

**Exhibit 50: Relative Overcrowding in Selected California Metropolitan Areas, 1988-96**

Area and Survey Years	Owner-occupied units				Renter-occupied units			
	% Overcrowded (> 1 persons per room)		% Severely Overcrowded (> 1.5 persons per room)		% Overcrowded (> 1 persons per room)		% Severely Overcrowded (> 1.5 persons per room)	
	1988-91	1992-96	1988-91	1992-96	1988-91	1992-96	1988-91	1992-96
All California Metropolitan Areas	3.3%	3.1%	0.5%	0.3%	10.8%	12.8%	3.8%	4.0%
Los Angeles County(1990, 1995)	4.2%	5.8%	1.1%	0.7%	14.4%	17.0%	5.3%	6.2%
Orange County (1988, 1994)	2.0%	1.9%	0.3%	0.5%	9.8%	13.6%	3.6%	3.9%
Sacramento (1996)	n/a	1.3%	n/a	0.1%	n/a	6.7%	n/a	1.8%
San Diego (1989, 1994)	1.7%	0.2%	1.7%	0.1%	7.3%	7.4%	2.1%	1.8%
San Francisco/Oakland (1989, 1993)	1.6%	1.6%	0.4%	0.5%	6.7%	7.5%	2.9%	2.6%
San Jose (1988, 1993)	1.8%	2.2%	0.3%	0.3%	5.1%	9.4%	1.1%	2.6%

SOURCE: American Housing Survey, Core National and Metropolitan Series, years as indicated