



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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DATE: January 7, 2021

TO: Tax Credit Applicants

FROM: Gina Ferguson, Development Section Chief

RE: Methodology for Determining Rural Status of Project Site for 2021 Applications

Pursuant to California law, the California Tax Credit Allocation Committee (“TCAC” 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, TCAC 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: USDA Section 515 Designated Places List (expires 12/31/21)

Exhibit C: Department of Finance 2020 Population Estimates (as available May 2020)

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 effective in 2010 and still effective as of January 1, 2021, twenty one (21) of the fifty eight (58) counties in California are considered non-metropolitan. Projects located in the following counties are not required to provide documentation of their rural status and will be considered as rural:

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

Methodology 2: Rural Housing Service (RHS) Eligible Area

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

The USDA Rural Development established a list of eligible areas known as the “Section 515 Designated Places List.” 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 in effect the prior September 30.³ For 2021, the effective list is the Section 515 Designated Places List included in Exhibit B of this memo.

Note that the Designated Places List does not contain every area eligible for the Section 515 program. Certain areas not included in the list may still be eligible for the Section 515 program. Note also that an existing project with an existing RHS 515 loan does not necessarily qualify for Section 515 program under the current Designated Places List. Applicants are advised to contact the California State Office of the USDA Rural Housing Services (“USDA”) directly to confirm the Section 515 program eligibility of a project’s area.⁴

Proceed as follows to satisfy Methodology 2:

- 1) Check to see if the project’s area is on the Section 515 Designated Places List (Exhibit B);
- 2) If the project’s area is listed on the Section 515 Designated Places List, include the following items in Tab 3 of the application: a) a printout of the page in the Designated Places List with the project’s area highlighted, and b) evidence that the project is located within the highlighted area;
- 3) If the project’s area is not listed on the Section 515 Designated Places List, contact USDA to determine whether or not the area is eligible for the Section 515 program. If the area is eligible for the Section 515 program according to USDA, the applicant must provide a current letter from the USDA Multifamily Housing Program Director stating that the project is located in an area eligible for the Section 515 program.

USDA Contact for Section 515 Designated Places List:

Lorna Lorea, Multifamily Housing Program Specialist
United States Department of Agriculture, Rural Development, Auburn Office
11661 Blocker Drive, Suite 120
Auburn, CA 95603
Phone: 530-217-6250
lorna.lorea@ca.usda.gov
www.rd.usda.gov/ca

³ CAL. CODE. REGS. tit. 4, § 10315(c); HEALTH & SAFETY § 50199.21.

⁴ *Id.* § 10322(h)(31).

Methodology 3: Small City Status

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

- 1) The project is located in an incorporated city having a population of 40,000 or less, or in an unincorporated area which adjoins⁵ a city having a population of 40,000 or less. Check the city's latest population estimate in California Department of Finance Report E-1: 2020 Population Estimates ("DOF 2020 Population Estimates"), included in Exhibit C of this memo.⁶ AND
- 2) The project's address is located in an area that is not designated as an "urbanized area." Refer to the Census Data located at the U.S. Census Bureau website using the Geocoder search tool to determine whether or not an address is located in an area that is rural. Note that an area designated as "inside urban clusters" is considered rural. An area designated as "inside urbanized areas" is not considered rural.

Proceed as follows to satisfy Methodology 3:

- 1) Check the project city's latest population estimate (as of 1/1/2021) in DOF 2020 Population Estimates (Exhibit C);
 - a. If the project is located within an incorporated city, or an unincorporated area that adjoins a city that has a population exceeding 40,000, then STOP. The project area is not rural under the Small City Status methodology;
 - b. If the project is located within an incorporated city, or in an unincorporated area that adjoins a city with a population of 40,000 or less, proceed to step 2;
- 2) Go to the Geocoder search tool at the US Census Bureau website:
<https://geocoding.geo.census.gov/geocoder/geographies/address?form>
 - a. In the "Find Address Results" field in Geocoder, enter the project's street address and press the "FIND" button in the lower left corner of the screen. Ensure that "Public_AR_Current" is selected in the "Benchmark" dropdown menu. This will correctly automatically select "Current_Current" in the "Vintage" dropdown field. Following these steps will produce a partial results page.
 - b. On the partial results page, modify the url by adding the following sequence to the end of the url in the browser address bar: **&layers=64,66** A modified url will look similar to this:
<https://geocoding.geo.census.gov/geocoder/geographies/.....&benchmark=4&vintage=4&layers=64,66>

Once you've modified the URL, press enter on your keyboard. This will produce a final results page.

- c. On the final results page, scroll down and review the data to determine if any identification information was returned under the "Urbanized Areas" header. Identification information under this header would look like this:

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

⁶ For more information <http://www.dof.ca.gov/forecasting/demographics/estimates/e-1/>.

Urbanized Areas;
POP100: 2956746
GEOID: 78661
CENTLAT: +32.9278331
AREAWATER: 70675519
BASENAME: San Diego, CA
OID: 27040676369007
UA: 78661
LSADC: 75
FUNCSTAT: S
INTPTLAT: +32.9287279
NAME: San Diego, CA Urbanized Area
OBJECTID: 2170
CENTLON: -117.1287728
AREALAND: 1900970558
INTPTLON: -117.1287986
HU100: 1112289
MTFCC: G3500

- d. If identification information was returned under the “Urbanized Areas” header, then the project’s location is not rural.
- e. If no identification information was returned under the “Urbanized Areas” header, then no information and no error message will be displayed under the header, as in the following example:

Urbanized Areas:

- f. If no identification information or error was returned in the “Urbanized Areas” header, the final results page may return identification information under the “Urban Clusters” section, which would look like this:

Urban Clusters;
POP100: 33157
GEOID: 04130
CENTLAT: +38.9289761
AREAWATER: 261127
BASENAME: Auburn–North Auburn, CA
OID: 270404485564962
UA: 04130
LSADC: 76
FUNCSTAT: S
INTPTLAT: +38.9325118
NAME: Auburn–North Auburn, CA Urban Cluster
OBJECTID: 1358
CENTLON: -121.0826400
AREALAND: 69199029
INTPTLON: -121.0796648
HU100: 14516
MTFCC: G3500

- g. If identification information is returned in the “Urban Clusters” header and none was returned in the “Urbanized Areas” header, we conclude that the project’s address is located within a rural area. If no identifying information is returned under either the “Urbanized Areas” header or the “Urban Clusters” header, we also conclude that the project’s address is located in a rural area.

- h. If the project meets both the conditions under the Small City Status methodology, include the following items in Tab 3 of the application: 1) a copy of the page in the DOF 2020 Population Estimates with the project's city and population highlighted, and 2) a copy of the final results page from Geocoder. Prepare this copy by copying the returned data and pasting it into a blank Excel worksheet.
- i. When using Geocoder, you may paste an entire address using the convenient "One Line" option found on the left margin under the "Find Geographies Using..." Option, rather than entering the street address, city, state and zip code on separate lines. If your search in Geocoder returns data that includes errors, refresh the page by selecting either the "One Line" or "Address" options under the "Find Geographies Using..." Option and then re-enter your address. If this does not clear the error, try your search again later in the day.

Technical Assistance:

For assistance or information regarding TCAC's rural status determination, contact TCAC's rural region analyst Ruben Barcelo at 916-651-6018 or ruben.barcelo@treasurer.ca.gov.

EXHIBIT A

Health and Safety Code
Sections 50199.20 and 50199.21

(see following page)

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.

EXHIBIT B

USDA Section 515 Designated Places List

(see following page)

USDA RURAL DEVELOPMENT

California State Office

DESIGNATED PLACES FOR SECTION 515 RURAL RENTAL HOUSING PROJECTS

Expires 12/31/2021

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.

<u>County</u>	<u>Place</u>
Amador	Amador City
Amador	Ione
Amador	Jackson
Amador	Plymouth
Amador	Sutter Creek
Butte	Biggs
Butte	Durham
Butte	Gridley
Butte	Oroville
Butte	Palermo
Calaveras	Angels City (Angels Camp)
Calaveras	Arnold
Calaveras	Murphys (Family Only)
Calaveras	San Andreas (Elderly Only)
Calaveras	West Point
Colusa	Arbuckle
Colusa	Colusa
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	Pollock Pines
El Dorado	Shingle Springs
Fresno	Caruthers
Fresno	Del Rey
Fresno	Firebaugh
Fresno	Fowler
Fresno	Huron
Fresno	Laytonville
Fresno	Orange Cove
Fresno	Tranquility
Fresno	San Joaquin
Fresno	Squaw Valley
Glenn	Hamilton

Designated Places for Section 515 - California - continued

<u>County</u>	<u>Place</u>
Glenn	Orland
Glenn	Willows
Humboldt	Arcata
Humboldt	Bayside
Humboldt	Blue Lake
Humboldt	Ferndale
Humboldt	Fortuna
Humboldt	Garberville
Humboldt	McKinleyville
Humboldt	Redway
Humboldt	Rio Dell
Humboldt	Trinidad
Humboldt	Willow Creek
Imperial	Calipatria
Imperial	Holtville
Imperial	Niland
Imperial	Seely
Imperial	Westmoreland
Inyo	Bishop
Inyo	Lone Pine
Kern	Delano
Kern	Lake Isabella
Kern	Lost Hills
Kern	Maricopa
Kern	Taft
Kings	Armona
Lake	Clearlake
Lake	Kelseyville
Lake	Lakeport
Lake	Lower Lake
Lake	Middle Lake
Lake	Lucerne
Lake	Nice
Lake	Upper Lake
Lassen	Susanville
Mariposa	Mariposa
Mendocino	Covelo
Mendocino	Fort Bragg
Mendocino	Laytonville
Mendocino	Mendocino
Mendocino	Point Arena
Mendocino	Ukiah
Mendocino	Willits
Merced	Dos Palos
Merced	Gustine
Modoc	Alturas

Designated Places for Section 515 - California - continued

<u>County</u>	<u>Place</u>
Mono	Mammoth Lakes
Monterey	Castroville
Monterey	Chualar
Monterey	Del Rey Oaks
Monterey	Gonzales
Monterey	Las Lomas
Monterey	San Lucas
Napa	Calistoga
Napa	St. Helena
Napa	Yountville
Nevada	Grass Valley
Nevada	Nevada City
Nevada	Penn Valley
Nevada	Truckee
Placer	Colfax
Placer	Loomis
Placer	Foresthill
Placer	Kings Beach
Placer	Meadow Vista
Placer	Newcastle
Placer	Penryn
Placer	Sunnyside-Tahoe City
Placer	Weimar
Plumas	Portola
Plumas	Quincy
Riverside	Cabazon
Sacramento	Isleton
San Benito	San Juan Bautista
San Bernardino	Joshua Tree
San Bernardino	Lenwood
San Bernardino	Running Springs
San Bernardino	Wrightwood
San Diego	Borrego Springs
San Diego	Rainbow
San Diego	Valley Center
San Joaquin	Escalon
San Luis Obispo	Grover Beach
San Luis Obispo	Oceano
San Luis Obispo	Pismo Beach
San Luis Obispo	Santa Margarita
San Luis Obispo	Templeton
Santa Barbara	Buellton
Santa Barbara	Guadalupe
Santa Barbara	Los Alamos
Santa Barbara	Los Olivos
Santa Cruz	Ben Lomond
Santa Cruz	Felton

Designated Places for Section 515 - California - continued

<u>County</u>	<u>Place</u>
Shasta	Anderson
Shasta	Burney
Shasta	Cottonwood
Shasta	Fall River Mills
Sierra	Loyalton
Siskiyou	Dorris
Siskiyou	Dunsmuir
Siskiyou	Etna
Siskiyou	Fort Jones
Siskiyou	McCloud
Siskiyou	Montague
Siskiyou	Mt. Shasta
Siskiyou	Tulelake
Siskiyou	Weed
Siskiyou	Yreka (Elderly Only)
Solano	Rio Vista
Sonoma	Cloverdale
Sonoma	Forestville
Sonoma	Guerneville
Sonoma	Monte Rio
Sonoma	Sebastopol
Stanislaus	Hughson
Sutter	Live Oak
Sutter	Sutter
Tehama	Corning
Tehama	Red Bluff (Elderly Only)
Tehama	Tehama
Trinity	Hayfork
Trinity	Lewiston
Trinity	Weaverville
Tulare	Earlimart
Tulare	London
Tulare	Richgrove
Tulare	Strathmore
Tulare	Tipton
Tuolumne	Columbia
Tuolumne	Jamestown
Tuolumne	Sonora
Tuolumne	Tuolumne
Tuolumne	Twaine Hart (Elderly Only)
Ventura	Santa Paula
Yolo	Esparto
Yolo	Winters
Yuba	Wheatland

The following California Colonia's are eligible to compete for the Colonia's Set-Aside:

<u>County</u>	<u>Place</u>
Imperial	Bombay Beach Colonia
Imperial	CN Perry Colonia
Imperial	East Colonia
Imperial	El Dorado Colonia
Imperial	Heber Colonia
Imperial	Kloke Colonia
Imperial	Niland Colonia
Imperial	Ocotillo Colonia
Imperial	Palo Verde Colonia
Imperial	Poe Colonia
Imperial	Salton Sea Beach Colonia
Imperial	Seeley Colonia
Imperial	South Colonia
Imperial	Winterhaven Colonia
Riverside	Mecca Colonia
Riverside	Thermal Colonia
San Diego	Campo Colonia
San Diego	Guatay Colonia
San Diego	Jacumba Colonia
San Diego	Lake Morena Colonia
San Diego	Tecate Colonia

The following places have been identified as eligible high-need communities for rural rental housing from the FY 2018/2019 Annual Action Plan supplement to the State of CA, 2015-2020 Consolidated Plan:

<u>County</u>	<u>Place</u>
Amador	Amador City
Amador	Ione
Amador	Jackson
Amador	Plymouth
Amador	Sutter Creek
Butte	Biggs
Butte	Gridley
Butte	Oroville
Calaveras	Angels Camp
Colusa	Colusa
Del Norte	Crescent City
Fresno	Firebaugh
Fresno	Fowler
Fresno	Huron
Fresno	Orange Cove
Fresno	San Joaquin
Glenn	Orland
Glenn	Willows
Humboldt	Arcata
Humboldt	Blue Lake

Eligible California High-Needs Communities - continued

<u>County</u>	<u>Place</u>
Humboldt	Ferndale
Humboldt	Fortuna
Humboldt	Rio Dell
Humboldt	Trinidad
Imperial	Calipatria
Imperial	Holtville
Imperial	Seely
Inyo	Bishop
Kern	Delano
Kern	Maricopa
Kern	Taft
Lake	Clearlake
Lake	Lakeport
Lassen	Susanville
Mendocino	Fort Bragg
Mendocino	Point Arena
Mendocino	Ukiah
Mendocino	Willits
Merced	Dos Palos
Merced	Gustine
Modoc	Alturas
Mono	Mammoth Lakes
Monterey	Del Rey Oaks
Napa	Calistoga
Napa	St. Helena
Napa	Yountville
Nevada	Grass Valley
Nevada	Nevada City
Nevada	Truckee
Placer	Colfax
Placer	Loomis
Plumas	Portola
Riverside	Cabazon
San Benito	San Juan Bautista
San Luis Obispo	Grover Beach
San Luis Obispo	Pismo Beach
Santa Barbara	Guadalupe
Santa Cruz	Capitola
Santa Cruz	Scotts Valley
Shasta	Anderson
Sierra	Loyalton
Siskiyou	Dorris
Siskiyou	Dunsmuir
Siskiyou	Etna
Siskiyou	Fort Jones
Siskiyou	Montague
Siskiyou	Mt. Shasta

Eligible California High-Needs Communities - continued

<u>County</u>	<u>Place</u>
Siskiyou	Tulelake
Siskiyou	Weed
Siskiyou	Yreka (Elderly Only)
Solano	Rio Vista
Sutter	Live Oak
Tehama	Corning
Tehama	Red Bluff (Elderly Only)
Tehama	Tehama
Tuolumne	Sonora

The following Federally Recognized 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>
Alpine	Washoe Tribe of Nevada & California (Woodfords Community Only)
Humboldt	Hoopa Valley Tribe
Humboldt	Yurok Tribe of the Yurok Reservation
Imperial	Fort Yuma Quechan Indian Nation
Inyo	Bishop Paiute Tribe
Lassen	Susanville Indian Rancheria
Riverside	Cabazon Band of Indians
Riverside	San Pasqual Band of Mission Indians
Riverside	Torres-Martinez Desert Cahuilla Indians
San Bernardino	Chemhuevi Reservation
San Bernardino	Fort Mojave Indian Tribe
San Diego	Barona Group of the Capitan Grande
San Diego	Pala Band of Mission Indians
San Diego	Rincon Band of Luiseno Indians
Siskiyou	Karuk Tribe of California

USDA is an equal opportunity provider, employer and lender.

EXHIBIT C

California Department of Finance
Report E-1: 2020 Population Estimates
(as available May 2020)

(see following page)

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

January 1, 2019 and 2020

Total Population 1/1/2019 Total Population 1/1/2020 Percent Change

State/County/City	Total Population 1/1/2019	Total Population 1/1/2020	Percent Change
California	39,695,376	39,782,870	0.2
Alameda	1,664,783	1,670,834	0.4
Alameda	81,618	81,312	-0.4
Albany	18,961	18,937	-0.1
Berkeley	122,358	122,580	0.2
Dublin	64,132	65,716	2.5
Emeryville	12,041	12,298	2.1
Fremont	233,404	234,220	0.3
Hayward	160,197	160,311	0.1
Livermore	91,436	91,861	0.5
Newark	48,164	48,966	1.7
Oakland	430,753	433,697	0.7
Piedmont	11,468	11,453	-0.1
Pleasanton	79,392	79,464	0.1
San Leandro	88,296	87,930	-0.4
Union City	73,661	73,637	0.0
Balance of County	148,902	148,452	-0.3
Alpine	1,149	1,142	-0.6
Amador	37,820	37,676	-0.4
Amador	168	166	-1.2
Ione	7,905	8,008	1.3
Jackson	4,844	4,860	0.3
Plymouth	1,006	998	-0.8
Sutter Creek	2,492	2,470	-0.9
Balance of County	21,405	21,174	-1.1
Butte	221,521	210,291	-5.1
Biggs	2,053	1,852	-9.8
Chico	109,688	110,326	0.6
Gridley	7,058	6,402	-9.3
Oroville	21,311	19,440	-8.8
Paradise	4,485	4,631	3.3
Balance of County	76,926	67,640	-12.1
Calaveras	45,085	45,023	-0.1
Angels City	4,095	4,123	0.7
Balance of County	40,990	40,900	-0.2
Colusa	21,990	21,902	-0.4
Colusa	6,227	6,175	-0.8
Williams	5,392	5,426	0.6
Balance of County	10,371	10,301	-0.7
Contra Costa	1,150,621	1,153,561	0.3
Antioch	112,423	112,520	0.1
Brentwood	64,365	65,118	1.2
Clayton	11,347	11,337	-0.1
Concord	130,435	130,143	-0.2

Danville	43,923	43,876	-0.1
El Cerrito	24,852	24,953	0.4
Hercules	25,488	25,530	0.2
Lafayette	25,644	25,604	-0.2
Martinez	37,424	37,106	-0.8
Moraga	16,939	16,946	0.0
Oakley	41,979	42,461	1.1
Orinda	18,911	19,009	0.5
Pinole	19,563	19,505	-0.3
Pittsburg	73,565	74,321	1.0
Pleasant Hill	34,286	34,267	-0.1
Richmond	110,793	111,217	0.4
San Pablo	31,481	31,413	-0.2
San Ramon	82,100	83,118	1.2
Walnut Creek	70,958	70,860	-0.1
Balance of County	174,145	174,257	0.1
Del Norte	27,127	27,298	0.6
Crescent City	6,605	6,673	1.0
Balance of County	20,522	20,625	0.5
El Dorado	190,018	193,227	1.7
Placerville	10,836	10,980	1.3
South Lake Tahoe	22,304	22,525	1.0
Balance of County	156,878	159,722	1.8
Fresno	1,015,195	1,023,358	0.8
Clovis	116,609	119,175	2.2
Coalinga	16,944	17,199	1.5
Firebaugh	7,980	7,981	0.0
Fowler	6,220	6,454	3.8
Fresno	542,012	545,769	0.7
Huron	7,302	7,299	0.0
Kerman	15,767	15,950	1.2
Kingsburg	12,551	12,883	2.6
Mendota	12,278	12,514	1.9
Orange Cove	9,460	9,456	0.0
Parlier	15,658	15,890	1.5
Reedley	25,873	25,917	0.2
Sanger	27,005	27,185	0.7
San Joaquin	4,144	4,142	0.0
Selma	24,402	24,436	0.1
Balance of County	170,990	171,108	0.1
Glenn	28,695	29,400	2.5
Orland	8,113	8,323	2.6
Willows	6,080	6,208	2.1
Balance of County	14,502	14,869	2.5
Humboldt	133,996	133,302	-0.5
Arcata	18,223	17,963	-1.4
Blue Lake	1,285	1,277	-0.6
Eureka	26,820	26,699	-0.5
Ferndale	1,378	1,382	0.3

Fortuna	12,112	12,123	0.1
Rio Dell	3,308	3,287	-0.6
Trinidad	339	337	-0.6
Balance of County	70,531	70,234	-0.4
Imperial	188,821	188,777	0.0
Brawley	27,229	27,349	0.4
Calexico	41,032	40,896	-0.3
Calipatria	7,141	6,843	-4.2
El Centro	45,774	45,657	-0.3
Holtville	6,366	6,359	-0.1
Imperial	19,364	19,907	2.8
Westmorland	2,356	2,346	-0.4
Balance of County	39,559	39,420	-0.4
Inyo	18,572	18,584	0.1
Bishop	3,815	3,821	0.2
Balance of County	14,757	14,763	0.0
Kern	908,405	917,553	1.0
Arvin	21,314	21,677	1.7
Bakersfield	387,236	392,756	1.4
California City	14,423	14,161	-1.8
Delano	52,422	53,032	1.2
Maricopa	1,122	1,127	0.4
McFarland	14,984	14,388	-4.0
Ridgecrest	29,067	29,350	1.0
Shafter	19,849	20,441	3.0
Taft	9,417	8,680	-7.8
Tehachapi	13,054	12,758	-2.3
Wasco	27,548	28,884	4.8
Balance of County	317,969	320,299	0.7
Kings	152,995	153,608	0.4
Avenal	13,214	13,189	-0.2
Corcoran	21,595	21,302	-1.4
Hanford	58,907	59,349	0.8
Lemoore	26,254	26,509	1.0
Balance of County	33,025	33,259	0.7
Lake	64,268	64,040	-0.4
Clearlake	14,363	14,297	-0.5
Lakeport	4,698	4,677	-0.4
Balance of County	45,207	45,066	-0.3
Lassen	29,173	28,833	-1.2
Susanville	14,206	13,717	-3.4
Balance of County	14,967	15,116	1.0
Los Angeles	10,184,378	10,172,951	-0.1
Agoura Hills	20,622	20,566	-0.3
Alhambra	86,793	86,792	0.0
Arcadia	57,262	57,212	-0.1
Artesia	16,534	16,490	-0.3
Avalon	3,939	3,929	-0.3
Azusa	49,537	49,658	0.2

Baldwin Park	76,311	76,252	-0.1
Bell	36,510	36,531	0.1
Bellflower	78,239	78,110	-0.2
Bell Gardens	42,579	42,449	-0.3
Beverly Hills	33,926	33,775	-0.4
Bradbury	1,056	1,052	-0.4
Burbank	105,496	105,861	0.3
Calabasas	24,185	24,193	0.0
Carson	93,153	93,108	0.0
Cerritos	49,995	49,994	0.0
Claremont	35,872	35,807	-0.2
Commerce	12,929	12,868	-0.5
Compton	98,206	98,032	-0.2
Covina	48,683	48,846	0.3
Cudahy	24,227	24,172	-0.2
Culver City	39,493	39,705	0.5
Diamond Bar	57,308	57,177	-0.2
Downey	113,863	113,529	-0.3
Duarte	21,681	21,673	0.0
El Monte	116,563	116,675	0.1
El Segundo	16,812	16,777	-0.2
Gardena	60,892	60,937	0.1
Glendale	204,883	205,331	0.2
Glendora	51,840	52,067	0.4
Hawaiian Gardens	14,685	14,649	-0.2
Hawthorne	87,071	86,903	-0.2
Hermosa Beach	19,641	19,614	-0.1
Hidden Hills	1,862	1,868	0.3
Huntington Park	59,642	59,515	-0.2
Industry	427	427	0.0
Inglewood	112,345	111,971	-0.3
Irwindale	1,443	1,434	-0.6
La Canada Flintridge	20,497	20,461	-0.2
La Habra Heights	5,470	5,461	-0.2
Lakewood	80,168	79,919	-0.3
La Mirada	49,007	48,877	-0.3
Lancaster	161,505	161,699	0.1
La Puente	40,532	40,568	0.1
La Verne	33,289	33,300	0.0
Lawndale	32,879	32,799	-0.2
Lomita	20,614	20,549	-0.3
Long Beach	472,802	472,217	-0.1
Los Angeles	4,013,170	4,010,684	-0.1
Lynwood	71,549	71,269	-0.4
Malibu	11,784	11,720	-0.5
Manhattan Beach	35,419	35,250	-0.5
Maywood	27,988	27,904	-0.3
Monrovia	37,956	37,935	-0.1
Montebello	63,742	63,544	-0.3

Monterey Park	60,943	60,734	-0.3
Norwalk	105,881	105,717	-0.2
Palmdale	157,117	156,737	-0.2
Palos Verdes Estates	13,230	13,190	-0.3
Paramount	55,569	55,461	-0.2
Pasadena	144,686	144,842	0.1
Pico Rivera	63,390	63,374	0.0
Pomona	154,675	154,817	0.1
Rancho Palos Verdes	41,838	41,731	-0.3
Redondo Beach	67,154	66,994	-0.2
Rolling Hills	1,880	1,874	-0.3
Rolling Hills Estates	8,035	8,066	0.4
Rosemead	54,198	54,363	0.3
San Dimas	34,042	33,945	-0.3
San Fernando	24,798	25,207	1.6
San Gabriel	40,194	40,104	-0.2
San Marino	13,106	13,087	-0.1
Santa Clarita	221,703	221,932	0.1
Santa Fe Springs	18,348	18,295	-0.3
Santa Monica	92,480	92,357	-0.1
Sierra Madre	10,843	10,816	-0.2
Signal Hill	11,744	11,712	-0.3
South El Monte	20,792	21,204	2.0
South Gate	97,211	97,003	-0.2
South Pasadena	25,524	25,458	-0.3
Temple City	36,098	36,150	0.1
Torrance	145,922	145,546	-0.3
Vernon	298	297	-0.3
Walnut	29,977	29,929	-0.2
West Covina	106,313	105,999	-0.3
West Hollywood	36,335	36,203	-0.4
Westlake Village	8,227	8,212	-0.2
Whittier	87,073	86,801	-0.3
Balance of County	1,039,878	1,034,689	-0.5
Madera	158,216	158,147	0.0
Chowchilla	18,553	18,196	-1.9
Madera	65,117	65,415	0.5
Balance of County	74,546	74,536	0.0
Marin	262,240	260,831	-0.5
Belvedere	2,139	2,124	-0.7
Corte Madera	10,138	10,114	-0.2
Fairfax	7,443	7,399	-0.6
Larkspur	12,331	12,253	-0.6
Mill Valley	14,743	14,674	-0.5
Novato	54,062	53,702	-0.7
Ross	2,548	2,550	0.1
San Anselmo	12,845	12,757	-0.7
San Rafael	60,207	59,807	-0.7
Sausalito	7,301	7,252	-0.7

Tiburon	9,581	9,540	-0.4
Balance of County	68,902	68,659	-0.4
Mariposa	18,066	18,067	0.0
Mendocino	88,388	87,946	-0.5
Fort Bragg	7,471	7,427	-0.6
Point Arena	441	451	2.3
Ukiah	16,029	16,061	0.2
Willits	5,117	5,072	-0.9
Balance of County	59,330	58,935	-0.7
Merced	280,735	283,521	1.0
Atwater	31,370	31,378	0.0
Dos Palos	5,549	5,546	-0.1
Gustine	5,867	5,875	0.1
Livingston	14,709	15,052	2.3
Los Banos	41,287	41,923	1.5
Merced	86,081	88,120	2.4
Balance of County	95,872	95,627	-0.3
Modoc	9,637	9,570	-0.7
Alturas	2,849	2,826	-0.8
Balance of County	6,788	6,744	-0.6
Mono	13,517	13,464	-0.4
Mammoth Lakes	7,887	7,859	-0.4
Balance of County	5,630	5,605	-0.4
Monterey	441,304	441,143	0.0
Carmel-by-the-Sea	3,939	3,949	0.3
Del Rey Oaks	1,674	1,662	-0.7
Gonzales	8,566	8,506	-0.7
Greenfield	18,109	18,284	1.0
King City	14,540	14,797	1.8
Marina	22,688	22,321	-1.6
Monterey	27,992	28,170	0.6
Pacific Grove	15,360	15,265	-0.6
Salinas	162,353	162,222	-0.1
Sand City	383	385	0.5
Seaside	33,047	33,537	1.5
Soledad	25,745	25,301	-1.7
Balance of County	106,908	106,744	-0.2
Napa	139,970	139,088	-0.6
American Canyon	21,000	20,837	-0.8
Calistoga	5,378	5,348	-0.6
Napa	79,730	79,278	-0.6
St Helena	6,101	6,073	-0.5
Yountville	2,763	2,685	-2.8
Balance of County	24,998	24,867	-0.5
Nevada	97,820	98,114	0.3
Grass Valley	12,851	12,865	0.1
Nevada City	3,160	3,140	-0.6
Truckee	16,136	16,228	0.6
Balance of County	65,673	65,881	0.3

Orange	3,192,987	3,194,332	0.0
Aliso Viejo	49,815	50,044	0.5
Anaheim	356,669	357,325	0.2
Brea	44,879	45,629	1.7
Buena Park	82,422	81,998	-0.5
Costa Mesa	114,634	114,778	0.1
Cypress	48,976	49,272	0.6
Dana Point	33,212	33,146	-0.2
Fountain Valley	56,099	55,878	-0.4
Fullerton	141,931	141,863	0.0
Garden Grove	175,052	174,801	-0.1
Huntington Beach	201,239	201,281	0.0
Irvine	277,462	281,707	1.5
Laguna Beach	22,445	22,343	-0.5
Laguna Hills	31,674	31,508	-0.5
Laguna Niguel	65,363	65,316	-0.1
Laguna Woods	16,329	16,243	-0.5
La Habra	63,319	63,371	0.1
Lake Forest	84,576	84,711	0.2
La Palma	15,572	15,492	-0.5
Los Alamitos	11,576	11,567	-0.1
Mission Viejo	94,766	94,267	-0.5
Newport Beach	85,706	85,780	0.1
Orange	140,410	140,065	-0.2
Placentia	51,750	51,494	-0.5
Rancho Santa Margarita	49,051	48,793	-0.5
San Clemente	64,541	64,581	0.1
San Juan Capistrano	36,149	36,318	0.5
Santa Ana	337,639	335,052	-0.8
Seal Beach	25,080	24,992	-0.4
Stanton	39,097	39,077	-0.1
Tustin	80,491	80,382	-0.1
Villa Park	5,786	5,766	-0.3
Westminster	92,737	92,421	-0.3
Yorba Linda	68,458	68,650	0.3
Balance of County	128,082	128,421	0.3
Placer	395,978	403,711	2.0
Auburn	14,440	14,594	1.1
Colfax	2,121	2,152	1.5
Lincoln	48,679	49,317	1.3
Loomis	6,828	6,888	0.9
Rocklin	68,806	70,350	2.2
Roseville	141,299	145,163	2.7
Balance of County	113,805	115,247	1.3
Plumas	18,242	18,260	0.1
Portola	2,017	2,016	0.0
Balance of County	16,225	16,244	0.1
Riverside	2,422,146	2,442,304	0.8
Banning	31,142	31,125	-0.1

Beaumont	49,630	51,475	3.7
Blythe	19,256	19,255	0.0
Calimesa	8,830	9,329	5.7
Canyon Lake	10,995	11,000	0.0
Cathedral City	53,320	53,580	0.5
Coachella	46,885	47,186	0.6
Corona	166,723	168,248	0.9
Desert Hot Springs	29,683	29,660	-0.1
Eastvale	65,611	66,413	1.2
Hemet	85,159	85,175	0.0
Indian Wells	5,379	5,403	0.4
Indio	90,087	90,751	0.7
Jurupa Valley	106,115	107,083	0.9
Lake Elsinore	63,154	63,453	0.5
La Quinta	40,389	40,660	0.7
Menifee	94,732	97,093	2.5
Moreno Valley	207,181	208,838	0.8
Murrieta	114,193	115,561	1.2
Norco	26,426	27,564	4.3
Palm Desert	52,911	52,986	0.1
Palm Springs	47,296	47,427	0.3
Perris	79,856	80,201	0.4
Rancho Mirage	18,886	19,114	1.2
Riverside	326,427	328,155	0.5
San Jacinto	50,431	51,028	1.2
Temecula	111,879	111,970	0.1
Wildomar	37,126	37,183	0.2
Balance of County	382,444	385,388	0.8
Sacramento	1,541,301	1,555,365	0.9
Citrus Heights	87,731	87,811	0.1
Elk Grove	173,170	176,154	1.7
Folsom	79,171	81,610	3.1
Galt	25,655	25,849	0.8
Isleton	827	828	0.1
Rancho Cordova	77,438	78,381	1.2
Sacramento	505,230	510,931	1.1
Balance of County	592,079	593,801	0.3
San Benito	61,513	62,353	1.4
Hollister	39,998	40,646	1.6
San Juan Bautista	2,098	2,112	0.7
Balance of County	19,417	19,595	0.9
San Bernardino	2,168,964	2,180,537	0.5
Adelanto	35,504	35,663	0.4
Apple Valley	74,140	74,394	0.3
Barstow	24,210	24,268	0.2
Big Bear Lake	5,191	5,206	0.3
Chino	87,594	89,109	1.7
Chino Hills	82,310	82,409	0.1
Colton	53,862	54,118	0.5

Fontana	212,304	213,000	0.3
Grand Terrace	12,362	12,426	0.5
Hesperia	95,509	96,393	0.9
Highland	55,222	55,323	0.2
Loma Linda	24,405	24,535	0.5
Montclair	39,452	39,490	0.1
Needles	5,289	5,248	-0.8
Ontario	180,494	182,871	1.3
Rancho Cucamonga	175,201	175,522	0.2
Redlands	70,700	70,952	0.4
Rialto	104,334	104,553	0.2
San Bernardino	217,642	217,946	0.1
Twentynine Palms	28,478	29,258	2.7
Upland	78,564	78,814	0.3
Victorville	124,642	126,432	1.4
Yucaipa	55,629	55,712	0.1
Yucca Valley	22,205	22,236	0.1
Balance of County	303,721	304,659	0.3
San Diego	3,340,312	3,343,355	0.1
Carlsbad	113,635	114,463	0.7
Chula Vista	271,032	272,202	0.4
Coronado	23,814	21,381	-10.2
Del Mar	4,275	4,268	-0.2
El Cajon	104,104	104,393	0.3
Encinitas	62,096	62,183	0.1
Escondido	152,391	153,008	0.4
Imperial Beach	27,934	28,055	0.4
La Mesa	59,827	59,966	0.2
Lemon Grove	26,426	26,526	0.4
National City	62,254	62,099	-0.2
Oceanside	177,242	177,335	0.1
Poway	49,298	49,338	0.1
San Diego	1,428,600	1,430,489	0.1
San Marcos	96,651	97,209	0.6
Santee	57,780	57,999	0.4
Solana Beach	13,786	13,838	0.4
Vista	102,098	102,928	0.8
Balance of County	507,069	505,675	-0.3
San Francisco	891,021	897,806	0.8
San Joaquin	765,556	773,632	1.1
Escalon	7,442	7,478	0.5
Lathrop	25,401	26,833	5.6
Lodi	67,430	67,930	0.7
Manteca	83,395	84,800	1.7
Ripon	15,688	15,930	1.5
Stockton	317,271	318,522	0.4
Tracy	94,586	95,931	1.4
Balance of County	154,343	156,208	1.2
San Luis Obispo	278,355	277,259	-0.4

Arroyo Grande	17,839	17,687	-0.9
Atascadero	30,348	30,057	-1.0
El Paso de Robles	31,136	31,221	0.3
Grover Beach	13,320	13,214	-0.8
Morro Bay	10,269	10,188	-0.8
Pismo Beach	8,237	8,139	-1.2
San Luis Obispo	45,937	45,920	0.0
Balance of County	121,269	120,833	-0.4
San Mateo	774,231	773,244	-0.1
Atherton	7,044	7,031	-0.2
Belmont	26,983	26,813	-0.6
Brisbane	4,659	4,633	-0.6
Burlingame	30,320	30,118	-0.7
Colma	1,516	1,729	14.1
Daly City	109,710	109,142	-0.5
East Palo Alto	30,979	30,794	-0.6
Foster City	33,211	33,033	-0.5
Half Moon Bay	12,480	12,431	-0.4
Hillsborough	11,421	11,418	0.0
Menlo Park	35,454	35,254	-0.6
Millbrae	22,983	22,832	-0.7
Pacifica	38,579	38,331	-0.6
Portola Valley	4,623	4,607	-0.3
Redwood City	86,139	86,754	0.7
San Bruno	45,542	45,454	-0.2
San Carlos	29,652	30,145	1.7
San Mateo	103,569	103,087	-0.5
South San Francisco	67,221	67,879	1.0
Woodside	5,663	5,676	0.2
Balance of County	66,483	66,083	-0.6
Santa Barbara	450,839	451,840	0.2
Buellton	5,407	5,464	1.1
Carpinteria	13,366	13,335	-0.2
Goleta	31,920	32,223	0.9
Guadalupe	7,769	8,081	4.0
Lompoc	43,849	43,786	-0.1
Santa Barbara	93,108	93,511	0.4
Santa Maria	106,969	107,407	0.4
Solvang	5,575	5,562	-0.2
Balance of County	142,876	142,471	-0.3
Santa Clara	1,954,833	1,961,969	0.4
Campbell	42,168	42,288	0.3
Cupertino	59,504	59,549	0.1
Gilroy	56,854	57,084	0.4
Los Altos	30,881	30,876	0.0
Los Altos Hills	8,394	8,413	0.2
Los Gatos	30,720	31,439	2.3
Milpitas	76,211	77,961	2.3
Monte Sereno	3,586	3,594	0.2

Morgan Hill	45,745	46,454	1.5
Mountain View	81,639	82,272	0.8
Palo Alto	69,109	69,226	0.2
San Jose	1,047,871	1,049,187	0.1
Santa Clara	127,401	129,104	1.3
Saratoga	31,002	31,030	0.1
Sunnyvale	155,766	156,503	0.5
Balance of County	87,982	86,989	-1.1
Santa Cruz	272,501	271,233	-0.5
Capitola	10,130	10,108	-0.2
Santa Cruz	65,241	64,424	-1.3
Scotts Valley	11,646	11,693	0.4
Watsonville	51,672	51,515	-0.3
Balance of County	133,812	133,493	-0.2
Shasta	177,891	178,045	0.1
Anderson	10,604	10,671	0.6
Redding	91,756	91,743	0.0
Shasta Lake	10,593	10,657	0.6
Balance of County	64,938	64,974	0.1
Sierra	3,210	3,201	-0.3
Loyalton	784	781	-0.4
Balance of County	2,426	2,420	-0.2
Siskiyou	44,592	44,461	-0.3
Dorris	1,001	996	-0.5
Dunsmuir	1,641	1,634	-0.4
Etna	747	745	-0.3
Fort Jones	676	673	-0.4
Montague	1,370	1,363	-0.5
Mount Shasta	3,386	3,375	-0.3
Tulelake	914	910	-0.4
Weed	2,762	2,747	-0.5
Yreka	7,832	7,786	-0.6
Balance of County	24,263	24,232	-0.1
Solano	438,832	440,224	0.3
Benicia	27,263	27,175	-0.3
Dixon	19,920	19,972	0.3
Fairfield	116,319	116,981	0.6
Rio Vista	9,594	9,987	4.1
Suisun City	29,211	29,119	-0.3
Vacaville	98,066	98,855	0.8
Vallejo	119,349	119,063	-0.2
Balance of County	19,110	19,072	-0.2
Sonoma	496,947	492,980	-0.8
Cloverdale	9,279	9,213	-0.7
Cotati	7,628	7,533	-1.2
Healdsburg	12,166	12,089	-0.6
Petaluma	62,195	61,873	-0.5
Rohnert Park	43,134	43,069	-0.2
Santa Rosa	175,183	173,628	-0.9

Sebastopol	7,826	7,745	-1.0
Sonoma	11,164	11,050	-1.0
Windsor	28,596	28,248	-1.2
Balance of County	139,776	138,532	-0.9
Stanislaus	554,018	557,709	0.7
Ceres	48,027	48,430	0.8
Hughson	7,232	7,298	0.9
Modesto	220,126	222,335	1.0
Newman	11,860	11,912	0.4
Oakdale	22,838	22,997	0.7
Patterson	22,974	23,074	0.4
Riverbank	24,867	25,030	0.7
Turlock	73,874	74,297	0.6
Waterford	8,806	8,894	1.0
Balance of County	113,414	113,442	0.0
Sutter	102,914	100,750	-2.1
Live Oak	9,164	9,200	0.4
Yuba City	72,005	70,458	-2.1
Balance of County	21,745	21,092	-3.0
Tehama	64,643	65,129	0.8
Corning	7,534	7,620	1.1
Red Bluff	14,166	14,245	0.6
Tehama	442	445	0.7
Balance of County	42,501	42,819	0.7
Trinity	13,637	13,548	-0.7
Tulare	476,588	479,977	0.7
Dinuba	25,689	25,994	1.2
Exeter	11,009	11,030	0.2
Farmersville	11,396	11,399	0.0
Lindsay	13,153	13,154	0.0
Porterville	59,490	59,655	0.3
Tulare	66,457	67,834	2.1
Visalia	137,696	138,649	0.7
Woodlake	7,691	7,773	1.1
Balance of County	144,007	144,489	0.3
Tuolumne	54,532	54,917	0.7
Sonora	4,725	4,717	-0.2
Balance of County	49,807	50,200	0.8
Ventura	846,050	842,886	-0.4
Camarillo	70,024	70,261	0.3
Fillmore	15,680	15,566	-0.7
Moorpark	36,649	36,278	-1.0
Ojai	7,591	7,557	-0.4
Oxnard	206,221	206,352	0.1
Port Hueneme	23,457	23,607	0.6
San Buenaventura	107,021	106,276	-0.7
Santa Paula	30,573	30,389	-0.6
Simi Valley	125,664	125,115	-0.4
Thousand Oaks	127,610	126,484	-0.9

Balance of County	95,560	95,001	-0.6
Yolo	220,896	221,705	0.4
Davis	69,179	69,183	0.0
West Sacramento	53,995	54,328	0.6
Winters	7,169	7,279	1.5
Woodland	60,068	60,742	1.1
Balance of County	30,485	30,173	-1.0
Yuba	77,342	78,887	2.0
Marysville	12,333	12,424	0.7
Wheatland	3,620	3,641	0.6
Balance of County	61,389	62,822	2.3

Department of Finance

Demographic Research Unit

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

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