



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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DATE: January 1, 2025

TO: Low-Income Housing Tax Credit Applicants

FROM: Carmen Doonan, Development Section Chief

RE: Methodology for Determining Rural Status of Project Site for 2025 Applications

Pursuant to California law, the California Tax Credit Allocation Committee ("CTCAC" or "Committee") shall set aside twenty percent (20%) of all annual nine percent (9%) federal credits for projects in rural areas.¹ With certain limited exceptions, CTCAC regulations require all projects located in rural areas to compete for credits in the rural set-aside.² Therefore, all applicants competing for nine percent (9%) tax credits must document, to the Committee's satisfaction, the rural or non-rural status of their projects.

Section 50199.21 of the Health and Safety Code defines "rural area" as an area that satisfies one of three criteria on January 1 of any calendar year. A project competing in the rural set-aside must demonstrate that the project area is rural under one of the three methodologies listed under Section 50199.21 of the Health and Safety Code and detailed in this memo:

1. Non-metropolitan Counties;
2. Rural Housing Service (RHS) Eligible Area; or
3. Small City Status.

Continue reading for complete instructions on determining rural status via the three methodologies. See also attached Exhibits:

Exhibit A: Health and Safety Code Sections 50199.20 and 50199.21

Exhibit B: Department of Finance (DOF) 2024 Population Estimates (as available May 2024)

¹ REV. & TAX. § 23610.5(j)(5); HEALTH & SAFETY § 50199.20.

² CAL. CODE. REGS. tit. 4, § 10315(c).

Methodology 1: Non-metropolitan Counties

Projects in non-metropolitan areas are considered rural. Under the current definition of “metropolitan statistical area” established by the United States Office of Management and Budget (OMB) effective in 2010 and still effective as of January 1, 2025, twenty-two (22) of the fifty-eight (58) counties in California are considered non-metropolitan. In 2023 a Metropolitan county (San Benito) was added to the OMB’s list of rural counties under an exception for outlying counties that do not have any urbanized area population. Projects located in the following counties are not required to provide documentation of their rural status and will be considered as rural:

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

Methodology 2: Rural Housing Service (RHS) Eligible Area

Areas eligible for the RHS Section 515 program are considered rural.

Applicants are advised to contact USDA directly to confirm Section 515 program eligibility of a project’s area.³ Note also that an existing project with an existing Section 515 loan does not necessarily qualify for the Section 515 program.

To satisfy Methodology 2, the applicant shall provide to CTCAC a current letter from USDA confirming that on January 1st of the current year, the area is eligible for the Section 515 program.

USDA Contact for Section 515 Eligibility:

Email: MFHprocessing2@usda.gov
Website: www.rd.usda.gov/ca

Methodology 3: Small City Status

A project area may be rural under the Small City Status methodology, provided that one of the following conditions are met:

1. An incorporated city having a population of 40,000 or fewer as identified in the project city’s latest population estimate (as of 1/1/ 2025) in DOF 2024 Population Estimates (Exhibit B)⁴, provided that the area is not located within a census block designated as an urban area by the United States Census Bureau in the most recent decennial census.
2. An unincorporated area that adjoins⁵ a city having a population of 40,000 or fewer, provided that the adjoining unincorporated area is not located within a census block designated as an urban area by the United States Census Bureau in the most recent decennial census.

³ *Id.* § 10322(h)(31).

⁴ For more information: <https://dof.ca.gov/forecasting/demographics/estimates-e1/>.

⁵ If the proposed site census tract (in an unincorporated area) touches or overlaps a city limit, it is adjoining. For guidance, please contact CTCAC’s rural region analyst.

3. An unincorporated area that does not adjoin a city and is not located within a census block designated as an urban area by the United States Census Bureau in the most recent decennial census.

Please contact the CTCAC rural region analyst for assistance in determining Census Bureau urban area designation of a proposed project site.

Technical Assistance:

For assistance or information regarding CTCAC's rural status determination, contact CTCAC's rural region analysts Ruben Barcelo at 916-651-6018 or ruben.barcelo@treasurer.ca.gov, or Sopida Steinwert at 916-651-6340 or sopida.steinwert@treasurer.ca.gov.

EXHIBIT A

Health and Safety Code
Sections 50199.20 and 50199.21

(see following page)

California 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 amounts specified in clause (v) of subparagraph (B) of paragraph (1) and 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.

(Amended by Stats. 2022, Ch. 638, Sec. 1. (AB 1654) Effective January 1, 2023. Conditionally inoperative as provided in Section 50199.18.)

50199.21.

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

- (1) The area is eligible for financing under a multifamily housing program pursuant to Section 3560.1(a)(1) of Title 7 of the Code of Federal Regulations as it read on January 1, 2023, or successor program, of the United States Department of Agriculture Rural Development.
- (2) The area is located in a nonmetropolitan area as defined in Section 50090.
- (3) The area is any of the following:
 - (A) An incorporated city having a population of 40,000 or fewer as identified in the most recent Report E-1 published by the Demographic Research Unit of the Department of Finance, provided that the area is not located within a census block designated as an urban area by the United States Census Bureau in the most recent decennial census.
 - (B) An unincorporated area that adjoins a city having a population of 40,000 or fewer, provided that the adjoining unincorporated area is not located within a census block designated as an urban area by the United States Census Bureau in the most recent decennial census.
 - (C) An unincorporated area that does not adjoin a city and is not located within a census block designated as an urban area by the United States Census Bureau in the most recent decennial census.

(b) The department shall assist in determinations of eligibility pursuant to paragraph (3) of subdivision (a) upon request. With respect to areas eligible under paragraphs (2) and (3) of subdivision (a), the committee may rely upon the recommendations made by the department. Any inconsistencies between areas eligible under subdivision (a) shall be resolved in favor of

considering the area a rural area. Eligible and ineligible areas need not be established by regulation.

(Amended by Senate Bill No. 1512 CHAPTER 493 Effective January 1, 2025. An act to amend Sections 50172 and 50199.21 of the Health and Safety Code. Approved by Governor September 22, 2024. Filed with Secretary of State September 22, 2024.)

EXHIBIT B

California Department of Finance
Report E-1: 2024 Population Estimates
(as available May 2024)

(see following page)

E-1: City/County Population Estimates with Annual Percent Change

January 1, 2023 and 2024

State/County/City	Total Population		Percent
	1/1/2023	1/1/2024	Change
California	39,061,058	39,128,162	0.2
Alameda	1,650,656	1,641,869	-0.5
Alameda	77,237	78,071	1.1
Albany	20,354	20,325	-0.1
Berkeley	125,181	125,327	0.1
Dublin	72,681	72,917	0.3
Emeryville	12,686	13,314	5.0
Fremont	230,713	229,250	-0.6
Hayward	160,699	159,770	-0.6
Livermore	85,235	84,828	-0.5
Newark	47,762	46,635	-2.4
Oakland	427,305	425,093	-0.5
Piedmont	10,878	10,782	-0.9
Pleasanton	76,861	75,960	-1.2
San Leandro	87,984	87,098	-1.0
Union City	67,279	66,432	-1.3
Balance of County	147,801	146,067	-1.2
Alpine	1,183	1,179	-0.3
Amador	39,924	39,611	-0.8
Amador	196	193	-1.5
Ione	8,842	8,856	0.2
Jackson	4,933	4,867	-1.3
Plymouth	1,063	1,061	-0.2
Sutter Creek	2,589	2,553	-1.4
Balance of County	22,301	22,081	-1.0
Butte	206,579	205,928	-0.3
Biggs	1,951	1,853	-5.0
Chico	107,639	109,589	1.8
Gridley	7,235	6,935	-4.1
Oroville	18,841	18,129	-3.8
Paradise	9,205	10,691	16.1
Balance of County	61,708	58,731	-4.8
Calaveras	44,899	44,842	-0.1
Angels City	3,604	3,587	-0.5
Balance of County	41,295	41,255	-0.1
Colusa	21,831	21,743	-0.4
Colusa	6,429	6,447	0.3
Williams	5,568	5,528	-0.7
Balance of County	9,834	9,768	-0.7
Contra Costa	1,145,274	1,146,626	0.1
Antioch	115,282	115,632	0.3
Brentwood	64,496	64,811	0.5
Clayton	10,687	10,683	0.0
Concord	121,663	121,513	-0.1
Danville	42,736	42,567	-0.4

El Cerrito	25,409	25,700	1.1
Hercules	26,202	26,063	-0.5
Lafayette	24,823	24,808	-0.1
Martinez	36,425	36,439	0.0
Moraga	16,858	16,784	-0.4
Oakley	44,929	45,736	1.8
Orinda	19,231	19,191	-0.2
Pinole	18,278	18,192	-0.5
Pittsburg	74,736	75,085	0.5
Pleasant Hill	33,447	33,352	-0.3
Richmond	113,122	112,735	-0.3
San Pablo	31,163	31,088	-0.2
San Ramon	82,754	82,525	-0.3
Walnut Creek	69,010	69,433	0.6
Balance of County	174,023	174,289	0.2
Del Norte	26,586	26,345	-0.9
Crescent City	5,763	5,564	-3.5
Balance of County	20,823	20,781	-0.2
El Dorado	188,067	188,583	0.3
Placerville	10,527	10,540	0.1
South Lake Tahoe	20,703	20,790	0.4
Balance of County	156,837	157,253	0.3
Fresno	1,010,914	1,017,431	0.6
Clovis	124,361	126,133	1.4
Coalinga	17,191	17,107	-0.5
Firebaugh	8,480	8,415	-0.8
Fowler	7,163	7,367	2.8
Fresno	543,087	546,971	0.7
Huron	6,119	6,348	3.7
Kerman	16,950	17,256	1.8
Kingsburg	12,908	13,042	1.0
Mendota	12,462	12,531	0.6
Orange Cove	9,453	9,516	0.7
Parlier	14,382	14,368	-0.1
Reedley	25,376	25,653	1.1
Sanger	26,286	26,357	0.3
San Joaquin	3,620	3,616	-0.1
Selma	24,395	24,371	-0.1
Balance of County	158,681	158,380	-0.2
Glenn	28,330	28,736	1.4
Orland	8,141	8,537	4.9
Willows	6,317	6,321	0.1
Balance of County	13,872	13,878	0.0
Humboldt	134,597	133,100	-1.1
Arcata	18,830	18,540	-1.5
Blue Lake	1,164	1,149	-1.3
Eureka	26,283	26,073	-0.8
Ferndale	1,376	1,356	-1.5
Fortuna	12,318	12,181	-1.1

Rio Dell	3,290	3,241	-1.5
Trinidad	298	294	-1.3
Balance of County	71,038	70,266	-1.1
Imperial	179,623	182,881	1.8
Brawley	27,633	28,345	2.6
Calexico	38,606	39,262	1.7
Calipatria	6,063	6,342	4.6
El Centro	44,346	44,952	1.4
Holtville	5,513	5,583	1.3
Imperial	21,583	22,141	2.6
Westmorland	1,993	2,050	2.9
Balance of County	33,886	34,206	0.9
Inyo	18,890	18,856	-0.2
Bishop	3,853	3,848	-0.1
Balance of County	15,037	15,008	-0.2
Kern	906,165	910,300	0.5
Arvin	19,460	19,651	1.0
Bakersfield	407,835	411,109	0.8
California City	14,822	13,079	-11.8
Delano	51,841	52,484	1.2
Maricopa	1,004	1,004	0.0
McFarland	13,765	13,965	1.5
Ridgecrest	27,745	27,940	0.7
Shafter	21,309	22,226	4.3
Taft	6,944	6,953	0.1
Tehachapi	11,978	11,092	-7.4
Wasco	26,827	27,028	0.7
Balance of County	302,635	303,769	0.4
Kings	151,629	152,627	0.7
Avenal	13,398	13,981	4.4
Corcoran	21,437	21,633	0.9
Hanford	59,034	59,286	0.4
Lemoore	26,929	26,855	-0.3
Balance of County	30,831	30,872	0.1
Lake	66,698	67,001	0.5
Clearlake	16,367	16,553	1.1
Lakeport	4,976	4,982	0.1
Balance of County	45,355	45,466	0.2
Lassen	28,376	28,197	-0.6
Susanville	11,790	11,639	-1.3
Balance of County	16,586	16,558	-0.2
Los Angeles	9,819,312	9,824,091	0.0
Agoura Hills	19,928	19,841	-0.4
Alhambra	81,774	81,811	0.0
Arcadia	55,855	55,783	-0.1
Artesia	16,053	16,019	-0.2
Avalon	3,332	3,313	-0.6
Azusa	49,595	49,420	-0.4
Baldwin Park	70,700	70,660	-0.1

Bell	33,414	33,301	-0.3
Bellflower	77,014	76,990	0.0
Bell Gardens	38,569	38,381	-0.5
Beverly Hills	31,950	31,806	-0.5
Bradbury	905	898	-0.8
Burbank	105,484	105,603	0.1
Calabasas	22,857	22,742	-0.5
Carson	92,403	91,924	-0.5
Cerritos	48,063	47,806	-0.5
Claremont	37,673	37,686	0.0
Commerce	12,055	12,124	0.6
Compton	94,016	93,671	-0.4
Covina	50,390	50,485	0.2
Cudahy	22,327	22,210	-0.5
Culver City	39,859	40,213	0.9
Diamond Bar	53,566	53,335	-0.4
Downey	111,656	111,493	-0.1
Duarte	22,958	23,656	3.0
El Monte	106,697	106,786	0.1
El Segundo	16,978	16,964	-0.1
Gardena	59,896	60,028	0.2
Glendale	192,072	191,586	-0.3
Glendora	51,374	51,209	-0.3
Hawaiian Gardens	13,600	13,560	-0.3
Hawthorne	85,886	85,566	-0.4
Hermosa Beach	19,169	19,088	-0.4
Hidden Hills	1,724	1,727	0.2
Huntington Park	53,384	53,219	-0.3
Industry	427	426	-0.2
Inglewood	106,628	106,065	-0.5
Irwindale	1,488	1,499	0.7
La Canada Flintridge	20,089	20,048	-0.2
La Habra Heights	5,513	5,488	-0.5
Lakewood	80,365	80,162	-0.3
La Mirada	48,271	48,077	-0.4
Lancaster	172,460	172,631	0.1
La Puente	37,530	37,459	-0.2
La Verne	31,678	31,697	0.1
Lawndale	31,026	30,855	-0.6
Lomita	20,397	20,320	-0.4
Long Beach	459,630	458,813	-0.2
Los Angeles	3,804,420	3,814,318	0.3
Lynwood	66,424	66,271	-0.2
Malibu	10,640	10,621	-0.2
Manhattan Beach	34,367	34,195	-0.5
Maywood	24,572	24,451	-0.5
Monrovia	37,563	38,087	1.4
Montebello	61,730	61,930	0.3
Monterey Park	59,599	59,347	-0.4

Norwalk	101,496	101,172	-0.3
Palmdale	166,089	166,055	0.0
Palos Verdes Estates	13,031	12,974	-0.4
Paramount	52,331	52,153	-0.3
Pasadena	138,187	139,692	1.1
Pico Rivera	61,014	60,820	-0.3
Pomona	151,132	152,166	0.7
Rancho Palos Verdes	41,123	40,919	-0.5
Redondo Beach	68,424	68,239	-0.3
Rolling Hills	1,686	1,677	-0.5
Rolling Hills Estates	8,495	8,534	0.5
Rosemead	50,503	50,541	0.1
San Dimas	34,027	33,920	-0.3
San Fernando	23,633	23,643	0.0
San Gabriel	38,648	38,613	-0.1
San Marino	12,350	12,379	0.2
Santa Clarita	231,045	230,428	-0.3
Santa Fe Springs	18,703	18,640	-0.3
Santa Monica	92,598	92,912	0.3
Sierra Madre	10,925	10,909	-0.1
Signal Hill	11,488	11,448	-0.3
South El Monte	19,482	19,441	-0.2
South Gate	92,701	92,729	0.0
South Pasadena	26,367	26,270	-0.4
Temple City	36,040	35,975	-0.2
Torrance	143,433	142,910	-0.4
Vernon	206	205	-0.5
Walnut	27,896	27,867	-0.1
West Covina	108,404	109,105	0.6
West Hollywood	35,229	35,075	-0.4
Westlake Village	7,938	7,902	-0.5
Whittier	87,333	87,527	0.2
Balance of County	999,362	997,587	-0.2
Madera	157,909	159,328	0.9
Chowchilla	18,775	18,930	0.8
Madera	66,269	66,560	0.4
Balance of County	72,865	73,838	1.3
Marin	253,972	252,844	-0.4
Belvedere	2,046	2,043	-0.1
Corte Madera	9,926	9,882	-0.4
Fairfax	7,399	7,371	-0.4
Larkspur	12,638	12,655	0.1
Mill Valley	13,695	13,635	-0.4
Novato	51,694	51,140	-1.1
Ross	2,278	2,272	-0.3
San Anselmo	12,443	12,426	-0.1
San Rafael	59,855	59,585	-0.5
Sausalito	6,894	6,856	-0.6
Tiburon	8,841	8,809	-0.4

Balance of County	66,263	66,170	-0.1
Mariposa	16,968	16,966	0.0
Mendocino	89,556	89,476	-0.1
Fort Bragg	7,027	7,179	2.2
Point Arena	447	445	-0.4
Ukiah	16,176	16,108	-0.4
Willits	4,835	4,830	-0.1
Balance of County	61,071	60,914	-0.3
Merced	285,193	287,303	0.7
Atwater	31,390	31,397	0.0
Dos Palos	5,634	5,633	0.0
Gustine	5,940	5,936	-0.1
Livingston	14,273	14,286	0.1
Los Banos	47,300	47,419	0.3
Merced	90,120	91,837	1.9
Balance of County	90,536	90,795	0.3
Modoc	8,501	8,484	-0.2
Alturas	2,664	2,659	-0.2
Balance of County	5,837	5,825	-0.2
Mono	13,193	12,861	-2.5
Mammoth Lakes	7,305	7,110	-2.7
Balance of County	5,888	5,751	-2.3
Monterey	433,953	437,614	0.8
Carmel-by-the-Sea	3,105	3,122	0.5
Del Rey Oaks	1,559	1,569	0.6
Gonzales	8,384	8,466	1.0
Greenfield	20,155	20,561	2.0
King City	13,968	14,216	1.8
Marina	22,269	22,695	1.9
Monterey	27,189	27,106	-0.3
Pacific Grove	14,872	14,966	0.6
Salinas	160,870	162,037	0.7
Sand City	378	379	0.3
Seaside	30,187	30,197	0.0
Soledad	26,462	26,966	1.9
Balance of County	104,555	105,334	0.7
Napa	134,508	135,029	0.4
American Canyon	21,379	21,758	1.8
Calistoga	5,127	5,142	0.3
Napa	77,074	77,174	0.1
St Helena	5,284	5,314	0.6
Yountville	2,766	2,781	0.5
Balance of County	22,878	22,860	-0.1
Nevada	100,474	100,177	-0.3
Grass Valley	13,478	13,400	-0.6
Nevada City	3,350	3,347	-0.1
Truckee	16,702	16,778	0.5
Balance of County	66,944	66,652	-0.4
Orange	3,141,065	3,150,835	0.3

Aliso Viejo	50,284	50,068	-0.4
Anaheim	339,175	340,160	0.3
Brea	47,886	47,725	-0.3
Buena Park	82,632	82,689	0.1
Costa Mesa	109,765	109,423	-0.3
Cypress	49,291	49,345	0.1
Dana Point	32,721	32,596	-0.4
Fountain Valley	56,233	56,333	0.2
Fullerton	140,756	140,311	-0.3
Garden Grove	169,046	171,024	1.2
Huntington Beach	193,078	192,503	-0.3
Irvine	311,537	314,550	1.0
Laguna Beach	22,433	22,449	0.1
Laguna Hills	30,442	30,315	-0.4
Laguna Niguel	63,865	64,291	0.7
Laguna Woods	17,222	17,148	-0.4
La Habra	61,028	60,901	-0.2
Lake Forest	86,311	86,917	0.7
La Palma	15,131	15,071	-0.4
Los Alamitos	11,970	11,947	-0.2
Mission Viejo	91,221	91,304	0.1
Newport Beach	82,707	82,419	-0.3
Orange	138,842	138,621	-0.2
Placentia	52,182	52,226	0.1
Rancho Santa Margarita	46,507	46,305	-0.4
San Clemente	62,481	62,297	-0.3
San Juan Capistrano	34,627	34,992	1.1
Santa Ana	308,041	310,797	0.9
Seal Beach	24,447	24,350	-0.4
Stanton	38,914	40,297	3.6
Tustin	78,515	78,844	0.4
Villa Park	5,716	5,705	-0.2
Westminster	89,400	89,490	0.1
Yorba Linda	66,268	66,087	-0.3
Balance of County	130,391	131,335	0.7
Placer	410,085	412,844	0.7
Auburn	13,344	13,218	-0.9
Colfax	2,010	1,988	-1.1
Lincoln	52,296	53,231	1.8
Loomis	6,597	6,601	0.1
Rocklin	71,420	71,609	0.3
Roseville	152,726	154,329	1.0
Balance of County	111,692	111,868	0.2
Plumas	18,993	18,841	-0.8
Portola	2,099	2,075	-1.1
Balance of County	16,894	16,766	-0.8
Riverside	2,428,580	2,442,378	0.6
Banning	31,046	31,213	0.5
Beaumont	56,275	57,416	2.0

Blythe	17,224	17,378	0.9
Calimesa	10,909	10,867	-0.4
Canyon Lake	10,846	10,832	-0.1
Cathedral City	51,045	50,911	-0.3
Coachella	42,179	43,173	2.4
Corona	156,268	156,615	0.2
Desert Hot Springs	32,380	32,654	0.8
Eastvale	69,123	68,884	-0.3
Hemet	89,333	89,663	0.4
Indian Wells	4,733	4,797	1.4
Indio	89,978	90,680	0.8
Jurupa Valley	104,599	104,721	0.1
Lake Elsinore	71,351	71,452	0.1
La Quinta	37,824	38,370	1.4
Menifee	109,401	111,560	2.0
Moreno Valley	206,903	207,146	0.1
Murrieta	109,364	109,177	-0.2
Norco	24,893	25,068	0.7
Palm Desert	50,274	50,889	1.2
Palm Springs	43,802	43,791	0.0
Perris	78,424	79,311	1.1
Rancho Mirage	16,868	16,992	0.7
Riverside	315,747	316,690	0.3
San Jacinto	53,746	53,538	-0.4
Temecula	108,173	108,700	0.5
Wildomar	36,093	36,327	0.6
Balance of County	399,779	403,563	0.9
Sacramento	1,576,639	1,578,938	0.1
Citrus Heights	86,056	85,554	-0.6
Elk Grove	177,446	178,679	0.7
Folsom	85,698	88,023	2.7
Galt	25,608	25,785	0.7
Isleton	772	767	-0.6
Rancho Cordova	81,604	82,109	0.6
Sacramento	519,466	520,407	0.2
Balance of County	599,989	597,614	-0.4
San Benito	65,165	65,853	1.1
Hollister	42,547	42,872	0.8
San Juan Bautista	2,032	2,032	0.0
Balance of County	20,586	20,949	1.8
San Bernardino	2,172,694	2,181,433	0.4
Adelanto	36,422	36,131	-0.8
Apple Valley	74,500	74,322	-0.2
Barstow	24,759	24,669	-0.4
Big Bear Lake	4,948	4,958	0.2
Chino	92,546	92,585	0.0
Chino Hills	76,547	76,414	-0.2
Colton	52,841	52,778	-0.1
Fontana	212,772	214,223	0.7

Grand Terrace	12,793	12,771	-0.2
Hesperia	99,338	100,087	0.8
Highland	55,612	55,676	0.1
Loma Linda	24,960	24,965	0.0
Montclair	37,246	37,211	-0.1
Needles	4,780	4,769	-0.2
Ontario	179,555	181,224	0.9
Rancho Cucamonga	172,344	173,316	0.6
Redlands	71,776	72,696	1.3
Rialto	102,367	103,097	0.7
San Bernardino	225,620	226,541	0.4
Twentynine Palms	25,787	25,346	-1.7
Upland	77,849	78,285	0.6
Victorville	136,346	138,202	1.4
Yucaipa	53,635	53,810	0.3
Yucca Valley	21,509	21,594	0.4
Balance of County	295,842	295,763	0.0
San Diego	3,290,423	3,291,101	0.0
Carlsbad	115,045	114,319	-0.6
Chula Vista	276,813	278,247	0.5
Coronado	22,272	21,589	-3.1
Del Mar	3,918	3,919	0.0
El Cajon	104,804	104,180	-0.6
Encinitas	61,254	61,028	-0.4
Escondido	150,571	150,002	-0.4
Imperial Beach	26,109	26,096	0.0
La Mesa	60,753	60,620	-0.2
Lemon Grove	27,517	27,568	0.2
National City	58,374	58,555	0.3
Oceanside	172,186	171,483	-0.4
Poway	48,620	49,273	1.3
San Diego	1,383,623	1,385,379	0.1
San Marcos	94,823	95,998	1.2
Santee	59,574	59,195	-0.6
Solana Beach	12,831	12,887	0.4
Vista	100,113	99,723	-0.4
Balance of County	511,223	511,040	0.0
San Francisco	842,224	843,071	0.1
San Joaquin	783,903	791,408	1.0
Escalon	7,244	7,249	0.1
Lathrop	35,138	37,033	5.4
Lodi	66,164	66,492	0.5
Manteca	88,552	90,917	2.7
Ripon	15,726	15,741	0.1
Stockton	315,685	317,204	0.5
Tracy	95,341	96,609	1.3
Balance of County	160,053	160,163	0.1
San Luis Obispo	279,818	278,469	-0.5
Arroyo Grande	18,039	17,941	-0.5

Atascadero	30,323	30,279	-0.1
El Paso de Robles	30,792	30,907	0.4
Grover Beach	12,542	12,481	-0.5
Morro Bay	10,315	10,261	-0.5
Pismo Beach	7,869	7,846	-0.3
San Luis Obispo	48,249	48,684	0.9
Balance of County	121,689	120,070	-1.3
San Mateo	745,302	741,565	-0.5
Atherton	6,972	6,976	0.1
Belmont	27,180	26,931	-0.9
Brisbane	4,695	4,661	-0.7
Burlingame	30,410	30,513	0.3
Colma	1,426	1,410	-1.1
Daly City	102,513	101,458	-1.0
East Palo Alto	28,957	29,078	0.4
Foster City	32,921	32,581	-1.0
Half Moon Bay	11,328	11,238	-0.8
Hillsborough	11,137	11,116	-0.2
Menlo Park	32,943	33,140	0.6
Millbrae	22,687	23,093	1.8
Pacifica	37,393	37,062	-0.9
Portola Valley	4,283	4,249	-0.8
Redwood City	82,144	81,863	-0.3
San Bruno	42,550	42,152	-0.9
San Carlos	29,700	29,420	-0.9
San Mateo	104,180	103,352	-0.8
South San Francisco	64,765	64,601	-0.3
Woodside	5,176	5,133	-0.8
Balance of County	61,942	61,538	-0.7
Santa Barbara	442,342	443,623	0.3
Buellton	4,968	4,970	0.0
Carpinteria	12,734	12,744	0.1
Goleta	32,503	32,515	0.0
Guadalupe	8,582	8,676	1.1
Lompoc	43,591	43,610	0.0
Santa Barbara	85,382	85,679	0.3
Santa Maria	109,687	110,608	0.8
Solvang	5,660	5,663	0.1
Balance of County	139,235	139,158	-0.1
Santa Clara	1,902,799	1,903,198	0.0
Campbell	43,191	43,095	-0.2
Cupertino	59,656	59,471	-0.3
Gilroy	60,548	61,033	0.8
Los Altos	31,316	31,255	-0.2
Los Altos Hills	8,477	8,476	0.0
Los Gatos	33,368	33,230	-0.4
Milpitas	81,635	81,773	0.2
Monte Sereno	3,564	3,582	0.5
Morgan Hill	46,333	46,384	0.1

Mountain View	84,463	86,535	2.5
Palo Alto	68,112	67,973	-0.2
San Jose	970,772	969,491	-0.1
Santa Clara	132,386	132,048	-0.3
Saratoga	30,845	30,819	-0.1
Sunnyvale	157,187	157,566	0.2
Balance of County	90,946	90,467	-0.5
Santa Cruz	263,338	262,572	-0.3
Capitola	9,558	9,497	-0.6
Santa Cruz	62,929	62,776	-0.2
Scotts Valley	11,872	11,816	-0.5
Watsonville	50,820	51,032	0.4
Balance of County	128,159	127,451	-0.6
Shasta	179,122	179,195	0.0
Anderson	10,994	10,943	-0.5
Redding	92,164	92,446	0.3
Shasta Lake	10,162	10,131	-0.3
Balance of County	65,802	65,675	-0.2
Sierra	3,187	3,171	-0.5
Loyalton	727	724	-0.4
Balance of County	2,460	2,447	-0.5
Siskiyou	43,479	43,409	-0.2
Dorris	838	836	-0.2
Dunsmuir	1,658	1,651	-0.4
Etna	667	665	-0.3
Fort Jones	676	674	-0.3
Montague	1,202	1,199	-0.2
Mount Shasta	3,211	3,203	-0.2
Tulelake	872	870	-0.2
Weed	2,692	2,710	0.7
Yreka	7,820	7,805	-0.2
Balance of County	23,843	23,796	-0.2
Solano	445,506	446,426	0.2
Benicia	26,255	26,033	-0.8
Dixon	19,060	19,403	1.8
Fairfield	120,036	120,339	0.3
Rio Vista	9,969	10,004	0.4
Suisun City	28,543	28,840	1.0
Vacaville	101,272	102,173	0.9
Vallejo	122,220	121,558	-0.5
Balance of County	18,151	18,076	-0.4
Sonoma	479,445	478,152	-0.3
Cloverdale	8,808	8,710	-1.1
Cotati	7,381	7,303	-1.1
Healdsburg	11,020	10,985	-0.3
Petaluma	58,457	58,445	0.0
Rohnert Park	43,838	43,821	0.0
Santa Rosa	175,013	174,890	-0.1
Sebastopol	7,366	7,295	-1.0

Sonoma	10,636	10,532	-1.0
Windsor	25,628	25,394	-0.9
Balance of County	131,298	130,777	-0.4
Stanislaus	545,753	548,744	0.5
Ceres	49,035	49,319	0.6
Hughson	7,539	7,711	2.3
Modesto	216,734	217,862	0.5
Newman	12,103	12,121	0.1
Oakdale	22,942	23,008	0.3
Patterson	24,426	24,790	1.5
Riverbank	24,614	25,006	1.6
Turlock	70,885	71,273	0.5
Waterford	9,103	9,110	0.1
Balance of County	108,372	108,544	0.2
Sutter	98,248	100,110	1.9
Live Oak	9,448	9,668	2.3
Yuba City	68,984	70,256	1.8
Balance of County	19,816	20,186	1.9
Tehama	64,710	64,308	-0.6
Corning	8,053	8,076	0.3
Red Bluff	14,435	14,300	-0.9
Tehama	425	422	-0.7
Balance of County	41,797	41,510	-0.7
Trinity	15,944	15,915	-0.2
Tulare	474,680	478,918	0.9
Dinuba	25,458	25,573	0.5
Exeter	10,171	10,179	0.1
Farmersville	10,146	10,327	1.8
Lindsay	12,461	12,594	1.1
Porterville	62,508	62,934	0.7
Tulare	69,565	70,799	1.8
Visalia	142,968	144,532	1.1
Woodlake	7,700	7,713	0.2
Balance of County	133,703	134,267	0.4
Tuolumne	54,626	54,407	-0.4
Sonora	5,119	5,132	0.3
Balance of County	49,507	49,275	-0.5
Ventura	825,960	823,863	-0.3
Camarillo	69,256	69,014	-0.3
Fillmore	16,965	17,061	0.6
Moorpark	35,286	35,114	-0.5
Ojai	7,537	7,533	-0.1
Oxnard	197,737	197,536	-0.1
Port Hueneme	21,077	20,916	-0.8
San Buenaventura	107,780	107,569	-0.2
Santa Paula	31,400	31,355	-0.1
Simi Valley	124,165	124,029	-0.1
Thousand Oaks	123,111	122,643	-0.4
Balance of County	91,646	91,093	-0.6

Yolo	220,454	221,666	0.5
Davis	64,922	65,054	0.2
West Sacramento	54,251	54,278	0.0
Winters	7,538	7,587	0.7
Woodland	60,052	60,672	1.0
Balance of County	33,691	34,075	1.1
Yuba	82,814	83,721	1.1
Marysville	12,666	12,752	0.7
Wheatland	3,826	3,893	1.8
Balance of County	66,322	67,076	1.1

Department of Finance

Demographic Research Unit

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For more information:

<https://dof.ca.gov/forecasting/demographics/estimates-e1/>

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