



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

915 Capitol Mall, Suite 485
Sacramento, CA 95814
p (916) 654-6340
f (916) 654-6033
ctcac@treasurer.ca.gov
www.treasurer.ca.gov/ctcac

MEMBERS

BILL LOCKYER, CHAIRMAN
State Treasurer

JOHN CHIANG
State Controller

MICHAEL COHEN
Director of Finance

EXECUTIVE DIRECTOR
William J. Pavão

DATE: January 28, 2014
TO: Tax Credit Applicants
FROM: William J. Pavão, Executive Director
RE: Methodology for Determining Rural Status of Project Site

Under California law, the Tax Credit Allocation Committee (TCAC) must set aside twenty percent (20%) of all annual nine percent (9%) federal credits for projects in rural areas (Revenue and Taxation Code 23610.5(j)(5) and Health and Safety Code 50199.20). Additionally, TCAC regulations require that all projects in rural areas compete for credits in this rural set-aside, with certain limited exceptions (CCR Section 10315(c)). Therefore, all applicants for 9% tax credits must document to the Committee's satisfaction the rural or non-rural status of the project.

"Rural area" is defined in State statute, Health and Safety Code Section 50199.21 as an area that satisfies one of three criteria on **January 1 of any calendar year**. There are two methodologies for determining a project's rural status for TCAC applications:

- 1) The project must pass one of the three steps provided in this memo and detailed in Health and Safety Code Section 50199.21:

[Step 1: Non-metropolitan Counties](#)

[Step 2: Rural Housing Service \(RHS\) Eligible Area](#)

[Step 3: Small City Status](#)

- 2) The applicant must provide a current letter from the USDA Rural Housing Services' California State Office that the project is in an RHS Section 515 eligible area (TCAC Regulation Section 10322(i)(9)).

Continue reading for complete instructions on determining rural status via the three steps under the first methodology. Please also see the attached Exhibits:

[Exhibit A: USDA Section 515 Designated Places List](#)

[Exhibit B: Department of Finance 2013 Population Estimates \(as available May 2013\)](#)

[Exhibit C: Health and Safety Code Section 50199.21](#)

Step 1: Non-metropolitan Counties

Projects in non-metropolitan areas are considered rural. Under the current definition of “metropolitan statistical area” established by the US Office of Management and Budget effective in 2010 and still effective as of January 1, 2014, 21 of California’s 58 counties qualify as non-metropolitan. Projects located in the following counties are not required to provide documentation of rural status, and will be considered rural applicants:

Alpine	Humboldt	Modoc	Tehama
Amador	Inyo	Mono	Trinity
Calaveras	Lake	Nevada	Tuolumne
Colusa	Lassen	Plumas	
Del Norte	Mariposa	Sierra	
Glenn	Mendocino	Siskiyou	

Step 2: Rural Housing Service (RHS) Eligible Area

Beyond the 21 counties listed above, areas eligible for the RHS Section 515 program are also considered rural.

The USDA Rural Development website has a list of eligible areas known as the “Section 515 Designated Places List.” Per TCAC Regulation Section 10315(c) and in compliance with Health and Safety Code Section 50199.21, an area is eligible under the Section 515 program on January 1 of the calendar year in question if it resides on the Section 515 Designated Places List effective on the prior September 30.

For 2014, the effective list is the 2012 Designated Places List included in Exhibit A of this memo.

Please note, the Designated Places List does not contain every area eligible for Section 515 funding; certain areas not on the list may still be eligible for Section 515 funding. For that reason, TCAC applicants should confirm Section 515 status with the USDA Rural Housing Services’ California State Office directly.

For 2014 TCAC applications, proceed as follows:

- 1) Check your project’s location against locations on the 2012 Designated Places List.
- 2) In Tab 3 of the application, submit a printout of the page in the designated places list with the location of your project highlighted, and evidence of your project’s location within the designated place.
- 3) If your project’s location is not listed on the 2012 Designated Places List, confirm with USDA Rural Housing Services’ California State Office that the area is indeed not eligible for Section 515 funding (contact information listed at end of this memo).

Step 3: Small City Status

If neither Steps 1 or 2 result in a rural determination, a project site may be rural if it is within or adjoining a small city, subject to limitations detailed below:

If the project site is within or adjoins an incorporated city, refer to the State Department of Finance's Report E-1 – January 1, 2012 and 2013 included in **Exhibit B** of this memo. Check the city's latest population estimate. If located in an incorporated city of 40,000 or less, or in the unincorporated area adjoining that small city, the project may be considered rural if the project's census tract is not designated as an "urbanized area" or "part of an urbanized area." Note that the state's statutory definition specifies "urbanized areas."

Refer to the 2010 Census Data located at the [American FactFinder](http://factfinder2.census.gov) at the U.S. Census Bureau website.

Note: The 2010 Census designates some areas as "urban clusters" (i.e., areas not defined as an "urbanized area" but still demonstrably urban). A proposed project in an "urban cluster" still meets the rural definition under Step 3. Only the census designation "urbanized area" disqualifies a project for the rural set-aside under this step.

Proceed as follows to satisfy Step 3:

- a) Go to the American FactFinder at the US Census Bureau website:
<http://factfinder2.census.gov/main.html>
 - 1) Select "Advanced Search" from the top menu bar.
 - 2) Select "Topics" in the left-hand menu. A pop-up window with a sub-menu will appear.
 - 3) From the pop-up sub-menu, expand "Dataset".
 - 4) Scroll down and select "2010 SF1 100% Data" under "Dataset".
 - 5) From the pop-up sub-menu, expand "Product Type"
 - 6) Select "Detailed Table" under "Product Type"
"2010 SF 1 100% Data" and "Detailed Table" should now be listed as your selections box which is located above the left-hand menu
 - 7) From the left-hand menu, select "Geographies". A pop-up sub-menu will appear.
 - 8) From the submenu, select the "Address" tab
 - 9) Type the project's existing/anticipated address in the provided fields and click "GO". A Geography Results table will appear
 - 10) From the Geography Results table, click the project's "Block", "Census Tract", and "Block Group within Census Tract" to add them to your selections box
 - 11) From the left-hand menu, select "Topics" again
 - 12) From the pop-up sub-menu expand "People"
 - 13) From under "People", expand "Basic Count/Estimate"
 - 14) Select "Urban/Rural" under "Basic Count/Estimate"
- b) You should now have 2 line items listed in your search results in the main browser window. H2 refers to the number of housing units in the geography you have specified and P2 refers to population. Click on the P2 line item to view a table that indicates the total population of the census tract, block group, and/or block level. If they are listed as "Inside urban cluster"

or “Rural”, the site will be considered rural. If the proposed project site meets these qualifications, print the census tract table and submit it along with the population estimate in Tab 3 of your application.

Technical Assistance:

If you have completed the previous steps and are still unsure as to the rural status of your project, you may also contact both HCD and RHS and request a status determination:

Mario Angel

Division of Housing Policy Development
California Department of Housing
and Community Development
2020 W. El Camino, Suite 500
Sacramento, CA 95833
Phone: 916-263-7453
Fax: 916-263-7442
<http://www.hcd.ca.gov/hpd>
mangel@hcd.ca.gov

Debra Moretton

Multifamily Housing Program Specialist
USDA, Rural Development, Auburn Office
251 Auburn Ravine Road, Suite 107
Auburn, CA 95603
Phone: 530-885-6505, ext. 109
Fax: 530-823-5504
www.rurdev.usda.gov/ca
debra.moretton@ca.usda.gov

You may also contact TCAC analyst Daniel Tran at dtran@treasurer.ca.gov for assistance and further information regarding TCAC’s rural status requirements.

EXHIBIT A

USDA Section 515 Designated Places List

DESIGNATED PLACES FOR SECTION 515 NEW CONSTRUCTION APPLICATIONS
Fiscal Year 2012

Places on this list are considered equal, with no regard to their order on the list. Inclusion on this list does not indicate that a need or demand for Section 515 has been established.

Applications for Section 515 new construction loans will be accepted for the following places only:

<u>County</u>	<u>Place</u>
Amador	Ione
Amador	Jackson
Amador	Sutter Creek
Calaveras	Angels City (Angels Camp)
Calaveras	Arnold
Calaveras	Murphys (Family Only)
Calaveras	San Andreas (Elderly Only)
Calaveras	West Point
Colusa	Williams (Elderly Only)
Contra Costa	Knightsen
Del Norte	Crescent City
Del Norte	Crescent City North
Del Norte	Klamath
Del Norte	Smith River
El Dorado	Diamond Springs
El Dorado	El Dorado
El Dorado	Georgetown
El Dorado	Placerville
El Dorado	Pollock Pines
Fresno	Huron
Humboldt	Bayside
Humboldt	Garberville
Humboldt	Redway
Humboldt	Rio Dell
Humboldt	Willow Creek
Imperial	Seely
Inyo	Bishop
Inyo	Lone Pine
Kern	Lamont
Kern	Lost Hills
Kern	Taft Heights
Kern	Tehachapi
Lake	Clearlake Oaks
Mendocino	Laytonville
Mendocino	Willits
Merced	Gustine
Mono	Mammoth Lakes
Monterey	Castroville
Monterey	Chualar

Designated Places for Section 515 New Construction Applications for FY 2012 - continued

<u>County</u>	<u>Place</u>
Monterey	Gonzales
Monterey	Las Lomas
Monterey	Salinas
Monterey	San Lucas
Monterey	Soledad
Napa	Calistoga
Napa	St. Helena
Nevada	Grass Valley
Placer	Colfax
Placer	Foresthill
Placer	Newcastle
Placer	Weimar
Plumas	Quincy
Riverside	Cabazon
Riverside	Winchester
Sacramento	Isleton
San Benito	Hollister
San Benito	San Juan Bautista
San Bernardino	Big Bear
San Bernardino	Big Bear Lake
San Bernardino	Lenwood
San Bernardino	Running Springs
San Bernardino	Wrightwood
San Diego	Alpine
San Diego	Borrego Springs
San Diego	Rainbow
San Diego	Valley Center
San Joaquin	Escalon
San Joaquin	Lockeford
San Luis Obispo	Atascadero
San Luis Obispo	Morro Bay
San Luis Obispo	Oceano
Santa Barbara	Guadalupe
Santa Cruz	Ben Lomond
Santa Cruz	Felton
Santa Cruz	Watsonville
Shasta	Cottonwood
Sierra	Loyalton
Siskiyou	Mt. Shasta
Siskiyou	Weed
Siskiyou	Yreka (Elderly Only)
Solano	Rio Vista
Sonoma	Cloverdale

Designated Places for Section 515 New Construction Applications for FY 2012 – continued

<u>County</u>	<u>Place</u>
Sonoma	Guerneville
Sonoma	Monte Rio
Sonoma	Sonoma
Stanislaus	Oakdale
Stanislaus	Patterson (Elderly Only)
Stanislaus	Riverbank
Sutter	Live Oak
Tehama	Red Bluff (Elderly Only)
Trinity	Weaverville
Tuolumne	Columbia
Tuolumne	Jamestown
Tuolumne	Sonora
Tuolumne	Tuolumne
Ventura	Piru
Yolo	Esparto

The following colonias are eligible to compete for the Colonias Set-Aside:

<u>County</u>	<u>Place</u>
Imperial	Ocotillo Colonia
Imperial	Salton Sea Beach Colonia
Imperial	Seeley Colonia
Riverside	Mecca Colonia
Riverside	Thermal Colonia
San Diego	Jacumba Colonia

The following places have been identified as eligible high-need communities for rural rental housing from the FY 2011/2012 Annual Plan supplement to the State of CA, 2010-2015 Consolidated Plan:

<u>County</u>	<u>Place</u>
Amador	Ione
Amador	Jackson
Amador	Plymouth
Amador	Sutter Creek
Calaveras	Angels Camp
Del Norte	Crescent City
El Dorado	Placerville
Fresno	Huron
Humboldt	Rio Dell
Inyo	Bishop
Mendocino	Willits
Merced	Gustine
Mono	Mammoth Lakes
Monterey	Gonzales
Monterey	Soledad
Napa	Calistoga
Napa	St. Helena

Eligible High-Needs Communities for FY 2012 - continued

<u>County</u>	<u>Place</u>
Nevada	Grass Valley
Nevada	Nevada City
Placer	Colfax
Placer	Loomis
San Benito	Hollister
San Benito	San Juan Bautista
San Luis Obispo	Morro Bay
Santa Barbara	Guadalupe
Santa Cruz	Capitola
Santa Cruz	Scotts Valley
Shasta	Anderson
Shasta	Shasta Lake (Elderly Only)
Sierra	Loyalton
Siskiyou	Mount Shasta
Siskiyou	Weed
Siskiyou	Yreka (Elderly Only)
Solano	Rio Vista
Stanislaus	Riverbank
Sutter	Live Oak
Tehama	Red Bluff (Elderly Only)
Tuolumne	Sonora

The following Indian Tribes have been identified as high-need Indian Reservations or communities located within the boundaries of tribal allotted or trust land:

<u>County</u>	<u>Tribe/Reservation</u>
Del Norte	Smith River Rancheria
Del Norte	Yurok Indian Reservation
Humboldt	Hoopa Valley Indian Reservation
Imperial	Fort Yuma Indian Reservation
Inyo	Big Pine Paiute Tribe of the Owens Valley
Inyo	Bishop Reservation
Inyo	Fort Independence Paiute Tribe
Inyo	Lone Pine Paiute-Shoshone Reservation
Inyo	Owens Valley Indian Housing Authority
Riverside	Cabazon Reservation
Riverside	Colorado River Reservation
Riverside	Torres Martinez Indian Reservation
San Bernardino	Chemhuevi Reservation
San Diego	Cuyupaibe
San Diego	Los Coyotes
San Diego	La Posta
San Diego	Manzanita
San Diego	Mesa Grande
San Diego	San Pasqual Reservation
San Diego	Santa Ysabel
Tulare	Tule River Reservation

EXHIBIT B

California Department of Finance 2013 Population Estimates (as available May 2013)

**E-1: City/County Population Estimates with Annual Percent Change
January 1, 2012 and 2013**

State/County/City	Total Population		Percent Change
	1/1/2012	1/1/2013	
California	37,668,804	37,966,471	0.8
Alameda	1,530,176	1,548,681	1.2
Alameda	74,544	75,126	0.8
Albany	18,467	18,430	-0.2
Berkeley	114,688	115,716	0.9
Dublin	46,729	49,890	6.8
Emeryville	10,186	10,269	0.8
Fremont	217,416	219,926	1.2
Hayward	146,923	148,756	1.2
Livermore	82,293	83,325	1.3
Newark	42,985	43,342	0.8
Oakland	394,832	399,326	1.1
Piedmont	10,793	10,889	0.9
Pleasanton	71,176	71,871	1.0
San Leandro	85,941	86,666	0.8
Union City	70,554	71,329	1.1
Balance of County	142,649	143,820	0.8
Alpine	1,088	1,087	-0.1
Amador	37,123	36,741	-1.0
Amador	182	182	0.0
Ione	7,259	6,829	-5.9
Jackson	4,600	4,613	0.3
Plymouth	991	993	0.2
Sutter Creek	2,478	2,484	0.2
Balance of County	21,613	21,640	0.1
Butte	220,263	221,485	0.6
Biggs	1,689	1,692	0.2
Chico	87,106	87,671	0.6
Gridley	6,545	6,723	2.7
Oroville	15,494	15,979	3.1
Paradise	26,027	26,063	0.1
Balance of County	83,402	83,357	-0.1
Calaveras	45,216	44,932	-0.6
Angels City	3,784	3,753	-0.8
Balance of County	41,432	41,179	-0.6
Colusa	21,598	21,674	0.4

Colusa	6,025	6,032	0.1
Williams	5,223	5,261	0.7
Balance of County	10,350	10,381	0.3
Contra Costa	1,066,602	1,074,702	0.8
Antioch	103,950	105,117	1.1
Brentwood	52,635	53,278	1.2
Clayton	11,008	11,093	0.8
Concord	123,345	123,812	0.4
Danville	42,498	42,720	0.5
El Cerrito	23,801	23,910	0.5
Hercules	24,299	24,403	0.4
Lafayette	24,186	24,312	0.5
Martinez	36,264	36,578	0.9
Moraga	16,168	16,238	0.4
Oakley	36,573	37,252	1.9
Orinda	17,839	17,925	0.5
Pinole	18,581	18,664	0.4
Pittsburg	64,779	65,339	0.9
Pleasant Hill	33,477	33,633	0.5
Richmond	105,004	105,562	0.5
San Pablo	29,137	29,266	0.4
San Ramon	74,753	76,154	1.9
Walnut Creek	65,306	65,684	0.6
Balance of County	162,999	163,762	0.5
Del Norte	28,527	28,380	-0.5
Crescent City	7,445	7,243	-2.7
Balance of County	21,082	21,137	0.3
El Dorado	181,711	182,286	0.3
Placerville	10,423	10,441	0.2
South Lake Tahoe	21,460	21,498	0.2
Balance of County	149,828	150,347	0.3
Fresno	943,493	952,166	0.9
Clovis	98,377	99,983	1.6
Coalinga	16,788	16,729	-0.4
Firebaugh	7,776	7,777	0.0
Fowler	5,742	5,801	1.0
Fresno	503,825	508,453	0.9
Huron	6,770	6,790	0.3
Kerman	13,908	14,225	2.3
Kingsburg	11,509	11,590	0.7
Mendota	11,141	11,178	0.3
Orange Cove	9,297	9,353	0.6
Parlier	14,791	14,873	0.6
Reedley	24,563	24,965	1.6
Sanger	24,580	24,703	0.5

San Joaquin	4,021	4,029	0.2
Selma	23,631	23,799	0.7
Balance of County	166,774	167,918	0.7
Glenn	28,226	28,349	0.4
Orland	7,569	7,626	0.8
Willows	6,129	6,161	0.5
Balance of County	14,528	14,562	0.2
Humboldt	134,728	135,209	0.4
Arcata	17,769	17,836	0.4
Blue Lake	1,256	1,260	0.3
Eureka	26,988	27,021	0.1
Ferndale	1,364	1,366	0.1
Fortuna	11,853	11,885	0.3
Rio Dell	3,348	3,363	0.4
Trinidad	364	365	0.3
Balance of County	71,786	72,113	0.5
Imperial	179,138	180,061	0.5
Brawley	25,721	25,906	0.7
Calexico	39,933	40,493	1.4
Calipatria	8,017	7,134	-11.0
El Centro	43,827	44,327	1.1
Holtville	6,110	6,151	0.7
Imperial	15,508	16,148	4.1
Westmorland	2,293	2,309	0.7
Balance of County	37,729	37,593	-0.4
Inyo	18,547	18,573	0.1
Bishop	3,876	3,877	0.0
Balance of County	14,671	14,696	0.2
Kern	849,977	857,882	0.9
Arvin	19,849	19,960	0.6
Bakersfield	354,470	359,221	1.3
California City	13,259	13,150	-0.8
Delano	52,003	51,963	-0.1
Maricopa	1,163	1,165	0.2
McFarland	12,333	12,577	2.0
Ridgecrest	28,088	28,348	0.9
Shafter	16,927	17,029	0.6
Taft	8,905	8,911	0.1
Tehachapi	13,871	13,313	-4.0
Wasco	25,323	25,710	1.5
Balance of County	303,786	306,535	0.9
Kings	151,774	152,007	0.2
Avenal	14,841	14,225	-4.2

Corcoran	23,559	23,154	-1.7
Hanford	54,860	55,479	1.1
Lemoore	24,695	25,262	2.3
Balance of County	33,819	33,887	0.2
Lake	64,412	64,531	0.2
Clearlake	15,179	15,192	0.1
Lakeport	4,705	4,713	0.2
Balance of County	44,528	44,626	0.2
Lassen	34,040	33,422	-1.8
Susanville	16,746	15,978	-4.6
Balance of County	17,294	17,444	0.9
Los Angeles	9,889,520	9,958,091	0.7
Agoura Hills	20,424	20,516	0.5
Alhambra	83,703	84,240	0.6
Arcadia	56,574	56,866	0.5
Artesia	16,602	16,681	0.5
Avalon	3,782	3,797	0.4
Azusa	46,640	47,586	2.0
Baldwin Park	75,868	76,315	0.6
Bell	35,625	35,783	0.4
Bellflower	76,945	77,289	0.4
Bell Gardens	42,252	42,437	0.4
Beverly Hills	34,308	34,494	0.5
Bradbury	1,066	1,074	0.8
Burbank	104,480	104,982	0.5
Calabasas	23,695	23,802	0.5
Carson	91,874	92,196	0.4
Cerritos	49,248	49,470	0.5
Claremont	35,315	35,749	1.2
Commerce	12,877	12,935	0.5
Compton	97,106	97,549	0.5
Covina	48,062	48,357	0.6
Cudahy	23,905	24,013	0.5
Culver City	39,024	39,210	0.5
Diamond Bar	55,847	56,099	0.5
Downey	112,257	112,761	0.4
Duarte	21,421	21,554	0.6
El Monte	113,969	114,436	0.4
El Segundo	16,729	16,804	0.4
Gardena	59,153	59,566	0.7
Glendale	192,750	193,652	0.5
Glendora	50,386	50,666	0.6
Hawaiian Gardens	14,310	14,375	0.5
Hawthorne	85,089	85,474	0.5
Hermosa Beach	19,584	19,653	0.4
Hidden Hills	1,870	1,887	0.9

Huntington Park	58,358	58,624	0.5
Industry	436	437	0.2
Inglewood	110,678	111,171	0.4
Irwindale	1,416	1,454	2.7
La Canada Flintridge	20,346	20,441	0.5
La Habra Heights	5,355	5,379	0.4
Lakewood	80,418	80,781	0.5
La Mirada	48,720	48,930	0.4
Lancaster	157,902	158,630	0.5
La Puente	40,008	40,222	0.5
La Verne	31,476	32,041	1.8
Lawndale	32,907	33,058	0.5
Lomita	20,406	20,516	0.5
Long Beach	464,892	467,646	0.6
Los Angeles	3,827,172	3,863,839	1.0
Lynwood	69,931	70,645	1.0
Malibu	12,706	12,767	0.5
Manhattan Beach	35,257	35,423	0.5
Maywood	27,486	27,610	0.5
Monrovia	36,745	36,943	0.5
Montebello	62,889	63,184	0.5
Monterey Park	61,184	61,445	0.4
Norwalk	105,767	106,093	0.3
Palmdale	153,785	154,535	0.5
Palos Verdes Estates	13,523	13,589	0.5
Paramount	54,395	54,624	0.4
Pasadena	139,291	140,020	0.5
Pico Rivera	63,199	63,534	0.5
Pomona	150,024	150,942	0.6
Rancho Palos Verdes	41,918	42,114	0.5
Redondo Beach	67,041	67,396	0.5
Rolling Hills	1,876	1,884	0.4
Rolling Hills Estates	8,101	8,141	0.5
Rosemead	54,199	54,464	0.5
San Dimas	33,516	33,686	0.5
San Fernando	23,764	24,079	1.3
San Gabriel	39,945	40,153	0.5
San Marino	13,202	13,246	0.3
Santa Clarita	177,534	204,951	15.4
Santa Fe Springs	16,524	16,816	1.8
Santa Monica	90,267	91,040	0.9
Sierra Madre	10,969	11,023	0.5
Signal Hill	11,135	11,218	0.7
South El Monte	20,200	20,312	0.6
South Gate	94,367	95,115	0.8
South Pasadena	25,737	25,857	0.5
Temple City	35,766	35,952	0.5
Torrance	146,188	146,860	0.5
Vernon	120	121	0.8

Walnut	29,676	29,947	0.9
West Covina	106,766	107,248	0.5
West Hollywood	34,698	34,853	0.4
Westlake Village	8,304	8,341	0.4
Whittier	85,696	86,093	0.5
Balance of County	1,062,599	1,040,390	-2.1
Madera	152,325	152,711	0.3
Chowchilla	17,837	17,462	-2.1
Madera	62,622	63,040	0.7
Balance of County	71,866	72,209	0.5
Marin	253,374	254,007	0.2
Belvedere	2,078	2,086	0.4
Corte Madera	9,297	9,320	0.2
Fairfax	7,479	7,499	0.3
Larkspur	11,989	12,021	0.3
Mill Valley	14,091	14,147	0.4
Novato	52,149	52,554	0.8
Ross	2,429	2,446	0.7
San Anselmo	12,396	12,431	0.3
San Rafael	57,982	58,182	0.3
Sausalito	7,097	7,116	0.3
Tiburon	9,007	9,031	0.3
Balance of County	67,380	67,174	-0.3
Mariposa	17,952	18,026	0.4
Mendocino	87,965	88,291	0.4
Fort Bragg	7,287	7,311	0.3
Point Arena	448	449	0.2
Ukiah	16,030	16,065	0.2
Willits	4,879	4,893	0.3
Balance of County	59,321	59,573	0.4
Merced	260,029	262,478	0.9
Atwater	28,714	28,931	0.8
Dos Palos	5,000	5,036	0.7
Gustine	5,577	5,626	0.9
Livingston	13,433	13,542	0.8
Los Banos	36,732	37,017	0.8
Merced	79,727	80,599	1.1
Balance of County	90,846	91,727	1.0
Modoc	9,550	9,522	-0.3
Alturas	2,769	2,754	-0.5
Balance of County	6,781	6,768	-0.2
Mono	14,414	14,493	0.5

Mammoth Lakes	8,270	8,307	0.4
Balance of County	6,144	6,186	0.7
Monterey	419,586	421,494	0.5
Carmel-by-the-Sea	3,753	3,775	0.6
Del Rey Oaks	1,638	1,648	0.6
Gonzales	8,247	8,296	0.6
Greenfield	16,465	16,729	1.6
King City	12,992	13,073	0.6
Marina	19,945	20,073	0.6
Monterey	28,391	28,252	-0.5
Pacific Grove	15,178	15,268	0.6
Salinas	151,994	153,215	0.8
Sand City	336	338	0.6
Seaside	33,073	33,312	0.7
Soledad	26,196	25,430	-2.9
Balance of County	101,378	102,085	0.7
Napa	137,731	138,383	0.5
American Canyon	19,734	19,862	0.6
Calistoga	5,181	5,194	0.3
Napa	77,513	77,881	0.5
St Helena	5,837	5,854	0.3
Yountville	2,991	2,983	-0.3
Balance of County	26,475	26,609	0.5
Nevada	97,366	97,019	-0.4
Grass Valley	12,662	12,657	0.0
Nevada City	3,068	3,069	0.0
Truckee	15,949	15,918	-0.2
Balance of County	65,687	65,375	-0.5
Orange	3,057,879	3,081,804	0.8
Aliso Viejo	49,025	49,477	0.9
Anaheim	344,017	346,161	0.6
Brea	40,960	41,394	1.1
Buena Park	81,515	81,953	0.5
Costa Mesa	110,830	111,358	0.5
Cypress	48,305	48,547	0.5
Dana Point	33,690	33,863	0.5
Fountain Valley	55,847	56,180	0.6
Fullerton	137,572	138,251	0.5
Garden Grove	172,763	173,075	0.2
Huntington Beach	192,654	193,616	0.5
Irvine	223,870	231,117	3.2
Laguna Beach	22,981	23,105	0.5
Laguna Hills	30,564	30,703	0.5
Laguna Niguel	63,734	64,065	0.5
Laguna Woods	16,427	16,500	0.4

La Habra	60,912	61,202	0.5
Lake Forest	78,089	78,501	0.5
La Palma	15,711	15,818	0.7
Los Alamitos	11,565	11,626	0.5
Mission Viejo	94,262	94,824	0.6
Newport Beach	86,048	86,436	0.5
Orange	138,100	138,792	0.5
Placentia	51,119	51,776	1.3
Rancho Santa Margarita	48,311	48,550	0.5
San Clemente	64,252	64,542	0.5
San Juan Capistrano	35,046	35,321	0.8
Santa Ana	327,988	329,915	0.6
Seal Beach	24,371	24,487	0.5
Stanton	38,524	38,764	0.6
Tustin	76,618	77,983	1.8
Villa Park	5,871	5,900	0.5
Westminster	90,738	91,169	0.5
Yorba Linda	65,821	66,437	0.9
Balance of County	119,779	120,396	0.5
Placer	355,455	357,463	0.6
Auburn	13,473	13,446	-0.2
Colfax	1,977	1,969	-0.4
Lincoln	43,587	43,818	0.5
Loomis	6,502	6,493	-0.1
Rocklin	58,316	58,484	0.3
Roseville	122,104	123,514	1.2
Balance of County	109,496	109,739	0.2
Plumas	19,698	19,643	-0.3
Portola	2,048	2,039	-0.4
Balance of County	17,650	17,604	-0.3
Riverside	2,234,193	2,255,059	0.9
Banning	30,051	30,170	0.4
Beaumont	38,966	39,776	2.1
Blythe	20,440	19,606	-4.1
Calimesa	8,022	8,094	0.9
Canyon Lake	10,721	10,768	0.4
Cathedral City	52,108	52,337	0.4
Coachella	42,030	42,784	1.8
Corona	154,985	156,823	1.2
Desert Hot Springs	27,721	27,828	0.4
Eastvale	55,770	57,251	2.7
Hemet	80,329	80,877	0.7
Indian Wells	5,050	5,081	0.6
Indio	78,298	81,393	4.0
Jurupa Valley	96,745	97,246	0.5
Lake Elsinore	53,183	55,430	4.2

La Quinta	38,190	38,401	0.6
Menifee	80,831	82,292	1.8
Moreno Valley	197,086	198,129	0.5
Murrieta	105,300	105,832	0.5
Norco	27,123	26,626	-1.8
Palm Desert	49,619	49,949	0.7
Palm Springs	45,414	45,712	0.7
Perris	70,391	70,963	0.8
Rancho Mirage	17,556	17,639	0.5
Riverside	309,407	311,955	0.8
San Jacinto	44,937	45,217	0.6
Temecula	103,403	104,879	1.4
Wildomar	32,818	33,174	1.1
Balance of County	357,699	358,827	0.3
Sacramento	1,433,525	1,445,806	0.9
Citrus Heights	83,788	84,345	0.7
Elk Grove	155,763	159,074	2.1
Folsom	72,651	72,294	-0.5
Galt	24,049	24,185	0.6
Isleton	810	815	0.6
Rancho Cordova	65,973	66,927	1.4
Sacramento	470,437	473,509	0.7
Balance of County	560,054	564,657	0.8
San Benito	56,137	56,669	0.9
Hollister	35,738	36,108	1.0
San Juan Bautista	1,866	1,881	0.8
Balance of County	18,533	18,680	0.8
San Bernardino	2,059,699	2,076,274	0.8
Adelanto	31,002	31,289	0.9
Apple Valley	69,888	70,436	0.8
Barstow	22,971	23,168	0.9
Big Bear Lake	5,078	5,111	0.6
Chino	79,021	79,873	1.1
Chino Hills	75,497	76,033	0.7
Colton	52,581	52,956	0.7
Fontana	199,482	200,974	0.7
Grand Terrace	12,131	12,270	1.1
Hesperia	90,844	91,400	0.6
Highland	53,553	53,926	0.7
Loma Linda	23,342	23,476	0.6
Montclair	37,086	37,311	0.6
Needles	4,884	4,912	0.6
Ontario	165,790	166,866	0.6
Rancho Cucamonga	169,152	171,058	1.1
Redlands	69,358	69,813	0.7
Rialto	100,397	101,275	0.9

San Bernardino	211,247	212,639	0.7
Twentynine Palms	25,667	26,084	1.6
Upland	74,414	74,907	0.7
Victorville	118,823	120,368	1.3
Yucaipa	51,992	52,549	1.1
Yucca Valley	20,873	21,030	0.8
Balance of County	294,626	296,550	0.7
San Diego	3,128,734	3,150,178	0.7
Carlsbad	107,158	108,246	1.0
Chula Vista	248,185	251,613	1.4
Coronado	23,104	23,176	0.3
Del Mar	4,174	4,199	0.6
El Cajon	100,088	100,460	0.4
Encinitas	60,057	60,482	0.7
Escondido	145,368	145,908	0.4
Imperial Beach	26,483	26,496	0.0
La Mesa	58,017	58,244	0.4
Lemon Grove	25,481	25,554	0.3
National City	58,708	58,838	0.2
Oceanside	168,505	169,350	0.5
Poway	48,151	48,559	0.8
San Diego	1,315,173	1,326,238	0.8
San Marcos	85,159	87,040	2.2
Santee	54,384	55,033	1.2
Solana Beach	12,938	12,987	0.4
Vista	94,586	95,264	0.7
Balance of County	493,015	492,491	-0.1
San Francisco	816,311	825,111	1.1
San Francisco	816,311	825,111	1.1
San Joaquin	692,997	698,414	0.8
Escalon	7,177	7,208	0.4
Lathrop	18,831	19,209	2.0
Lodi	62,574	62,930	0.6
Manteca	69,536	71,164	2.3
Ripon	14,477	14,606	0.9
Stockton	294,537	296,344	0.6
Tracy	83,562	84,060	0.6
Balance of County	142,303	142,893	0.4
San Luis Obispo	271,502	272,177	0.2
Arroyo Grande	17,292	17,395	0.6
Atascadero	28,479	28,687	0.7
El Paso de Robles	30,227	30,504	0.9
Grover Beach	13,163	13,211	0.4
Morro Bay	10,275	10,317	0.4
Pismo Beach	7,676	7,717	0.5

San Luis Obispo	45,312	45,541	0.5
Balance of County	119,078	118,805	-0.2
San Mateo	727,795	735,678	1.1
Atherton	6,873	6,893	0.3
Belmont	26,065	26,316	1.0
Brisbane	4,337	4,379	1.0
Burlingame	29,041	29,426	1.3
Colma	1,444	1,458	1.0
Daly City	102,308	103,347	1.0
East Palo Alto	28,402	28,675	1.0
Foster City	30,824	31,120	1.0
Half Moon Bay	11,452	11,581	1.1
Hillsborough	10,981	11,115	1.2
Menlo Park	32,441	32,679	0.7
Millbrae	22,019	22,228	0.9
Pacifica	37,572	37,948	1.0
Portola Valley	4,401	4,448	1.1
Redwood City	78,068	79,074	1.3
San Bruno	42,355	42,828	1.1
San Carlos	28,654	28,931	1.0
San Mateo	98,076	99,061	1.0
South San Francisco	64,161	65,127	1.5
Woodside	5,374	5,441	1.2
Balance of County	62,947	63,603	1.0
Santa Barbara	426,351	429,200	0.7
Buellton	4,847	4,863	0.3
Carpinteria	13,051	13,099	0.4
Goleta	29,863	29,962	0.3
Guadalupe	7,081	7,100	0.3
Lompoc	42,767	42,730	-0.1
Santa Barbara	88,886	89,681	0.9
Santa Maria	99,976	100,306	0.3
Solvang	5,270	5,292	0.4
Balance of County	134,610	136,167	1.2
Santa Clara	1,813,696	1,842,254	1.6
Campbell	39,820	40,404	1.5
Cupertino	58,931	59,620	1.2
Gilroy	50,081	51,544	2.9
Los Altos	29,414	29,792	1.3
Los Altos Hills	8,015	8,264	3.1
Los Gatos	29,808	30,247	1.5
Milpitas	66,864	67,894	1.5
Monte Sereno	3,368	3,420	1.5
Morgan Hill	39,067	40,079	2.6
Mountain View	75,157	76,260	1.5
Palo Alto	65,443	66,368	1.4

San Jose	969,876	984,299	1.5
Santa Clara	118,632	120,284	1.4
Saratoga	30,316	30,706	1.3
Sunnyvale	142,674	145,973	2.3
Balance of County	86,230	87,100	1.0
Santa Cruz	265,350	266,662	0.5
Capitola	9,957	9,988	0.3
Santa Cruz	61,825	62,372	0.9
Scotts Valley	11,613	11,678	0.6
Watsonville	51,484	51,612	0.2
Balance of County	130,471	131,012	0.4
Shasta	178,107	178,601	0.3
Anderson	10,212	10,267	0.5
Redding	90,342	90,670	0.4
Shasta Lake	10,094	10,100	0.1
Balance of County	67,459	67,564	0.2
Sierra	3,178	3,166	-0.4
Loyalton	749	746	-0.4
Balance of County	2,429	2,420	-0.4
Siskiyou	44,808	44,796	0.0
Dorris	931	929	-0.2
Dunsmuir	1,633	1,630	-0.2
Etna	733	731	-0.3
Fort Jones	746	749	0.4
Montague	1,429	1,428	-0.1
Mount Shasta	3,367	3,360	-0.2
Tulelake	1,002	1,000	-0.2
Weed	2,970	2,964	-0.2
Yreka	7,780	7,771	-0.1
Balance of County	24,217	24,234	0.1
Solano	415,787	418,387	0.6
Benicia	27,053	27,163	0.4
Dixon	18,373	18,449	0.4
Fairfield	106,897	108,207	1.2
Rio Vista	7,455	7,599	1.9
Suisun City	28,117	28,234	0.4
Vacaville	92,514	92,677	0.2
Vallejo	116,496	117,112	0.5
Balance of County	18,882	18,946	0.3
Sonoma	487,672	490,423	0.6
Cloverdale	8,641	8,669	0.3
Cotati	7,286	7,310	0.3
Healdsburg	11,458	11,509	0.4

Petaluma	58,245	58,804	1.0
Rohnert Park	40,902	41,034	0.3
Santa Rosa	169,070	170,093	0.6
Sebastopol	7,415	7,445	0.4
Sonoma	10,680	10,731	0.5
Windsor	27,041	27,132	0.3
Balance of County	146,934	147,696	0.5
Stanislaus	519,339	524,124	0.9
Ceres	45,801	46,320	1.1
Hughson	6,791	6,979	2.8
Modesto	202,852	205,987	1.5
Newman	10,554	10,643	0.8
Oakdale	20,922	21,234	1.5
Patterson	20,610	20,846	1.1
Riverbank	22,898	23,149	1.1
Turlock	69,290	69,888	0.9
Waterford	8,523	8,598	0.9
Balance of County	111,098	110,480	-0.6
Sutter	95,119	95,851	0.8
Live Oak	8,252	8,341	1.1
Yuba City	65,336	65,841	0.8
Balance of County	21,531	21,669	0.6
Tehama	63,430	63,772	0.5
Corning	7,617	7,629	0.2
Red Bluff	14,087	14,186	0.7
Tehama	418	419	0.2
Balance of County	41,308	41,538	0.6
Trinity	13,471	13,443	-0.2
Tulare	451,540	455,599	0.9
Dinuba	22,649	23,082	1.9
Exeter	10,439	10,487	0.5
Farmersville	10,841	10,886	0.4
Lindsay	12,281	12,376	0.8
Porterville	55,192	55,490	0.5
Tulare	60,722	61,199	0.8
Visalia	127,061	128,443	1.1
Woodlake	7,388	7,665	3.7
Balance of County	144,967	145,971	0.7
Tuolumne	54,524	54,360	-0.3
Sonora	4,850	4,847	-0.1
Balance of County	49,674	49,513	-0.3
Ventura	829,065	835,436	0.8

Camarillo	66,094	66,428	0.5
Fillmore	15,074	15,175	0.7
Moorpark	34,660	34,904	0.7
Ojai	7,500	7,548	0.6
Oxnard	199,446	200,855	0.7
Port Hueneme	21,582	22,024	2.0
San Buenaventura	106,666	108,294	1.5
Santa Paula	29,741	29,953	0.7
Simi Valley	124,725	125,558	0.7
Thousand Oaks	127,431	128,143	0.6
Balance of County	96,146	96,554	0.4
Yolo	204,349	205,999	0.8
Davis	65,783	66,471	1.0
West Sacramento	49,855	50,460	1.2
Winters	6,918	6,974	0.8
Woodland	56,275	56,908	1.1
Balance of County	25,518	25,186	-1.3
Yuba	72,642	73,439	1.1
Marysville	12,108	12,250	1.2
Wheatland	3,470	3,493	0.7
Balance of County	57,064	57,696	1.1

Department of Finance
Demographic Research Unit
Phone: (916) 323-4086

For more information: <http://www.dof.ca.gov/research/demographic/reports/estimates/e-1/view.php>
Released on May 1, 2013

EXHIBIT C

Health and Safety Code
Sections 50199.20 and 50199.21

Health and Safety Code

Sections 50199.20 and 50199.21

50199.20.

(a) Not less than 20 percent of the federal ceiling on low-income housing tax credits shall be set aside for allocation to rural areas as defined in Section 50199.21. Any amount of credit set aside for rural areas remaining after the ranking of credits in the final cycle of any calendar year shall be available for allocation to any eligible project.

(b) Up to 2 percent of the low-income housing tax credit available under this chapter and Sections 12206, 17058, and 23610.5 of the Revenue and Taxation Code may be set aside for small developments as determined by the committee. Any amount of credit set aside for small developments remaining after the ranking of projects in the final cycle of any calendar year shall be available for allocation to any eligible project.

(c) Not less than the amount specified in paragraph (4) of subdivision (g) of Sections 12206, 17058, and 23610.5 of the Revenue and Taxation Code shall be set aside to provide farmworker housing, as defined in subdivision (h) of Section 50199.7 of the Health and Safety Code.

50199.21.

"Rural area" for the purpose of this chapter and Sections 17058 and 23610.5 of the Revenue and Taxation Code, means an area, which, on January 1 of any calendar year satisfies any of the following criteria:

(a) The area is eligible for financing under the Section 515 program, or successor program, of the Rural Development Administration of the United States Department of Agriculture.

(b) The area is located in a nonmetropolitan area as defined in Section 50090.

(c) The area is either (1) an incorporated city having a population of 40,000 or less as identified in the most recent Report E-1 published by the Demographic Research Unit of the Department of Finance, or (2) an unincorporated area which adjoins a city having a population of 40,000 or less, provided that the city and its adjoining unincorporated area are not located within a census tract designated as an urbanized area by the United States Census Bureau. The department shall assist in determinations of eligibility pursuant to this subdivision upon request. With respect to areas eligible under subdivision (b) and this subdivision, the committee may rely upon the recommendations made by the department. Any inconsistencies between areas eligible under subdivisions (a) and (b), and this subdivision, shall be resolved in favor of considering the area a rural area. Eligible and ineligible areas need not be established by regulation.