April 1960 interval was considerably greater numerically than in Riverside County, although the latter exhibited a higher percentage rate of growth. This same pattern is estimated to have continued unaltered through the April 1960-October 1964 period. Growth in the number of households in the SMSA has been concentrated in the urban area. The current total of 270,600 households in the urban area amounts to over 73 percent of the SMSA total. As shown in table II, the annual average increases of 12,100 in the number of households in

the urban area since April 1960 is equal to over 81 percent of the SMSA total increase. The increase in households between 1950 and 1960 was in part due to a conceptual change in definition from "dwelling unit" in the 1950 census to "housing unit" in the 1960 census.

The incorporated cities for which data are available (see table IV) contain nearly 58 percent of the current number of households in the urban area but have accounted for less than half the growth in the number of households since 1960, despite the extensive annexations of territory by many of these cities. It is in the unincorporated parts of the urban area that growth has been the greatest, both in numbers (6,350 households a year on the average), and relative to the 1960 total. Since 1960, there has been an average gain of 1,750 households a year in Riverside (including nearly 950 through annexation) and gains in other communities ranging from 850 a year in Ontario down to 100 a year in Colton.

Future Household Growth. By October 1967, there will be approximately 360,200 households in the bi-county area. This indicates an anticipated growth in households during the three-year forecast period of 16,000 (5.1 percent) a year. During the October 1964-October 1967 forecast period, there will be a projected addition of 9,000 households annually in San Bernardino County and 7,000 a year in Riverside County. These anticipated increments represent a greater increase in Riverside County and a smaller increase in San Bernardino County than would have occurred had the economy of the area been undisturbed.

Household growth in the SMSA during the October 1964-October 1967 forecast period is expected to approximate past patterns and to occur predominantly in the urban area. Of the growth of 16,000 households annually expected in the entire two-county area, 13,800 are anticipated to be in the urban area.

Average Household Size. The average number of persons per household in the SMSA has been increasing since April 1950, and is estimated at 3.20 in October 1964 compared with 3.17 in 1960 and 3.12 in 1950. The changes in average household size in each county are shown below.

Trend of Average Household Size  
San Bernardino and Riverside Counties, California,  
1950, 1960, and 1964

<u>Area</u>	<u>April</u> <u>1950</u>	<u>April</u> <u>1960</u>	<u>October</u> <u>1964</u>
San Bernardino County	3.12	3.22	3.24
Riverside County	3.11	3.10	3.14
Urban area	<u>NA</u>	<u>3.24</u>	<u>3.27</u>
Total SMSA	3.12	3.17	3.20

Source: 1950 and 1960 Censuses of Population and estimates by Housing Market Analyst.

## Housing Market Factors

### Housing Supply

Current Estimate. There are 385,300 housing units in the housing inventory of the San Bernardino-Riverside SMSA. This is an increase of about 76,250, or approximately 16,950 (5.5 percent) housing units annually since April 1960. About 59,700 of the total number of housing units added to the inventory in the SMSA during the April 1960 to October 1964 period were in the urban area. During the 1950-1960 decade, the number of dwelling units in the HMA rose by 141,235 from 167,825 to 309,060, representing an annual increment of 14,124 (8.4 percent) during the ten-year period.

Type of Structure. As of October 1964, it is estimated that single-family dwelling units constitute 84.6 percent of the total number of dwelling units in the HMA. Units in structures containing two to four dwellings represent 7.1 percent of the total inventory and units in structures containing five or more units represent 5.6 percent of the estimated inventory of dwelling units in the HMA as of October 1964. Trailers represent 2.7 percent of the current total. The table below compares 1960 and 1964 distributions of the housing inventory by number of units in structure. Note that the recent accelerated rate of construction of multiple unit structures has resulted in a decline in the relative proportion of one-unit structures and an increase in the proportion of the inventory in multiple-unit structures.

### Distribution of Housing Inventory by Number of Units in Structure San Bernardino-Riverside, California, SMSA April 1960 and October 1964

<u>Units in structure</u>	<u>April 1960</u>		<u>October 1964</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1 unit	270,938	87.7	326,000	84.6
2 to 4 units	17,490	5.7	27,300	7.1
5 or more units	10,028	3.2	21,400	5.6
Trailers	10,604	3.4	10,600	2.7
Total	309,060	100.0	385,300	100.0

Source: 1960 Census of Housing and estimates by Housing Market Analyst.

Age of Structure. Because of the rapid growth that has taken place in the SMSA since 1950, housing built since that date now comprises over 60 percent of the housing inventory. Since 1955, a slightly larger proportion of dwelling units has been added in Riverside County than in San Bernardino County. On the basis of the 1960 Census of Housing data and building permit data covering the period since April 1960, 20.4 percent of the housing inventory was constructed between April 1960 and September 1964, 41.8 percent during the 1950-1960 decade, 16.6 percent from 1940-1949, and 21.1 percent prior to 1940. The table below shows the distribution for San Bernardino and Riverside Counties, as well as the total SMSA.

Percentage Distribution of Housing Unit Inventory, by Year Structure Built  
San Bernardino-Riverside, California, SMSA  
as of October 1, 1964

<u>Year built</u>	<u>San Bernardino Co.</u>	<u>Riverside Co.</u>	<u>SMSA total</u>
April 1960-Sept. 1964	19.3	22.3	20.4
1955-March 1960	24.4	25.2	24.7
1950-1954	17.7	16.0	17.1
1940-1949	17.2	15.6	16.6
1939 or earlier	<u>21.4</u>	<u>20.9</u>	<u>21.2</u>
Total	100.0	100.0	100.0

Source: 1960 Census of Housing and estimates by Housing Market Analyst.

Condition of Inventory. As of April 1960 the census reported that 10.8 percent of the total housing inventory in the SMSA was dilapidated or was lacking one or more plumbing facilities. The 1960 ratio represents a substantial improvement over the 1950 ratio of 23.6 percent so classified. As of October 1964, only some 7.9 percent of the total housing inventory in the SMSA is dilapidated or is lacking plumbing facilities. There is little variation in the condition of the inventory between that of San Bernardino and that of Riverside County.

Residential Building Activity

New Construction. During the January 1960 through September 1964 period, there have been about 87,500 new dwelling units authorized by building permits in the San Bernardino-Riverside SMSA. About 68 percent (59,150) of the total units authorized were single-family houses, approximately 5 percent (4,426) were in duplex structures, slightly over 10 percent were in structures containing 3 or 4 units, and 17 percent (14,930) were in structures of five or more units. The units authorized during the 1960-1964 period represent an average annual total of 19,440, substantially above the average annual total of

13,700 units authorized from 1950 through 1959. During the January 1960 through September 1964 period, units in multifamily structures (3 or more units) have been added at an average rate of about 5,300 a year compared with an average of 570 units annually added to the inventory between the 1950 and the 1960 censuses. The table below shows the number of new units authorized in the SMSA since 1960. Note the substantial jump in the number of units (in both single and multiple structures) in the last three years. Separate data for each county for each year are shown in table V.

Building Permits, by Units in Structure  
San Bernardino-Riverside California, SMSA  
January 1960-October 1, 1964

<u>Units in structure</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964<sup>a/b</sup></u>	<u>Total 1960-1964<sup>a/</sup></u>
Single family	10,976	10,411	12,385	15,058	10,321	59,151
Duplex	585	551	954	1,236	1,100	4,426
Three or four units	443	391	1,426	3,591	3,125	8,976
Five or more units	<u>1,275</u>	<u>1,335</u>	<u>3,236</u>	<u>4,854</u>	<u>4,230</u>	<u>14,930</u>
Total	<u>13,279</u>	<u>12,688</u>	<u>18,001</u>	<u>24,739</u>	<u>18,776</u>	<u>87,483</u>

<sup>a/</sup> First nine months only.

<sup>b/</sup> Distribution of total in multiple units estimated for 1964.

Source: U. S. Department of Commerce and local sources.

The number of new residential units authorized by building permits increased sharply in 1963 to a level about 37 percent higher than the previous year and nearly 95 percent higher than the 1961 level. It is likely that the 1964 total will be somewhat below the 1963 level, particularly in single-family units. As shown in table VI, building activity increased steadily from 1951 through 1955, only to decline for the subsequent six years. Growth in building activity has been steady following the 1961 recession, but 1963 was the first subsequent year in which the volume of residential construction exceeded that of 1955.

During the 1963-1964 boom in residential construction, single-family volume has been at the rate of 12,500 to 15,000 a year; rental type residential construction has been provided at over 9,500 units annually. As of the survey date, about 3,200 single-family units and 4,800 multifamily units are under construction.

Over half of the building authorized, by permits issued in the two-county SMSA has been in the unincorporated areas. Since separate data are not available for each of the unincorporated districts, it is difficult to pin point the areas of greatest activity in new construction but field observation suggests that it is in the territory just outside the limits of the major incorporated cities that the largest volume of new construction has taken place. Among the incorporated cities, Riverside, Ontario, San Bernardino, Upland, Montclair, Redlands, and Corona have had substantial amounts of new construction with much less building activity in the other five cities.

### Tenure

As of October 1964, there are about 312,200 occupied dwelling units in the HMA of which 212,900 (68.2 percent) are owner-occupied and the remaining 99,300 (31.8 percent) renter-occupied. The present tenure distribution reflects a continuation of the shift from renter to owner status that occurred during the 1950-1960 decade. Since 1960, however, the increase in the number of multifamily rental units has reduced the rate of the shift from renter to owner status. Since 1950, owner-occupancy in San Bernardino County has been slightly above, and in Riverside County slightly below, the proportion in the SMSA as a whole.

In April 1960 there were 174,685 occupied housing units in the urban area. Of these, 120,358 (68.9 percent) were owner-occupied, a somewhat higher ratio of owner occupancy than in the SMSA as a whole. During the April 1960 to October 1964 period, owner occupancy in the urban area rose to 160,900 or 70.2 percent of the 229,200 occupied units in the urban area.

### Occupied Dwelling Units by Tenure San Bernardino-Riverside-Ontario, California, SMSA 1950, 1960, and 1966

<u>Tenure</u>	<u>April 1950</u>	<u>April 1960</u>	<u>October 1964</u>
Total occupied-SMSA	<u>138,210</u>	<u>245,284</u>	<u>312,200</u>
Owner-occupied	84,644	163,917	212,900
Percent owner-occupied	61.2%	66.8%	68.2%
Renter-occupied	53,566	81,367	99,300
Total occupied-urban area	NA	<u>174,685</u>	<u>229,200</u>
Owner-occupied	NA	120,358	160,900
Percent owner-occupied	NA	68.9%	70.2%
Renter-occupied	NA	54,327	68,300

Source: 1950 and 1960 Censuses of Housing.  
1964 estimated by Housing Market Analyst.



### Vacancy

Last Census. As reported by the 1960 Census of Housing, there were 20,111 available vacant dwelling units in San Bernardino-Riverside-Ontario SMSA, of which 11,514 were in San Bernardino County and 8,597 were in Riverside County. Of the total, 7,919 were nondilapidated, nonseasonal, and available for sale, equal to a homeowner vacancy rate of 4.6 percent. The remaining 12,192 available vacant dwelling units in the SMSA were available for rent, representing a rental vacancy rate of 13.0 percent. The available vacancy rates in Riverside County in 1960 were somewhat higher than the rates in San Bernardino County. The homeowner vacancy rate in Riverside County in 1960 was 5.5 percent compared with 4.0 percent for San Bernardino County and rental vacancy rates were 13.1 percent and 13.0 percent, respectively.

In April 1960 there were 12,649 available vacant housing units in the urban area. Of this number, 5,408 were vacant sales houses, indicating a homeowner vacancy ratio of 4.3 percent. Rental units accounted for the remaining 7,241 available vacant housing units and resulted in a rental vacancy ratio of 11.8 percent.

According to the 1960 Census of Housing, 204 of the available vacant sales houses in the SMSA lacked some plumbing facility and 942 available vacant rental units lacked some plumbing facility. Since 1960, a general upgrading of the housing inventory, coupled with some losses through demolition, is estimated to have reduced the number of available vacant units lacking some plumbing facility to 100 sales and 500 rental units.

Postal Vacancy Survey. A postal vacancy survey was conducted during October 1964 and covered approximately 55 percent of the estimated housing stock in the SMSA (75 percent of the urban area stock) at that time (see table VII). Vacancies in residences, as reported by the postal vacancy survey, numbered 8,713 or 4.7 percent of the residences surveyed. Units considered residences are those at which delivery of mail to one address is made for one carrier stop, principally single-family homes, but including some duplexes and row houses. As shown by the survey, apartment vacancies totaled 5,997 units, equal to a 23.1 percent vacancy rate, among the 26,005 apartments surveyed. Units are termed apartments when more than one delivery is made for one carrier stop.

Vacancy ratios derived from postal vacancy surveys are not strictly comparable with those ratios reported by the 1960 Census of Housing. The postal vacancy survey reports vacancy only by type of structure, irrespective of whether the vacant units are for sale or for rent. The Census Bureau, however, reports vacant units according to intended tenure.

Current Estimate. Vacancies in both sales and rental housing in the SMSA have increased in number and as a percentage of the available housing inventory since 1960. As of October 1964, there are 26,000 available vacant dwelling units in the San Bernardino-Riverside SMSA. Of this number, 10,100 are sales units, or a current homeowner vacancy ratio of 4.5 percent, while the remaining 15,900 are rental units, representing a current rental vacancy rate of 13.8 percent. Homeowner vacancy ratios in both San Bernardino and Riverside Counties are currently about the same as the 4.5 percent rate in the SMSA as a whole, while the rental vacancy rate in San Bernardino County is found to be somewhat in excess of the 13.8 percent vacancy rate for the SMSA and the rental vacancy rate in Riverside County is somewhat below the rate for the SMSA.

These vacancy figures are derived from data obtained from the postal vacancy survey conducted in October 1964, from unsold inventory surveys in January 1964 and October 1964, information from local realtors and lenders, and from personal observation in the area.

Vacant Dwelling Units  
San Bernardino-Riverside-Ontario, California, SMSA, 1950-1964

<u>Housing units</u>	<u>April 1950</u>	<u>April 1960</u>	<u>October 1964</u>
All vacant units	<u>26,439</u>	<u>63,776</u>	<u>73,100</u>
Available vacant	<u>6,738</u>	<u>20,111</u>	<u>26,000</u>
For sale	1,695	7,919	10,100
Homeowner vacancy rate	2.0%	4.6%	4.5%
For rent	5,043	12,192	15,900
Rental vacancy rate	8.6%	13.0%	13.8%
Other vacant	19,701	43,665	47,100

Source: 1950 and 1960 Censuses of Housing and estimates by Housing Market Analyst.

Currently, there is an excess of both sales and rental housing vacancy in the San Bernardino-Riverside HMA. At the present level of vacancy, there are about 5,750 vacant sales units and 6,650 vacant rental units in excess of the number judged to represent a satisfactory balance between supply and demand. The number of available vacant sales units has remained at a very high level since 1960, because of the continued excess rate of construction of single-family homes through the 1960-1964 period. Rental vacancies have increased, because of the substantial rise in number of multiple-unit structures in the past three years.

### Sales Market

Market Conditions. Because of a substantial increase in the number of households in the San Bernardino-Riverside SMSA since 1960, the demand for sales housing has been strong throughout the 1960-1964 period. The number of new sales housing constructed, however, still exceeds demand. The high homeowner vacancy rate reported in the 1960 census (4.6 percent) is still maintained in the computed current (4.5 percent) level. A substantial portion of all available sales houses in the HMA consists of new unsold houses that have never been occupied.

Subdivision Activity. Subdivision building activity in all sections of the HMA has been high with virtually all subdivision starts on a speculative basis. Currently, the over supply of new sales housing appears not to be too detrimental to the marketability of existing (previously occupied) sales housing, primarily because of the bulk of new sales housing in the area is priced higher than existing sales housing.

The table below shows the number of real estate loans recorded in the HMA since 1955. When compared with building permits authorized for comparable periods, it suggests that more than one-half of all houses sold are existing houses.

Trend of Real Estate Loans Recorded  
San Bernardino and Riverside Counties, California, 1955-1964

<u>Year</u>	<u>San Bernardino County</u>	<u>Riverside County</u>	<u>Total SMSA</u>
1955	25,953	13,346	39,299
1956	26,657	15,832	42,489
1957	25,449	17,817	43,266
1958	24,170	17,610	41,780
1959	26,963	21,310	48,273
1960	24,710	20,882	45,592
1961	26,135	17,748	43,883
1962	27,292	21,786	49,078
1963	30,405	27,502	57,907
1964 <u>a/</u>	17,137	14,708	31,845

a/ January-June 1964.

Source: Southern California Residential Research Committee.

Unsold Inventory of New Homes. A survey of new unsold houses in the San Bernardino-Riverside Metropolitan Area was conducted by the FHA Santa Ana Insuring Office during November 1964 and covered building tracts in which five or more sales houses were completed in the twelve months preceding the survey. The survey counted 5,402 houses completed during the twelve-month period, of which only 76 were sold before construction started, so that the remaining 5,326 units were built speculatively. Of those units built speculatively, 3,010 or 56.5 percent remained unsold as of November 1, 1964, or nearly a seven-month supply of new sales houses. In addition, 742 new units that had been constructed more than twelve months before the survey date remained unsold, so that the total available sales housing constituted nearly a nine-month supply. An earlier survey conducted during January 1964 showed 6,562 houses completed during 1963, all of which were reported to have been started speculatively. Of the speculative starts that were completed during 1963, 2,211 remained unsold on the January 1964 survey date, for an unsold ratio of 33.7 percent. The considerable increase in the percentage of unsold sales houses indicates a substantial worsening of the unsold inventory situation during 1964.

The table below shows the number of new sales houses completed during the twelve months preceding November 1, 1964 and the number unsold by price class. All price classes show a serious over-supply, but houses priced over \$20,000 account for an especially large proportion of all unsold units. The unsold inventory for the Riverside and San Bernardino portions of the metropolitan area are shown separately in table VIII.

Sales Status and Price Class of  
Sales Houses Completed in the San Bernardino-Riverside SMSA  
Between Nov. 1, 1963 and Nov. 1, 1964

<u>Sales price</u>	<u>Total completions</u>	<u>Houses sold before const. start</u>	<u>Speculative houses</u>			
			<u>Total</u>	<u>Number sold</u>	<u>Number unsold</u>	<u>Percent unsold</u>
\$12,500 - \$14,999	340	-	340	209	131	38.5
15,000 - 17,499	1,170	24	1,146	550	596	52.0
17,500 - 19,999	1,018	20	998	506	492	49.3
20,000 - 24,999	1,238	15	1,223	440	783	64.0
25,000 - 29,999	1,130	11	1,119	434	685	61.2
30,000 - 34,999	220	-	220	57	163	74.1
35,000 and over	286	6	280	120	160	57.1
Total	5,402	76	5,326	2,316	3,010	56.5

Source: Unsold inventory of new houses conducted by FHA Santa Ana Insuring Office, November 1964.

Houses Under Construction. In addition to the unsold inventory of completed new houses in the area, the November 1964 survey counted 1,137 new houses under construction, of which 1,015 (89.3 percent) were unsold on the survey date. The Riverside County part of the metropolitan area had 618 houses under construction, of which 509 (82.4 percent) were unsold, and the San Bernardino portion of the metropolitan area had 519 houses under construction, of which 506 (97.5 percent) were unsold.

Based on the 2,392 houses completed and sold during the November 1963-1964 period, the greatest proportion of demand was in the \$15,000 to \$17,500 price range which accounted for 24 percent of all sales. The \$17,500 to \$20,000 range accounted for 22 percent of sales, while the \$20,000 to \$25,000 and \$25,000 to \$30,000 classes each represented about 19 percent of sales. About 9 percent of sales were at prices of less than \$15,000, approximately 5 percent were at prices over \$35,000, and only 2 percent were in the \$30,000 to \$35,000 price class.

The ratio of unsold houses to total speculative construction for the 17 separate areas for which reports were received as of November 1, 1964 varies from a low of 26 percent in La Sierra (72 out of 263 houses) to 76 percent (378 out of 495 houses) in Ontario, 99 percent in Arlington, and an even 100 percent in Beaumont-Cherry Valley (6 out of 6 houses). Under these circumstances, it is perhaps more useful to consider those areas with the greatest number of houses sold rather than areas with greatest total construction. The ten sections of this market area in which at least 100 houses were sold in the twelve months ending November 1, 1964 are listed below:

Sections with 100 or More Houses Sold  
San Bernardino-Riverside-Ontario SMSA  
Nov. 1, 1963-Nov. 1, 1964

<u>Area</u>	<u>No.</u> <u>sold</u>	<u>Percent</u> <u>unsold</u>	<u>Area</u>	<u>No.</u> <u>spld</u>	<u>Percent</u> <u>unsold</u>
Corona	352	55	Fontana	199	56
Alta Loma-			La Sierra	199	27
Cucamonga	343	46	Rialto	169	74
Upland	247	45	Redlands	166	74
San Bernardino	231	60	Ontario	117	76
Riverside	225	48			

Source: November 1, 1964 Unsold Inventory Survey conducted by the Santa Ana Insuring Office.

It is significant to note that the first three sections listed are the nearest communities in the area to Los Angeles and Orange Counties along the Riverside and San Bernardino Freeways so that sales probably reflect in-migrant commuters rather than locally-based demand.

Foreclosures. In San Bernardino and Riverside Counties foreclosures have been following an upward trend since 1955. This is judged to be indicative of the increasing softness in the sales market, as well as the liberal mortgage loan terms offered by some lenders in an attempt to reduce inventories of new unsold sales housing.

The trend of foreclosures in San Bernardino and Riverside Counties is shown below.

Trend of Foreclosures  
San Bernardino and Riverside Counties, California  
1955-1964

<u>Year</u>	<u>San Bernardino <sup>a/</sup></u> <u>County</u>	<u>Riverside</u> <u>County</u>
1955	518	59
1956	552	101
1957	1,104	120
1958	1,490	210
1959	755	247
1960	1,005	524
1961	1,219	973
1962	1,306	1,952
1963	1,622	765
1964 <sup>b/</sup>	2,116	555

a/ Data for San Bernardino County are notices of default of which approximately 50 percent terminate as foreclosures.

b/ January-September 1964.

Source: Southern California Residential Research Committee and Title Insurance and Trust Co. of Riverside and San Bernardino.

On October 22, 1964 the FHA Santa Ana Insuring Office had 273 acquired home properties on hand of which 103 were in Riverside County and 135 were in San Bernardino County. Of the total, 73 were reportedly sold, but the sales had not been closed. The table below shows that the acquired property inventory of the Santa Ana Insuring Office is currently at the lowest level in the past two years. These trends, however, reflect FHA disposition policy more than developments in the area housing market.

Acquisitions, Sales, and Acquired Inventory  
FHA Home Mortgages  
Santa Ana Insuring Office Jurisdiction, 1962-1964

Month	1962			1963			1964		
	On hand beginning month	Acquired during month	Sales during month	On hand beginning month	Acquired during month	Sales during month	On hand beginning month	Acquired during month	Sales during month
January	N.A.	N.A.	N.A.	765	45	16	644	27	65
February	N.A.	N.A.	N.A.	794	34	25	606	25	85
March	N.A.	N.A.	N.A.	803	32	15	546	31	90
April	N.A.	N.A.	N.A.	820	50	13	500a/	36	101
May	561	48	7	857	29	24	435	41	84
June	602	30	3	862	25	14	392	40	71
July	629	30	3	873	28	34	361	32	77
August	656	35	11	867	19	55	316	32	69
September	680	42	16	831	21	85	279	45	50
October	706	44	14	767	24	74	274	30	46
November	736	32	8	717	14	64			
December	760	42	37	667	28	51			

a/ An adjusted figure.

Source: FHA Division of Research and Statistics.

In the future, the detrimental impact that the job losses at Norton AFB will have is expected to precipitate even more foreclosures in San Bernardino County, while the future gains at March AFB should have a beneficial effect on housing sales in Riverside County.

Rental Market

General Market Conditions. The rental market in the San Bernardino-Riverside SMSA has deteriorated from the poor condition which existed in 1960. In April 1960, about 65 percent of all renter-occupied dwelling units were single-family detached structures, while about 69 percent of all available vacant rental units were in one-unit structures. Since 1960, however, the rapid increase in the number of units authorized in multifamily structures has resulted in a substantial increase of vacant units in multiple unit structures.

In late August 1964, a local bank conducted an occupancy survey of apartments in the San Bernardino-Riverside Metropolitan Area. The survey reported upon a total of 240 structures containing 6,656 dwelling units, of which 1,693 units, or about 25 percent, were vacant.

Of the total number of units, 3,793 were completed prior to January 1964 (454, or 12 percent, vacant) and 2,863 units were completed between January 1, 1964 and August 31, 1964 (1,239, or 43 percent, vacant). At the time the survey was conducted, 2,270 apartment units were under construction in the survey area.

Although vacancies are excessive at all rent ranges, the vacancy rate for apartments with monthly rents of more than \$85 for efficiencies, \$105 for one-bedroom, \$110 for two-bedrooms, and \$155 for three-bedrooms is nearly double the rate for units below these rents.

Since the August 1964 survey, based on the substantial number of units completed since that time, the continued high number of building permits for multiple unit dwellings, rental concessions currently offered by projects in the area and personal observation in the SMSA, it is judged that the rental market, especially for new apartments in the upper rent ranges has worsened and will continue to do so unless the addition of multiple unit structures is reduced drastically. Single-family structures, however, still provide the bulk of rental units; vacancies in this sector of the rental market, though excessive, are not as serious as in multiple unit rentals. There are indications that the softness of the sales market has resulted in favorable rental terms for single-family homes which has added to occupancy difficulties of rental units in multiple unit structures.

Although data and specific information were not obtainable, discussions with informed persons revealed that foreclosures, defaults, and financial difficulties among rental projects are not uncommon. Recurring confirmation in the course of local interviews suggests that financial difficulties and defaults already may have reached serious proportions.

### Mortgage Market

A glut of mortgage and construction loan money in the San Bernardino-Riverside area is reported by local sources to be one of the principal contributors to the excessive rate of new construction and the resulting poor condition of the sales and rental markets in the SMSA. Information obtained in interviews indicates that, in general, the local banks and savings and loan associations have maintained conservative lending practices whereas sources of funds from out of the area have supplied large sums for construction loans and mortgages on more liberal terms and at interest rates as high as 7 percent, or more where there was also secondary financing.



Military Housing. Currently, there is a total of 787 military-controlled housing units in the San Bernardino-Riverside Metropolitan Area. Twenty of the units are at Norton AFB and are for senior officers. All of the units at Norton are occupied and are expected to continue to be occupied after the phase-out of SBAMA. There are 767 military-controlled units at March AFB. Of this total, 128 are appropriated-fund housing and 639 units are Wherry housing. Except for frictional vacancies caused by transfers, these units are fully occupied. There are no known additions to the military-controlled housing stock planned for either installation.

#### Urban Renewal

At present there are two urban renewal projects in San Bernardino. The Meadowbrook Project (R-10) is in final stages of land acquisition with most of the 145 families who reside in the area already relocated. Generally, the boundaries are "E" St., Sierra Way, Athol St., and 3rd St. The project covers about 98 acres and the predominant re-use will be industrial.

The Central City No. 1 Project (R-79) has been approved and land acquisition will begin next summer. The project is contiguous to the Meadowbrook Project on the east and is bounded by the freeway (route 395), 2nd St., 4th St., and Arrowhead Avenue. About 250 families will be relocated from the area with land re-use being mainly residential and commercial.

The community of Colton has two urban renewal projects; one a general neighborhood renewal program and the other a downtown renewal project. The plans of both projects have been approved.

## Demand for Housing

### Quantitative Demand

The volume of new residential construction during the three-year period from October 1964 to October 1967 that will meet the requirements of the anticipated increase in households and result in establishing a more acceptable demand-supply relationship in the San Bernardino-Riverside SMSA is estimated at approximately 11,050 housing units annually. This demand estimate is based on the expectation of an increase of about 16,000 households in the SMSA annually, plus the need to replace units expected to be lost through demolition, conversions, catastrophe and other losses from the inventory and the determination that, during the next three years, the construction volume should be at a level that will permit the absorption of the current excess of adequate vacant sales and rental units. A continuous and increasing unsold inventory of new sales type housing, coupled with a high homeowner vacancy rate, and a high and increasing rate of rental vacancy has seriously weakened markets for new construction. In addition, there has been a continuing excess volume of new construction, which, along with the anticipated rate of new jobs available in the area, indicates a major readjustment in future new construction volume is required.

Based on these considerations and the current tenure distribution as well as the observed shift from renter to owner occupancy, it is estimated that the most desirable demand-supply balance in the market will be achieved if 9,725 units of the annual demand for new units is supplied as sales housing and 1,325 units as rental housing. These projected rates of net additions to supply compare with 12,500 to 15,000 single-family units and about 9,500 rental-type units yearly in the 1963-1964 period. These projected rates of construction and anticipated household increase would result, after a three-year period ending in October 1967, in vacancy rates of 2 percent in sales housing and 8 percent in rental housing, in contrast to October 1964 vacancy rates of 4.5 percent in sales housing and 13.8 percent in rental housing. Construction levels in excess of the projected rates would, of course, result in proportionately higher vacancy ratios throughout the forecast period as well as in October 1967, the terminal date.

The area of western Riverside County along U. S. 91 which is relatively convenient to March Air Force Base-the most vital sector of the economy of this area-as well as Orange County, appears to be the strongest sector of the market. Conversely, the eastern suburban portion of the San Bernardino-Redlands area appears to be in a comparatively weak competitive position. The Montclair-Ontario-Uplands area is most convenient to the Los Angeles area, but perhaps for this reason, is now most severely affected by past overbuilding as reflected in high vacancy rates.

Qualitative Demand

Sales Housing. The distribution of the annual demand for 9,725 additional sales housing units is shown in the following table. The distribution is based on the ability to pay, as measured by current family incomes and the ratio of sales price to income typical in the area, and the experience of the market as measured by reported sales in the 12 months ended November 1, 1964. It is judged that acceptable sales housing in the San Bernardino-Riverside SMSA can not be produced to sell below \$12,000. About 85 percent of the annual demand for new sales housing units will develop in the urban area.

Estimated Annual Demand for Net Additional Sales Houses  
San Bernardino-Riverside SMSA  
October 1964-October 1967

<u>Sales price</u>	<u>Number of houses</u>	<u>Percent distribution</u>
\$12,000 - \$14,999	1,175	12
15,000 - 17,499	2,900	30
17,500 - 19,999	1,950	20
20,000 - 24,999	1,650	17
25,000 - 29,999	1,450	15
30,000 - 34,999	200	2
35,000 and over	400	4
Total	9,725	100

The distribution shown above differs from that on page 22, which reflects only selected subdivision experience during the year 1964. It must be noted that the 1964 data do not include new construction in subdivisions with less than five completions during the year, nor do they reflect individual or contract construction on scattered lots. It is likely that the more expensive housing construction, and some of the lower value homes, are concentrated in the smaller building operations which are quite numerous. The demand estimates above reflect all home building and indicate a greater concentration in some price ranges than a subdivision survey would reveal.

Rental Housing. The existing surplus of rental housing and the high vacancy rate in available rentals suggest that the future production of rental housing in the SMSA will require a drastic reduction from 1963-1964 levels of about 9,500 units a year. The existing supply will be adequate to satisfy over 85 percent of the prospective demand in the forecast period. Only about 1,325 additional rental units each year will be required if the rental market is to attain a balanced position by the close of the forecast period in October 1967 with a vacancy ratio of about 8 percent at that time. Rental production at any rate exceeding 1,325 units annually would result in proportionately higher vacancy levels at the end of the forecast period. The urban area is expected to account for about 85 percent of the demand for new rental units.

The monthly rentals at which privately owned net additions to the aggregate rental housing inventory might best be absorbed by the rental market are indicated for various size units in the following table. These net additions may be accomplished by either new construction or rehabilitation at the specified rentals with or without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition. The production of units in the higher rental ranges will competitively effect a filtering of existing accommodations to lower ranges of rent.

Estimated Annual Demand for Additional Rental Housing  
San Bernardino-Riverside-Ontario SMSA  
October 1964 - October 1967

<u>Rental</u> <u>a/</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedroom</u>	<u>Three bedroom</u>
\$85	155	-	-	-
90	140	650	-	-
95	125	580	-	-
100	120	525	410	-
105	115	475	380	-
110	105	455	355	110
115	90	420	310	90
120	80	385	270	75
125	65	325	240	70
130	50	270	210	65
135	40	225	175	55
140	35	185	140	45
150	25	115	100	35
160	15	80	70	25
170	10	65	60	20
180	-	60	55	20
190	-	55	50	20
200	-	40	40	15
220	-	25	30	15

a/ Includes all utilities.

Note: Figures are cumulative and can not be added vertically.

Source: Estimated by Housing Market Analyst.

Table I

Distribution of the Civilian Work Force  
San Bernardino-Riverside, California, SMSA  
September 1957 to September 1964

<u>Industry</u>	<u>Sept.</u> <u>1957</u>	<u>Sept.</u> <u>1958</u>	<u>Sept. a/</u> <u>1959</u>	<u>Sept.</u> <u>1960</u>	<u>Sept.</u> <u>1961</u>	<u>Sept.</u> <u>1962</u>	<u>Sept.</u> <u>1963</u>	<u>Sept. b/</u> <u>1964</u>
Civilian work force	<u>244,800</u>	<u>250,550</u>	<u>260,200</u>	<u>266,900</u>	<u>273,600</u>	<u>283,450</u>	<u>295,900</u>	<u>311,000</u>
Unemployment	7,800	13,900	11,100	17,900	17,600	16,000	17,400	18,500
Percent of civilian work force	3.2%	5.5%	4.3%	6.7%	6.4%	5.6%	5.9%	5.9%
Agricultural employment	25,300	25,100	27,000	26,900	24,900	23,100	19,400	19,900
Nonagricultural employment	<u>211,700</u>	<u>211,550</u>	<u>222,100</u>	<u>222,100</u>	<u>231,100</u>	<u>244,350</u>	<u>259,100</u>	<u>272,600</u>
Manufacturing	37,700	35,300	38,050 <sup>a/</sup>	35,050	37,350	38,950	40,050	41,300
Nonmanufacturing	<u>174,000</u>	<u>176,250</u>	<u>184,050</u>	<u>187,050</u>	<u>193,750</u>	<u>205,400</u>	<u>219,050</u>	<u>231,300</u>
Trans., comm., & utilities	16,700	16,450	16,350	16,250	15,700	16,000	16,900	17,600
Trade	46,250	46,700	49,300	50,100	51,450	53,800	56,650	60,500
Construction	21,300	20,900	19,100	17,300	17,950	20,400	22,700	23,200
Finance, ins., & real estate	6,800	7,000	7,600	8,200	8,400	9,200	10,050	10,900
Services	36,150	36,500	40,200	43,100	44,750	48,400	53,200	56,250
Government	<u>44,000</u>	<u>46,200</u>	<u>48,800</u>	<u>49,600</u>	<u>52,800</u>	<u>55,000</u>	<u>57,000</u>	<u>60,100</u>
Federal	19,000	19,300	19,800	19,100	20,000	20,300	19,800	19,600
State and local	25,000	26,900	29,000	30,500	32,800	34,700	37,200	40,500
Other nonmanufacturing	2,800	2,500	2,700	2,500	2,700	2,600	2,550	2,750

<sup>a/</sup> Data for September 1959 include an estimated 6,400 manufacturing workers who were on strike.

<sup>b/</sup> Preliminary.

Source: California Department of Employment.

Table II

Trend of Population and Household Growth  
San Bernardino-Riverside-Ontario SMSA  
1950, 1960, 1964, and 1967

	<u>San Bernardino County</u>	<u>Riverside County</u>	<u>Urban Area</u>	<u>SMSA Total</u>
<u>Population</u>				
April 1, 1950	281,642	170,046	NA	451,688
April 1, 1960	503,591	306,191	589,448	809,782
Oct. 1, 1964	635,000	400,000	778,500	1,035,000
Oct. 1, 1967	728,000	472,000	917,000	1,200,000
<u>Average annual change</u>				
1950-1960: No.	22,195	13,615	NA	35,809
Pct.	7.9%	8.0%	NA	7.9%
1960-1964: No.	29,200	20,850	42,000	50,050
Pct.	5.8%	6.8%	7.1%	6.2%
1960-1967: No.	31,000	24,000	46,150	55,000
Pct.	4.9%	6.0%	5.9%	5.3%
<u>Households</u>				
April 1, 1950	85,613	52,579	NA	138,210
April 1, 1960	150,178	95,106	174,685	245,284
Oct. 1, 1964	188,900	123,300	229,200	312,200
Oct. 1, 1967	215,900	144,300	270,600	360,200
<u>Average annual change</u>				
1950-1960: No.	6,455	4,253	NA	10,707
Pct.	7.5%	8.1%	NA	7.7%
1960-1964: No.	8,600	6,250	12,100	14,850
Pct.	5.7%	6.6%	6.9%	6.1%
1964-1967: No.	9,000	7,000	13,800	16,000
Pct.	4.8%	5.7%	6.0%	5.1%

Source: 1950 and 1960 Censuses of Housing.  
1964 and 1967 by Housing Market Analyst.

Table III

Population Trend  
San Bernardino, Riverside, Ontario SMSA  
1950, 1960, 1964

<u>Area</u>	<u>April 1, 1950 census</u>	<u>April 1, 1960 census</u>	<u>Oct. 1, 1964 estimate</u>	<u>Average annual change</u>	
				<u>1950-1960</u>	<u>1960-1964</u>
SMSA total	<u>451,688</u>	<u>809,782</u>	<u>1,035,000</u>	<u>35,810</u>	<u>50,050</u>
Riverside County	170,046	306,191	400,000	13,615	20,850
San Bernardino County	281,642	503,591	635,000	22,195	29,200
Urban area, total	NA	<u>589,448</u>	<u>778,500</u>	-	<u>42,000</u>
Incorporated cities, total	<u>188,170</u>	<u>344,462</u>	<u>429,900</u>	<u>12,800</u> <sup>b/</sup>	<u>19,000</u>
Riverside	46,764	84,332	110,000	3,750	5,700
San Bernardino	63,058	91,992	100,000	2,900	1,775
Colton	14,465	18,666	20,200	425	350
Corona	10,223	13,336	20,100	300	1,500
Fontana	<sup>a/</sup>	14,659	17,100	-	550
Montclair	<sup>a/</sup>	13,546	22,000	-	1,875
Ontario	22,872	46,617	59,400	2,375	2,850
Redlands	18,429	26,829	33,100	850	1,400
Rialto	3,156	18,567	23,000	1,550	975
Upland	9,203	15,918	25,000	675	2,025
Rest of urban area	-	244,986	348,600	-	23,000
Remainder of SMSA	-	220,334	256,500	-	8,050

<sup>a/</sup> Cities not incorporated in 1950.

<sup>b/</sup> Excludes Fontana and Montclair.

Source: 1950 and 1960 Censuses of Population.  
1964 estimated by Housing Market Analyst.



Table IV

Household Trends  
San Bernardino-Riverside-Ontario SMSA  
1950, 1960, 1964

<u>Area</u>	April 1, 1950 <u>census</u>	April 1, 1960 <u>census</u>	Oct. 1, 1964 <u>estimate</u>	<u>Average annual change</u>	
				<u>1950-1960</u>	<u>1960-1964</u>
SMSA, total	<u>138,210</u>	<u>245,284</u>	<u>312,200</u>	<u>10,700</u>	<u>14,850</u>
Riverside County	52,579	95,106	123,300	4,250	6,250
San Bernardino County	85,631	150,178	188,900	6,450	8,600
Urban area, total	NA	174,685	229,200	-	12,100
Incorporated cities, total	<u>59,836</u>	<u>106,375</u>	<u>132,230</u>	<u>3,825</u> b/	<u>5,750</u>
Riverside	15,051	26,140	34,050	1,100	1,750
San Bernardino	20,147	29,728	32,400	950	600
Colton	4,220	5,422	5,850	125	100
Corona	3,010	4,099	6,200	100	475
Fontana	a/	4,647	5,400	-	165
Montclair	a/	3,468	5,600	-	475
Ontario	7,364	14,407	18,200	700	850
Redlands	6,032	8,420	10,380	250	435
Rialto	1,037	5,049	6,200	400	250
Upland	2,975	4,995	7,950	200	650
Rest of urban area	-	68,310	96,970	-	6,350
Remainder of SMSA	-	70,599	83,000	-	2,750

a/ Cities not incorporated in 1950.

b/ Excludes Fontana and Montclair.

Source: 1950 and 1960 Censuses of Housing.  
1964 estimated by Housing Market Analyst.

Table V

Residential Units Authorized by Building Permits, by Number of Units in Structure  
San Bernardino-Riverside, California, SMSA  
January 1960-September 1964

<u>Year and area</u>	<u>Units in structure <sup>a/</sup></u>				
	<u>Single- family</u>	<u>Duplex</u>	<u>Three- or four-</u>	<u>Five- or more-</u>	<u>Total</u>
<u>1960</u>					
SMSA total	<u>10,976</u>	<u>585</u>	<u>443</u>	<u>1,275</u>	<u>13,279</u>
San Bernardino Co.	<u>6,263</u>	<u>297</u>	<u>262</u>	<u>661</u>	<u>7,483</u>
Riverside Co.	<u>4,713</u>	<u>288</u>	<u>181</u>	<u>614</u>	<u>5,796</u>
<u>1961</u>					
SMSA total	<u>10,411</u>	<u>551</u>	<u>391</u>	<u>1,335</u>	<u>12,688</u>
San Bernardino Co.	<u>6,731</u>	<u>328</u>	<u>209</u>	<u>663</u>	<u>7,931</u>
Riverside Co.	<u>3,680</u>	<u>223</u>	<u>182</u>	<u>672</u>	<u>4,757</u>
<u>1962</u>					
SMSA total	<u>12,385</u>	<u>954</u>	<u>1,426</u>	<u>3,236</u>	<u>18,001</u>
San Bernardino Co.	<u>7,204</u>	<u>678</u>	<u>938</u>	<u>1,981</u>	<u>10,801</u>
Riverside Co.	<u>5,181</u>	<u>276</u>	<u>488</u>	<u>1,255</u>	<u>7,200</u>
<u>1963</u>					
SMSA total	<u>15,058</u>	<u>1,236</u>	<u>3,591</u>	<u>4,854</u>	<u>24,739</u>
San Bernardino Co.	<u>8,488</u>	<u>760</u>	<u>2,329</u>	<u>3,002</u>	<u>14,579</u>
Riverside Co.	<u>6,570</u>	<u>476</u>	<u>1,262</u>	<u>1,852</u>	<u>10,160</u>
<u>1964 <sup>b/</sup></u>					
SMSA total	<u>10,321</u>	<u>1,100</u>	<u>3,125</u>	<u>4,230</u>	<u>18,776</u>
San Bernardino Co.	<u>5,634</u>	<u>620</u>	<u>1,765</u>	<u>2,388</u>	<u>10,407</u>
Riverside Co.	<u>4,687</u>	<u>480</u>	<u>1,360</u>	<u>1,842</u>	<u>8,369</u>
<u>1960-1964 total</u>					
SMSA total	<u>59,151</u>	<u>4,426</u>	<u>8,976</u>	<u>14,930</u>	<u>87,483</u>
San Bernardino Co.	<u>34,320</u>	<u>2,683</u>	<u>5,503</u>	<u>8,695</u>	<u>51,201</u>
Riverside Co.	<u>24,831</u>	<u>1,743</u>	<u>3,473</u>	<u>6,235</u>	<u>36,282</u>

a/ Includes some public housing units. See table VII for number and location.

b/ January-September 1964; multiple unit distribution estimated.

Source: Department of Commerce and local sources.

Table VI

All Residential Units Authorized by Building Permits  
San Bernardino-Riverside, California, SMSA  
1950-Sept. 1964

Year	Residential units authorized					
	San Bernardino Co.		Riverside Co.		SMSA	
	Total	Public	Total	Public	Total	Public
1950	6,452	-	1,832	-	8,284	-
1951	5,703	425	1,968	-	7,671	425
1952	7,957	123	2,115	12	10,072	135
1953	10,069	64	2,375	-	12,444	64
1954	10,811	31	4,410	-	15,221	31
1955	13,331	-	5,368	20	18,699	20
1956	11,085	-	6,100	15	17,185	15
1957	11,033	-	5,252	-	16,285	-
1958	7,884	-	6,431	2	14,315	2
1959	9,265	-	7,536	-	16,801	-
1960	7,483	355	5,796	12	13,279	367
1961	7,931	100	4,757	-	12,688	100
1962	10,801	200	7,200	-	18,001	200
1963	14,579	9	10,160	7	24,739	16
1964 <u>a/</u>	10,407	-	8,369	-	18,776	-

a/ First nine months of 1964.

Source: Department of Commerce and local sources.

Table VII

## SAN BERNARDINO-RIVERSIDE-ONTARIO, CALIFORNIA, AREA POSTAL VACANCY SURVEY

OCTOBER 13 - 26, 1964

Postal Area	TOTAL RESIDENCES AND APARTMENTS						RESIDENCES						APARTMENTS						HOUSE TRAILERS		
	Total Possible Deliveries	All	%	Used	New	Under Const.	Total Possible Deliveries	All	%	Used	New	Under Const.	Total Possible Deliveries	All	%	Used	New	Under Const.	Total Possible Deliveries	Vacant No.	%
The Survey Area Total	<u>213,176</u>	<u>14,710</u>	<u>6.9</u>	<u>8,507</u>	<u>6,203</u>	<u>3,568</u>	<u>187,171</u>	<u>8,713</u>	<u>4.7</u>	<u>5,558</u>	<u>3,155</u>	<u>1,831</u>	<u>26,005</u>	<u>5,997</u>	<u>23.1</u>	<u>2,949</u>	<u>3,048</u>	<u>1,737</u>	<u>5,745</u>	<u>106</u>	<u>1.8</u>
San Bernardino	<u>48,482</u>	<u>3,077</u>	<u>6.3</u>	<u>1,970</u>	<u>1,107</u>	<u>430</u>	<u>42,242</u>	<u>1,560</u>	<u>3.7</u>	<u>1,198</u>	<u>362</u>	<u>175</u>	<u>6,240</u>	<u>1,517</u>	<u>24.3</u>	<u>772</u>	<u>745</u>	<u>255</u>	<u>1,242</u>	<u>43</u>	<u>3.5</u>
Main Office	1,180	44	3.7	43	1	-	903	18	2.0	18	-	-	277	26	9.4	25	1	-	42	-	-
Stations:																					
Annex	14,318	727	5.1	570	157	32	11,990	469	3.9	412	57	10	2,328	258	11.1	158	100	22	865	23	2.7
Del Rosa	14,433	1,416	9.8	612	804	254	12,279	438	3.6	248	190	83	2,154	978	45.4	364	614	171	36	-	-
Uptown	18,551	890	4.8	745	145	144	17,070	635	3.7	520	115	82	1,481	255	17.2	225	30	62	299	20	6.7
Riverside	<u>51,185</u>	<u>2,773</u>	<u>5.4</u>	<u>1,796</u>	<u>977</u>	<u>1,007</u>	<u>43,563</u>	<u>1,795</u>	<u>4.1</u>	<u>1,241</u>	<u>554</u>	<u>636</u>	<u>7,622</u>	<u>978</u>	<u>12.8</u>	<u>555</u>	<u>423</u>	<u>371</u>	<u>939</u>	<u>12</u>	<u>1.3</u>
Main Office	5,837	295	5.1	267	28	6	4,247	117	2.8	117	-	5	1,590	178	11.2	150	28	1	63	4	6.3
Branches:																					
March Air Force Base	1,704	71	4.2	34	37	57	1,624	39	2.4	24	15	19	80	32	40.0	10	22	38	-	-	-
Rubidoux	6,816	408	6.0	350	58	82	6,376	382	6.0	327	55	37	440	26	5.9	23	3	45	597	-	-
Stations:																					
Arlington	6,903	405	5.9	249	156	295	6,136	229	3.7	156	73	249	767	176	22.9	93	83	46	115	1	0.9
Canyon Crest	7,591	811	10.7	419	392	205	5,035	388	7.7	221	167	98	2,556	423	16.5	198	225	107	-	-	-
Hardman Center	9,239	260	2.8	169	91	69	8,355	199	2.4	141	58	34	884	61	6.9	28	33	35	23	-	-
La Sierra	4,710	219	4.6	168	51	121	4,020	195	4.9	148	47	121	690	24	3.5	20	4	-	141	7	5.0
Magnolia Center	8,385	304	3.6	140	164	172	7,770	246	3.2	107	139	73	615	58	9.4	33	25	99	-	-	-
Ontario	<u>26,220</u>	<u>2,196</u>	<u>8.4</u>	<u>1,514</u>	<u>682</u>	<u>119</u>	<u>21,921</u>	<u>1,012</u>	<u>4.6</u>	<u>764</u>	<u>248</u>	<u>8</u>	<u>4,299</u>	<u>1,184</u>	<u>27.5</u>	<u>750</u>	<u>434</u>	<u>111</u>	<u>778</u>	<u>11</u>	<u>1.4</u>
Main Office	6,745	500	7.4	482	18	9	5,471	302	5.5	300	2	3	1,274	198	15.5	182	16	6	397	4	1.0
Branch:																					
Montclair	6,283	833	13.3	454	379	5	4,635	247	5.3	167	80	1	1,648	586	35.6	287	299	4	224	6	2.7
Station:																					
Ontario Plaza	13,192	863	6.5	578	285	105	11,815	463	3.9	297	166	4	1,377	400	29.0	281	119	101	157	1	0.6
Other Cities and Towns	<u>87,289</u>	<u>6,664</u>	<u>7.6</u>	<u>3,227</u>	<u>3,437</u>	<u>2,012</u>	<u>79,445</u>	<u>4,346</u>	<u>5.5</u>	<u>2,355</u>	<u>1,991</u>	<u>1,012</u>	<u>7,844</u>	<u>2,318</u>	<u>29.6</u>	<u>872</u>	<u>1,446</u>	<u>1,000</u>	<u>2,786</u>	<u>40</u>	<u>1.4</u>
Bloomington	3,506	132	3.8	112	20	27	3,387	113	3.3	105	8	23	119	19	16.0	7	12	4	49	2	4.1
Calimesa	999	108	10.8	29	79	24	967	104	10.8	29	75	24	32	4	12.5	-	4	-	278	-	-
Colton	8,624	506	5.9	320	186	279	8,230	392	4.8	242	150	16	394	114	28.9	78	36	263	63	10	15.9
Corona	7,034	522	7.4	186	336	400	5,829	247	4.2	116	131	352	1,205	275	22.8	70	205	48	67	2	3.0

- continued -

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, and public housing units and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i.e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Table VII (cont'd)

## SAN BERNARDINO-RIVERSIDE-ONTARIO AREA POSTAL VACANCY SURVEY

OCTOBER 13 - 26, 1964

Postal Area	TOTAL RESIDENCES AND APARTMENTS						RESIDENCES						APARTMENTS						HOUSE TRAILERS		
	Total Possible Deliveries	Vacant Units				Under Const.	Total Possible Deliveries	Vacant Units				Under Const.	Total Possible Deliveries	Vacant Units				Under Const.	Total Possible Deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
Cucamonga	2,497	265	10.6	99	166	7	2,446	255	10.4	89	166	7	51	10	19.6	10	-	-	61	2	3.3
Fontana	14,540	866	6.0	643	223	117	13,684	643	4.7	530	113	78	856	223	26.1	113	110	39	-	-	-
Highland	5,280	385	7.3	59	326	40	5,038	239	4.7	49	190	-	242	146	60.3	10	136	40	320	4	1.3
Loma Linda	2,213	153	6.9	128	25	285	1,815	62	3.4	62	-	109	398	91	22.9	66	25	176	-	-	-
Mentone	1,023	38	3.7	33	5	13	470	38	8.1	33	5	13	553	-	-	-	-	-	-	-	-
Mira Loma	1,532	89	5.8	73	16	9	1,529	86	5.6	70	16	9	3	3	100.0	3	-	-	-	-	-
Morco	2,397	188	7.8	115	73	50	2,380	183	7.7	112	71	50	17	5	29.4	3	2	-	59	5	8.5
Redlands	12,094	1,126	9.3	392	734	33	10,610	687	6.5	214	473	33	1,484	439	29.6	178	261	-	68	-	-
Rialto	8,389	701	8.4	338	363	113	7,702	525	6.8	281	244	62	687	176	25.6	57	119	51	71	1	1.4
Sunnymead	2,321	125	5.4	71	54	11	2,275	107	4.7	67	40	11	46	18	39.1	4	14	-	169	3	1.8
Upland	9,748	1,164	11.9	439	725	471	8,142	430	5.3	196	234	140	1,606	734	45.7	243	491	331	-	-	-
Yucaipa	5,092	296	5.8	190	106	133	4,941	235	4.8	160	75	85	151	61	40.4	30	31	48	1,581	11	0.7

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, and public housing units and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i.e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA Postal Vacancy Survey conducted by cooperating postmasters.

Table VIII

Sales Status and Price Class of  
Sales Houses Completed in the San Bernardino - Riverside SMSA  
Between Nov. 1, 1963 and Nov. 1, 1964

<u>Portion of metropolitan area in San Bernardino County</u>						
<u>Sales price</u>	<u>Total completions</u>	<u>Houses sold before const. start</u>	<u>Speculative houses</u>			
			<u>Total</u>	<u>Number sold</u>	<u>Number unsold</u>	<u>Percent unsold</u>
\$12,500 - \$14,999	340	-	340	209	131	38.5
15,000 - 17,499	740	5	735	320	415	56.5
17,500 - 19,999	727	20	707	259	448	63.4
20,000 - 24,999	885	7	878	330	548	62.4
25,000 - 29,999	662	8	654	299	355	54.3
30,000 - 34,999	123	-	123	30	93	75.6
35,000 and over	<u>160</u>	<u>6</u>	<u>154</u>	<u>31</u>	<u>123</u>	<u>79.9</u>
Total	3,637	46	3,591	1,478	2,113	58.8
<u>Portion of metropolitan area in Riverside County</u>						
\$15,000 - \$17,499	430	19	411	230	181	44.0
17,500 - 19,999	291	-	291	247	44	15.1
20,000 - 24,999	353	8	345	110	235	68.1
25,000 - 29,999	468	3	465	135	330	71.0
30,000 - 34,999	97	-	97	27	70	72.2
35,000 and over	<u>126</u>	<u>-</u>	<u>126</u>	<u>89</u>	<u>37</u>	<u>29.4</u>
Total	1,765	30	1,735	838	897	51.7

Source: Unsold inventory survey of new houses conducted by FHA  
San Bernardino Office November 1964.

728.1 :308 F22  
San Bernardino, Calif. 1964

U.S. Federal Housing  
Administration.  
Analysis of the San  
Bernardino-Riverside, ..

[illegible]