

# American Housing Brief



From the American Housing Survey: 1994

## Housing Profile: Riverside-San Bernardino-Ontario, California

The Riverside-San Bernardino-Ontario area includes the counties of San Bernardino and Riverside.

**RECENT MOVERS:** Many households had new neighbors in 1994 since more than 1 in 5 of them had moved in within the last 12 months.

The majority (70 percent) of these recent movers were renters. About half of all renters, but only 10 percent of homeowners, were recent movers. Most of the 202,600 mover households relocated within the metro area—three-fourths of the moves were local ones. Another 21 percent moved to Riverside-San Bernardino-Ontario from other locations within California. About 6 percent moved from other States or nations.

Half the movers ended up paying more for housing at their new addresses. Most (59 percent) movers, however, felt their new homes were better than the old ones; only 17 percent felt their new homes were worse than their old ones.

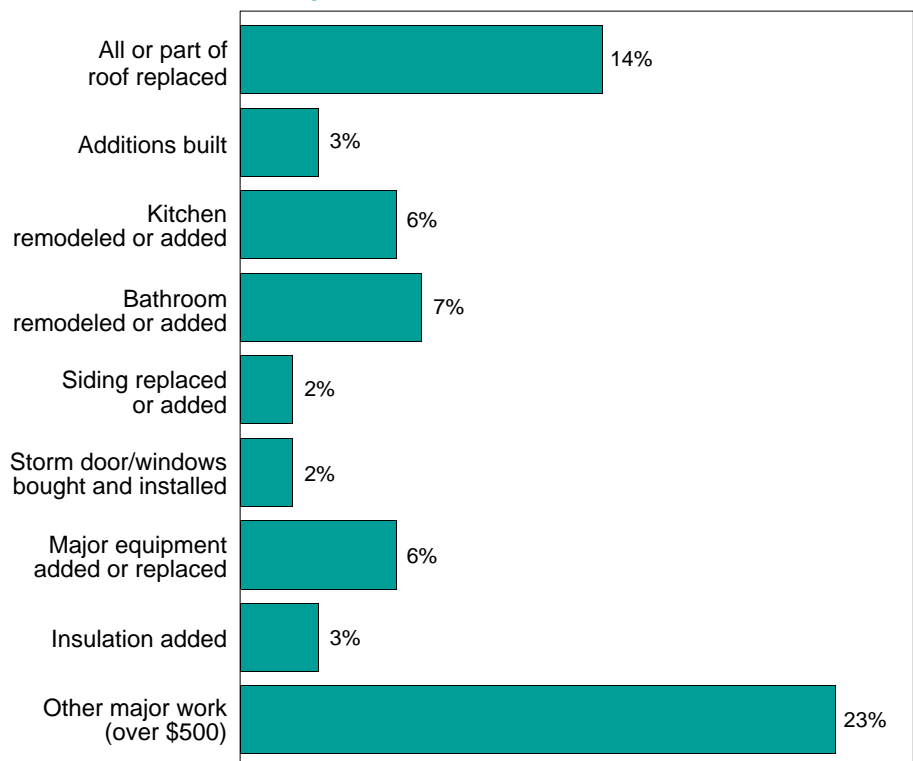
**VACANT HOUSING:** About 1 in 6 year-round housing units were unoccupied.

Not counting units that had never been occupied, 39 percent of the vacant units had been empty for 2 months or less. Half of the vacant units were on the market—either for rent or for sale. Another 34 percent of the units consisted of either vacant year-round units

### Some Characteristics of a Typical Riverside-San Bernardino-Ontario Household

Median	Owners	Renters
Age of householder	50 years	37 years
Length of time lived at address	6 years	Less than 4 years
Age of home	17 years	21 years
Amount paid monthly for housing	\$807	\$592
Amount paid monthly for electricity	\$63	\$43
Percent of income used for housing	25%	35%

### Homeowners Reporting Home Improvements or Repairs in the Last 2 Years



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that were held for weekend or occasional use throughout the year or were units temporarily occupied by persons with an usual residence elsewhere. The remaining ones were unoccupied for other reasons or had been rented or sold but the new household had not yet moved in.

In addition to the fact that no one lived in them, vacant units had different characteristics than occupied units. Vacant units were smaller—the median number of rooms in vacant units was 4.5, while the median for occupied units was 5.6 rooms. Also, the proportion of vacant units that were in multi-unit structures (36 percent) was higher than that statistic for the occupied inventory (18 percent).

**INCOME: At \$23,500, the city of San Bernardino had a lower median household income than the surrounding areas.**

Households in the city of Riverside had about the same median income (\$32,000) as both the remainder of San Bernardino County (including Ontario) and suburban Riverside County.

Homeowners in the metropolitan area generally had higher median incomes than renters—\$40,000 compared with \$20,300.<sup>1</sup> In 1994, a quarter (26 percent) of the renters had an income below the poverty level compared with just 6 percent of the owners in the area. At the other end of the scale, 8 percent of the owners and 1 percent of the renters earned \$100,000 or more.

**HOME VALUES: Homes in the city of Riverside were more expensive than those in the city of San Bernardino.**

In 1994, the median home value of owner-occupied homes in the city of Riverside was \$130,200 compared with \$102,700 in the city of San Bernardino. Suburban homes in Riverside County and those in the balance of San Bernardino County also had median values higher than for San Bernardino city.<sup>2</sup>

<sup>1</sup>Renter's income was not significantly different from the median for all households in San Bernardino city.

<sup>2</sup>Neither suburban Riverside County nor the balance of San Bernardino County had a different median home value than the city of Riverside.

There were 58,500 owned homes that were built during the 4 years prior to the 1994 housing survey. The median value of these newly constructed homes was \$138,300.<sup>3</sup> Most new homes featured fireplaces; garages or carports; central air conditioning; and porches, decks, or patios. Although all structure types were represented—single-family, multiunit, and mobile homes—the vast majority (94 percent) of these new, owned homes were single-family, detached structures. With a median floor area of approximately 1,800 square feet, newly constructed single-detached and mobile homes were typically larger than all owner-occupied, homes, of this type (1,600 square feet).

*This series of housing profiles presents housing data for various demographic groups in selected metropolitan areas in 1994. The data are drawn from the American Housing Survey (AHS), a highly-detailed, comprehensive set of data collected each year for a different group of metropolitan areas. The AHS is sponsored by the Department of*

<sup>3</sup>The median value of newly constructed owned units was not statistically different from that for all owned homes in the city of Riverside.

*Housing and Urban Development and conducted by the Census Bureau.*

**For further information on Housing and American Housing Briefs see:**

*American Housing Survey for the Riverside-San Bernardino-Ontario Metropolitan Area in 1994, Series H170/94-37. This publication is for sale for \$11 by the Bureau of the Census, Customer Services, Washington, D.C. 20233. Use 301-457-4100 for telephone orders.*

**Contact:**

American Housing Survey Staff  
301-763-8551

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**Percent of Homes Occupied by Owners and Renters by Size of the Home: 1994**

Median number of rooms for owners = 6.1  
Median number of rooms for renters = 4.4

