



## CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

---

901 P Street, Suite 213A  
Sacramento, CA 95814

p (916) 654-6340  
f (916) 654-6033

[www.treasurer.ca.gov/ctcac](http://www.treasurer.ca.gov/ctcac)

### MEMBERS

FIONA MA, CPA, CHAIR  
State Treasurer

MALIA M. COHEN  
State Controller

JOE STEPHENSHAW  
Director of Finance

GUSTAVO VELASQUEZ  
Director of HCD

TONY SERTICH  
Executive Director of CalHFA

**EXECUTIVE DIRECTOR**  
Marina Wiant

**DATE:** January 5, 2026

**TO:** Low-Income Housing Tax Credit Applicants

**FROM:** Carmen Doonan, Development Section Chief

**RE:** Methodology for Determining Rural Status of Project Site for 2026 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.<sup>1</sup> With certain limited exceptions, CTCAC regulations require all projects located in rural areas to compete for credits in the rural set-aside.<sup>2</sup> 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) 2025 Population Estimates (as available May 2025)

---

<sup>1</sup> REV. & TAX. § 23610.5(j)(5); HEALTH & SAFETY § 50199.20.

<sup>2</sup> 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, 2026, 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.<sup>3</sup> 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 1<sup>st</sup> of the current year, the area is eligible for the Section 515 program.

USDA Contact for Section 515 Eligibility:

Email: [MFHprocessing2@usda.gov](mailto:MFHprocessing2@usda.gov)  
Website: [www.rd.usda.gov/ca](http://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 2025 Population Estimates (Exhibit B)<sup>4</sup>, 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 adjoins<sup>5</sup> 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.

<sup>3</sup> *Id.* § 10322(h)(31).

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

<sup>5</sup> 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.

*Methodology for Determining Rural Status of Project Site for 2026 Applications*

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](mailto:ruben.barcelo@treasurer.ca.gov), or Sopida Steinwert at 916-651-6340 or [sopida.steinwert@treasurer.ca.gov](mailto: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: 2025 Population Estimates  
(as available May 2025)

(see following page)

**E-1: City/County Population Estimates with Annual Percent Change  
January 1, 2024 and 2025**

State/County/City	Total Population		Percent
	1/1/2024	1/1/2025	Change
<b>California</b>	39,420,663	39,529,101	0.3
<b>Alameda</b>	1,658,061	1,662,482	0.3
Alameda	79,172	79,020	-0.2
Albany	20,520	20,578	0.3
Berkeley	126,676	128,348	1.3
Dublin	73,832	74,691	1.2
Emeryville	13,509	13,471	-0.3
Fremont	232,241	232,619	0.2
Hayward	161,977	162,359	0.2
Livermore	86,094	85,899	-0.2
Newark	48,382	48,886	1.0
Oakland	424,235	426,457	0.5
Piedmont	10,836	10,806	-0.3
Pleasanton	77,526	77,232	-0.4
San Leandro	88,124	87,813	-0.4
Union City	66,898	66,657	-0.4
Balance of County	148,039	147,646	-0.3
<b>Alpine</b>	1,182	1,177	-0.4
<b>Amador</b>	39,972	39,563	-1.0
Amador	197	196	-0.5
Ione	9,000	9,037	0.4
Jackson	4,905	4,822	-1.7
Plymouth	1,109	1,122	1.2
Sutter Creek	2,580	2,538	-1.6
Balance of County	22,181	21,848	-1.5
<b>Butte</b>	207,873	207,525	-0.2
Biggs	1,998	1,973	-1.3
Chico	110,971	113,847	2.6
Gridley	7,383	7,302	-1.1
Oroville	19,221	19,653	2.2
Paradise	10,283	11,088	7.8
Balance of County	58,017	53,662	-7.5
<b>Calaveras</b>	44,824	44,722	-0.2
Angels City	3,585	3,570	-0.4
Balance of County	41,239	41,152	-0.2
<b>Colusa</b>	22,093	22,026	-0.3
Colusa	6,548	6,536	-0.2
Williams	5,616	5,589	-0.5
Balance of County	9,929	9,901	-0.3
<b>Contra Costa</b>	1,158,249	1,158,225	0.0
Antioch	116,177	116,781	0.5
Brentwood	65,353	65,747	0.6
Clayton	10,793	10,743	-0.5
Concord	123,074	122,650	-0.3
Danville	43,030	42,960	-0.2

City/County Population Estimates with Annual Percent Change January 1, 2024 and 2025

El Cerrito	25,943	25,862	-0.3
Hercules	26,357	26,225	-0.5
Lafayette	25,073	25,054	-0.1
Martinez	36,871	36,817	-0.1
Moraga	16,973	16,637	-2.0
Oakley	46,218	46,826	1.3
Orinda	19,395	19,351	-0.2
Pinole	18,344	18,261	-0.5
Pittsburg	75,887	76,374	0.6
Pleasant Hill	33,694	33,601	-0.3
Richmond	113,872	113,594	-0.2
San Pablo	31,450	31,507	0.2
San Ramon	83,245	83,391	0.2
Walnut Creek	70,238	69,927	-0.4
Balance of County	176,262	175,917	-0.2
<b>Del Norte</b>	26,379	26,544	0.6
Crescent City	5,588	6,056	8.4
Balance of County	20,791	20,488	-1.5
<b>El Dorado</b>	190,632	190,770	0.1
Placerville	10,627	10,642	0.1
South Lake Tahoe	21,033	21,022	-0.1
Balance of County	158,972	159,106	0.1
<b>Fresno</b>	1,028,120	1,037,053	0.9
Clovis	127,674	129,121	1.1
Coalinga	17,252	17,608	2.1
Firebaugh	8,510	8,714	2.4
Fowler	7,436	7,667	3.1
Fresno	552,751	557,032	0.8
Huron	6,421	6,932	8.0
Kerman	17,403	17,535	0.8
Kingsburg	13,167	13,285	0.9
Mendota	12,598	12,710	0.9
Orange Cove	9,622	9,717	1.0
Parlier	14,535	14,649	0.8
Reedley	25,950	26,603	2.5
Sanger	26,652	27,037	1.4
San Joaquin	3,653	3,654	0.0
Selma	24,487	24,585	0.4
Balance of County	160,009	160,204	0.1
<b>Glenn</b>	28,979	29,369	1.3
Orland	8,603	8,704	1.2
Willows	6,372	6,475	1.6
Balance of County	14,004	14,190	1.3
<b>Humboldt</b>	133,888	133,817	-0.1
Arcata	18,691	19,001	1.7
Blue Lake	1,144	1,136	-0.7
Eureka	26,172	26,122	-0.2
Ferndale	1,367	1,361	-0.4
Fortuna	12,245	12,198	-0.4

City/County Population Estimates with Annual Percent Change January 1, 2024 and 2025

Rio Dell	3,255	3,232	-0.7
Trinidad	298	296	-0.7
Balance of County	70,716	70,471	-0.3
<b>Imperial</b>	184,994	186,499	0.8
Brawley	28,710	28,952	0.8
Calexico	39,762	40,073	0.8
Calipatria	6,387	6,061	-5.1
El Centro	45,497	46,007	1.1
Holtville	5,653	5,685	0.6
Imperial	22,422	22,866	2.0
Westmorland	2,076	2,084	0.4
Balance of County	34,487	34,771	0.8
<b>Inyo</b>	18,852	18,800	-0.3
Bishop	3,854	3,850	-0.1
Balance of County	14,998	14,950	-0.3
<b>Kern</b>	918,005	923,961	0.6
Arvin	19,796	19,991	1.0
Bakersfield	414,451	419,238	1.2
California City	13,189	13,317	1.0
Delano	52,966	52,831	-0.3
Maricopa	1,018	1,024	0.6
McFarland	13,902	14,213	2.2
Ridgecrest	28,307	28,386	0.3
Shafter	22,399	23,455	4.7
Taft	7,089	7,087	0.0
Tehachapi	11,122	11,476	3.2
Wasco	27,221	26,235	-3.6
Balance of County	306,545	306,708	0.1
<b>Kings</b>	153,880	154,015	0.1
Avenal	14,065	13,315	-5.3
Corcoran	21,765	21,612	-0.7
Hanford	59,856	61,238	2.3
Lemoore	27,122	27,692	2.1
Balance of County	31,072	30,158	-2.9
<b>Lake</b>	67,393	67,254	-0.2
Clearlake	16,367	16,533	1.0
Lakeport	5,069	5,026	-0.8
Balance of County	45,957	45,695	-0.6
<b>Lassen</b>	27,912	28,716	2.9
Susanville	11,504	12,270	6.7
Balance of County	16,408	16,446	0.2
<b>Los Angeles</b>	9,848,643	9,876,811	0.3
Agoura Hills	19,940	19,904	-0.2
Alhambra	82,197	82,374	0.2
Arcadia	56,044	56,116	0.1
Artesia	16,146	16,359	1.3
Avalon	3,387	3,383	-0.1
Azusa	49,736	48,988	-1.5
Baldwin Park	70,685	70,848	0.2

City/County Population Estimates with Annual Percent Change January 1, 2024 and 2025

Bell	33,366	33,315	-0.2
Bellflower	76,902	76,656	-0.3
Bell Gardens	38,438	38,471	0.1
Beverly Hills	31,984	31,945	-0.1
Bradbury	895	902	0.8
Burbank	105,842	106,146	0.3
Calabasas	22,856	22,797	-0.3
Carson	91,749	91,812	0.1
Cerritos	48,005	47,871	-0.3
Claremont	37,305	37,299	0.0
Commerce	12,185	12,146	-0.3
Compton	93,699	93,692	0.0
Covina	50,625	51,090	0.9
Cudahy	22,208	22,132	-0.3
Culver City	40,340	40,403	0.2
Diamond Bar	53,577	53,539	-0.1
Downey	111,891	111,871	0.0
Duarte	23,798	23,746	-0.2
El Monte	107,104	107,986	0.8
El Segundo	17,001	16,983	-0.1
Gardena	60,176	60,263	0.1
Glendale	191,706	192,212	0.3
Glendora	51,289	51,254	-0.1
Hawaiian Gardens	13,552	13,561	0.1
Hawthorne	85,868	85,653	-0.3
Hermosa Beach	19,055	19,014	-0.2
Hidden Hills	1,742	1,746	0.2
Huntington Park	53,223	53,051	-0.3
Industry	432	431	-0.2
Inglewood	106,617	106,305	-0.3
Irwindale	1,510	1,509	-0.1
La Canada Flintridge	20,149	20,160	0.1
La Habra Heights	5,510	5,503	-0.1
Lakewood	80,517	80,596	0.1
La Mirada	48,315	48,233	-0.2
Lancaster	174,629	177,768	1.8
La Puente	37,508	37,546	0.1
La Verne	32,111	32,300	0.6
Lawndale	30,921	30,860	-0.2
Lomita	20,398	20,407	0.0
Long Beach	460,545	462,561	0.4
Los Angeles	3,819,600	3,835,263	0.4
Lynwood	66,360	66,660	0.5
Malibu	10,623	10,604	-0.2
Manhattan Beach	34,111	34,051	-0.2
Maywood	24,557	24,496	-0.2
Monrovia	38,181	38,920	1.9
Montebello	62,243	62,732	0.8
Monterey Park	59,349	59,269	-0.1

City/County Population Estimates with Annual Percent Change January 1, 2024 and 2025

Norwalk	101,416	101,075	-0.3
Palmdale	166,580	167,097	0.3
Palos Verdes Estates	13,014	12,999	-0.1
Paramount	52,415	52,371	-0.1
Pasadena	140,054	140,631	0.4
Pico Rivera	60,859	60,858	0.0
Pomona	152,005	153,042	0.7
Rancho Palos Verdes	40,831	40,727	-0.3
Redondo Beach	68,319	68,091	-0.3
Rolling Hills	1,673	1,677	0.2
Rolling Hills Estates	8,557	8,545	-0.1
Rosemead	50,296	50,501	0.4
San Dimas	34,226	34,209	0.0
San Fernando	23,546	23,692	0.6
San Gabriel	38,569	38,953	1.0
San Marino	12,341	12,330	-0.1
Santa Clarita	231,573	232,377	0.3
Santa Fe Springs	18,515	18,680	0.9
Santa Monica	93,034	93,212	0.2
Sierra Madre	10,903	10,870	-0.3
Signal Hill	11,457	11,421	-0.3
South El Monte	19,538	19,535	0.0
South Gate	92,883	92,955	0.1
South Pasadena	26,272	26,287	0.1
Temple City	36,069	36,322	0.7
Torrance	143,410	143,261	-0.1
Vernon	208	207	-0.5
Walnut	28,008	28,214	0.7
West Covina	109,657	109,428	-0.2
West Hollywood	35,250	35,284	0.1
Westlake Village	7,943	7,918	-0.3
Whittier	87,820	87,850	0.0
Balance of County	1,002,700	1,004,490	0.2
<b>Madera</b>	161,854	162,599	0.5
Chowchilla	19,123	18,742	-2.0
Madera	67,013	66,443	-0.9
Balance of County	75,718	77,414	2.2
<b>Marin</b>	254,743	254,550	-0.1
Belvedere	2,052	2,058	0.3
Corte Madera	9,957	9,966	0.1
Fairfax	7,400	7,407	0.1
Larkspur	12,750	12,731	-0.1
Mill Valley	13,679	13,688	0.1
Novato	51,578	51,690	0.2
Ross	2,290	2,309	0.8
San Anselmo	12,519	12,551	0.3
San Rafael	59,917	59,885	-0.1
Sausalito	6,936	6,941	0.1
Tiburon	8,894	8,910	0.2

City/County Population Estimates with Annual Percent Change January 1, 2024 and 2025

Balance of County	66,771	66,414	-0.5
<b>Mariposa</b>	16,958	16,917	-0.2
<b>Mendocino</b>	89,802	89,827	0.0
Fort Bragg	7,194	7,187	-0.1
Point Arena	445	452	1.6
Ukiah	16,227	16,325	0.6
Willits	4,853	4,838	-0.3
Balance of County	61,083	61,025	-0.1
<b>Merced</b>	291,752	293,080	0.5
Atwater	31,921	31,862	-0.2
Dos Palos	5,728	5,712	-0.3
Gustine	6,035	6,021	-0.2
Livingston	14,451	14,441	-0.1
Los Banos	48,213	48,896	1.4
Merced	93,138	98,039	5.3
Balance of County	92,266	88,109	-4.5
<b>Modoc</b>	8,509	8,491	-0.2
Alturas	2,662	2,657	-0.2
Balance of County	5,847	5,834	-0.2
<b>Mono</b>	12,888	12,684	-1.6
Mammoth Lakes	7,145	7,040	-1.5
Balance of County	5,743	5,644	-1.7
<b>Monterey</b>	436,613	438,831	0.5
Carmel-by-the-Sea	3,056	3,049	-0.2
Del Rey Oaks	1,551	1,546	-0.3
Gonzales	8,459	8,434	-0.3
Greenfield	20,543	20,785	1.2
King City	14,189	14,344	1.1
Marina	22,831	23,086	1.1
Monterey	27,148	27,273	0.5
Pacific Grove	14,935	14,871	-0.4
Salinas	161,039	160,645	-0.2
Sand City	374	373	-0.3
Seaside	30,299	32,019	5.7
Soledad	26,831	27,310	1.8
Balance of County	105,358	105,096	-0.2
<b>Napa</b>	135,415	136,124	0.5
American Canyon	21,757	22,396	2.9
Calistoga	5,181	5,160	-0.4
Napa	77,520	77,736	0.3
St Helena	5,356	5,349	-0.1
Yountville	2,655	2,638	-0.6
Balance of County	22,946	22,845	-0.4
<b>Nevada</b>	100,903	100,354	-0.5
Grass Valley	13,461	13,364	-0.7
Nevada City	3,365	3,336	-0.9
Truckee	16,923	16,928	0.0
Balance of County	67,154	66,726	-0.6
<b>Orange</b>	3,170,070	3,175,427	0.2

City/County Population Estimates with Annual Percent Change January 1, 2024 and 2025

Aliso Viejo	50,442	50,213	-0.5
Anaheim	342,054	341,773	-0.1
Brea	48,101	47,900	-0.4
Buena Park	82,772	82,667	-0.1
Costa Mesa	110,048	110,321	0.2
Cypress	49,563	49,499	-0.1
Dana Point	32,850	32,730	-0.4
Fountain Valley	56,612	56,560	-0.1
Fullerton	141,909	141,469	-0.3
Garden Grove	171,282	171,492	0.1
Huntington Beach	193,510	193,134	-0.2
Irvine	316,119	318,629	0.8
Laguna Beach	22,759	22,763	0.0
Laguna Hills	30,435	30,309	-0.4
Laguna Niguel	64,834	65,257	0.7
Laguna Woods	17,262	17,183	-0.5
La Habra	61,236	61,202	-0.1
Lake Forest	87,553	87,639	0.1
La Palma	15,177	15,110	-0.4
Los Alamitos	12,044	12,006	-0.3
Mission Viejo	91,993	91,740	-0.3
Newport Beach	82,995	82,654	-0.4
Orange	138,403	139,724	1.0
Placentia	52,653	53,982	2.5
Rancho Santa Margarita	46,553	46,341	-0.5
San Clemente	63,085	62,865	-0.3
San Juan Capistrano	35,247	35,329	0.2
Santa Ana	313,210	315,325	0.7
Seal Beach	24,517	24,400	-0.5
Stanton	40,576	40,552	-0.1
Tustin	79,449	79,326	-0.2
Villa Park	5,750	5,738	-0.2
Westminster	90,181	90,295	0.1
Yorba Linda	66,573	66,267	-0.5
Balance of County	132,323	133,033	0.5
<b>Placer</b>	420,436	421,446	0.2
Auburn	13,457	13,286	-1.3
Colfax	2,026	1,996	-1.5
Lincoln	54,167	54,520	0.7
Loomis	6,729	6,689	-0.6
Rocklin	72,967	73,172	0.3
Roseville	157,304	158,494	0.8
Balance of County	113,786	113,289	-0.4
<b>Plumas</b>	18,802	18,885	0.4
Portola	2,118	2,098	-0.9
Balance of County	16,684	16,787	0.6
<b>Riverside</b>	2,491,037	2,495,640	0.2
Banning	32,068	31,949	-0.4
Beaumont	58,665	59,708	1.8

City/County Population Estimates with Annual Percent Change January 1, 2024 and 2025

Blythe	17,447	15,400	-11.7
Calimesa	11,082	10,994	-0.8
Canyon Lake	11,086	11,004	-0.7
Cathedral City	51,995	51,651	-0.7
Coachella	44,050	44,384	0.8
Corona	159,667	159,157	-0.3
Desert Hot Springs	33,255	33,262	0.0
Eastvale	70,274	69,799	-0.7
Hemet	91,751	91,934	0.2
Indian Wells	4,859	4,862	0.1
Indio	92,693	92,539	-0.2
Jurupa Valley	106,888	105,928	-0.9
Lake Elsinore	73,079	73,783	1.0
La Quinta	39,148	38,796	-0.9
Menifee	113,837	115,316	1.3
Moreno Valley	211,389	210,823	-0.3
Murrieta	111,299	111,789	0.4
Norco	25,581	25,221	-1.4
Palm Desert	51,961	51,980	0.0
Palm Springs	44,760	44,476	-0.6
Perris	80,947	81,240	0.4
Rancho Mirage	17,227	17,120	-0.6
Riverside	321,538	320,337	-0.4
San Jacinto	54,936	54,990	0.1
Temecula	110,898	112,220	1.2
Wildomar	37,060	37,077	0.0
Balance of County	411,597	417,901	1.5
<b>Sacramento</b>	<b>1,596,281</b>	<b>1,604,745</b>	<b>0.5</b>
Citrus Heights	86,655	86,280	-0.4
Elk Grove	180,599	182,842	1.2
Folsom	88,996	92,577	4.0
Galt	25,738	26,092	1.4
Isleton	769	764	-0.7
Rancho Cordova	82,837	85,451	3.2
Sacramento	526,327	527,979	0.3
Balance of County	604,360	602,760	-0.3
<b>San Benito</b>	<b>66,514</b>	<b>66,822</b>	<b>0.5</b>
Hollister	43,272	43,492	0.5
San Juan Bautista	2,095	2,078	-0.8
Balance of County	21,147	21,252	0.5
<b>San Bernardino</b>	<b>2,200,351</b>	<b>2,207,424</b>	<b>0.3</b>
Adelanto	36,629	37,150	1.4
Apple Valley	75,346	75,262	-0.1
Barstow	24,947	24,811	-0.5
Big Bear Lake	4,977	4,953	-0.5
Chino	93,620	95,206	1.7
Chino Hills	77,452	77,314	-0.2
Colton	53,505	53,278	-0.4
Fontana	217,084	219,172	1.0

City/County Population Estimates with Annual Percent Change January 1, 2024 and 2025

Grand Terrace	12,868	12,803	-0.5
Hesperia	101,248	101,792	0.5
Highland	56,436	57,088	1.2
Loma Linda	25,369	25,322	-0.2
Montclair	37,670	37,526	-0.4
Needles	4,817	4,791	-0.5
Ontario	182,875	184,404	0.8
Rancho Cucamonga	175,227	175,992	0.4
Redlands	73,416	73,488	0.1
Rialto	104,426	105,565	1.1
San Bernardino	222,571	222,727	0.1
Twentynine Palms	24,776	24,257	-2.1
Upland	79,326	79,140	-0.2
Victorville	140,552	141,013	0.3
Yucaipa	54,561	54,838	0.5
Yucca Valley	22,021	22,027	0.0
Balance of County	298,632	297,505	-0.4
<b>San Diego</b>	<b>3,315,362</b>	<b>3,330,139</b>	<b>0.4</b>
Carlsbad	116,652	116,368	-0.2
Chula Vista	280,840	281,401	0.2
Coronado	21,812	22,610	3.7
Del Mar	3,948	3,950	0.1
El Cajon	105,429	104,932	-0.5
Encinitas	61,851	61,956	0.2
Escondido	151,386	150,425	-0.6
Imperial Beach	26,462	26,369	-0.4
La Mesa	61,072	60,908	-0.3
Lemon Grove	27,903	28,163	0.9
National City	58,924	58,965	0.1
Oceanside	173,569	174,340	0.4
Poway	49,948	50,379	0.9
San Diego	1,394,317	1,408,937	1.0
San Marcos	97,261	97,123	-0.1
Santee	59,928	59,568	-0.6
Solana Beach	13,054	12,986	-0.5
Vista	101,740	101,599	-0.1
Balance of County	509,266	509,160	0.0
<b>San Francisco</b>	<b>845,355</b>	<b>842,027</b>	<b>-0.4</b>
<b>San Joaquin</b>	<b>802,328</b>	<b>805,856</b>	<b>0.4</b>
Escalon	7,337	7,232	-1.4
Lathrop	37,102	38,596	4.0
Lodi	67,262	67,093	-0.3
Manteca	92,116	93,733	1.8
Mountain House	-	28,795	-
Ripon	15,966	15,753	-1.3
Stockton	323,355	320,877	-0.8
Tracy	97,501	98,215	0.7
Balance of County	161,689	135,562	-16.2
<b>San Luis Obispo</b>	<b>279,568</b>	<b>279,337</b>	<b>-0.1</b>

City/County Population Estimates with Annual Percent Change January 1, 2024 and 2025

Arroyo Grande	18,025	17,910	-0.6
Atascadero	30,351	30,134	-0.7
El Paso de Robles	30,988	31,061	0.2
Grover Beach	12,455	12,411	-0.4
Morro Bay	10,404	10,404	0.0
Pismo Beach	7,858	7,804	-0.7
San Luis Obispo	48,791	49,534	1.5
Balance of County	120,696	120,079	-0.5
<b>San Mateo</b>	<b>747,777</b>	<b>748,337</b>	<b>0.1</b>
Atherton	7,030	7,007	-0.3
Belmont	27,146	28,206	3.9
Brisbane	4,700	4,676	-0.5
Burlingame	30,768	31,552	2.5
Colma	1,421	1,411	-0.7
Daly City	102,315	102,155	-0.2
East Palo Alto	29,325	29,133	-0.7
Foster City	32,856	32,658	-0.6
Half Moon Bay	11,333	11,303	-0.3
Hillsborough	11,211	11,254	0.4
Menlo Park	33,416	33,311	-0.3
Millbrae	23,288	23,164	-0.5
Pacifica	37,370	37,217	-0.4
Portola Valley	4,286	4,285	0.0
Redwood City	82,546	82,073	-0.6
San Bruno	42,507	42,631	0.3
San Carlos	29,669	29,535	-0.5
San Mateo	104,221	104,315	0.1
South San Francisco	65,146	65,397	0.4
Woodside	5,176	5,206	0.6
Balance of County	62,047	61,848	-0.3
<b>Santa Barbara</b>	<b>444,518</b>	<b>447,132</b>	<b>0.6</b>
Buellton	4,980	5,091	2.2
Carpinteria	12,723	12,735	0.1
Goleta	32,601	32,747	0.4
Guadalupe	8,694	8,851	1.8
Lompoc	43,583	43,424	-0.4
Santa Barbara	86,187	86,451	0.3
Santa Maria	110,885	112,208	1.2
Solvang	5,728	5,755	0.5
Balance of County	139,137	139,870	0.5
<b>Santa Clara</b>	<b>1,921,406</b>	<b>1,922,259</b>	<b>0.0</b>
Campbell	43,377	43,281	-0.2
Cupertino	59,887	59,831	-0.1
Gilroy	61,531	62,205	1.1
Los Altos	31,523	31,720	0.6
Los Altos Hills	8,520	8,548	0.3
Los Gatos	33,500	33,355	-0.4
Milpitas	82,401	81,915	-0.6
Monte Sereno	3,613	3,637	0.7

City/County Population Estimates with Annual Percent Change January 1, 2024 and 2025

Morgan Hill	46,573	46,599	0.1
Mountain View	86,674	86,513	-0.2
Palo Alto	68,570	68,794	0.3
San Jose	980,174	979,415	-0.1
Santa Clara	133,829	134,587	0.6
Saratoga	31,020	31,110	0.3
Sunnyvale	158,948	159,673	0.5
Balance of County	91,266	91,076	-0.2
<b>Santa Cruz</b>	<b>263,454</b>	<b>263,710</b>	<b>0.1</b>
Capitola	9,704	9,670	-0.4
Santa Cruz	62,861	62,972	0.2
Scotts Valley	11,836	11,831	0.0
Watsonville	50,860	51,101	0.5
Balance of County	128,193	128,136	0.0
<b>Shasta</b>	<b>180,599</b>	<b>180,201</b>	<b>-0.2</b>
Anderson	11,048	10,967	-0.7
Redding	93,453	93,534	0.1
Shasta Lake	10,209	10,133	-0.7
Balance of County	65,889	65,567	-0.5
<b>Sierra</b>	<b>3,177</b>	<b>3,170</b>	<b>-0.2</b>
Loyalton	732	730	-0.3
Balance of County	2,445	2,440	-0.2
<b>Siskiyou</b>	<b>43,430</b>	<b>43,311</b>	<b>-0.3</b>
Dorris	837	830	-0.8
Dunsmuir	1,643	1,628	-0.9
Etna	667	662	-0.7
Fort Jones	668	663	-0.7
Montague	1,200	1,195	-0.4
Mount Shasta	3,202	3,179	-0.7
Tulelake	858	851	-0.8
Weed	2,708	2,716	0.3
Yreka	7,829	7,879	0.6
Balance of County	23,818	23,708	-0.5
<b>Solano</b>	<b>449,966</b>	<b>449,839</b>	<b>0.0</b>
Benicia	26,347	26,195	-0.6
Dixon	19,608	20,174	2.9
Fairfield	120,609	120,720	0.1
Rio Vista	10,157	10,338	1.8
Suisun City	29,074	29,036	-0.1
Vacaville	103,328	103,181	-0.1
Vallejo	122,791	122,207	-0.5
Balance of County	18,052	17,988	-0.4
<b>Sonoma</b>	<b>482,050</b>	<b>482,848</b>	<b>0.2</b>
Cloverdale	8,763	8,678	-1.0
Cotati	7,353	7,290	-0.9
Healdsburg	11,010	10,972	-0.3
Petaluma	58,858	59,094	0.4
Rohnert Park	44,089	44,062	-0.1
Santa Rosa	177,043	178,452	0.8

City/County Population Estimates with Annual Percent Change January 1, 2024 and 2025

Sebastopol	7,338	7,367	0.4
Sonoma	10,595	10,507	-0.8
Windsor	25,669	25,625	-0.2
Balance of County	131,332	130,801	-0.4
<b>Stanislaus</b>	553,614	555,765	0.4
Ceres	49,480	49,305	-0.4
Hughson	7,801	7,977	2.3
Modesto	219,705	219,765	0.0
Newman	12,260	12,389	1.1
Oakdale	23,167	23,231	0.3
Patterson	24,977	25,868	3.6
Riverbank	25,290	26,090	3.2
Turlock	71,997	72,219	0.3
Waterford	9,161	9,169	0.1
Balance of County	109,776	109,752	0.0
<b>Sutter</b>	99,431	100,257	0.8
Live Oak	9,602	9,658	0.6
Yuba City	69,781	70,453	1.0
Balance of County	20,048	20,146	0.5
<b>Tehama</b>	64,867	64,827	-0.1
Corning	8,162	8,268	1.3
Red Bluff	14,450	14,466	0.1
Tehama	427	428	0.2
Balance of County	41,828	41,665	-0.4
<b>Trinity</b>	15,905	15,884	-0.1
<b>Tulare</b>	483,683	487,209	0.7
Dinuba	25,852	26,025	0.7
Exeter	10,252	10,233	-0.2
Farmersville	10,422	10,392	-0.3
Lindsay	12,734	12,725	-0.1
Porterville	63,603	63,622	0.0
Tulare	71,557	73,002	2.0
Visalia	145,970	146,978	0.7
Woodlake	7,793	8,005	2.7
Balance of County	135,500	136,227	0.5
<b>Tuolumne</b>	54,376	54,357	0.0
Sonora	5,154	5,116	-0.7
Balance of County	49,222	49,241	0.0
<b>Ventura</b>	828,183	829,005	0.1
Camarillo	69,467	68,927	-0.8
Fillmore	17,095	17,035	-0.4
Moorpark	35,023	34,754	-0.8
Ojai	7,556	7,559	0.0
Oxnard	198,384	198,733	0.2
Port Hueneme	20,849	20,838	-0.1
San Buenaventura	108,361	108,985	0.6
Santa Paula	31,511	31,658	0.5
Simi Valley	124,810	124,815	0.0
Thousand Oaks	123,372	122,468	-0.7

City/County Population Estimates with Annual Percent Change January 1, 2024 and 2025

Balance of County	91,755	93,233	1.6
<b>Yolo</b>	224,088	225,433	0.6
Davis	65,708	65,423	-0.4
West Sacramento	54,938	55,403	0.8
Winters	7,702	8,021	4.1
Woodland	61,406	61,623	0.4
Balance of County	34,334	34,963	1.8
<b>Yuba</b>	84,667	85,023	0.4
Marysville	12,825	12,717	-0.8
Wheatland	3,922	4,012	2.3
Balance of County	67,920	68,294	0.6

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

For more information: <https://dof.ca.gov/forecasting/demograph>  
 Released on May 1, 2025