



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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EXECUTIVE DIRECTOR

Mark Stivers

DATE: January 19, 2018

TO: Tax Credit Applicants

FROM: Mark Stivers, Executive Director

RE: Methodology for Determining Rural Status of Project Site for 2018 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

Exhibit C: Department of Finance 2017 Population Estimates (as available May 2017)

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, 2018, 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 2018, the effective list is the 2012 Section 515 Designated Places List included in Exhibit B of this memo.

Note, 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, 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 follow to satisfy Methodology 2:

- 1) Check to see if the project’s area is on the 2012 Section 515 Designated Places List (Exhibit B);
- 2) If the project’s area is listed on the 2012 Section 515 Designate 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 2012 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:

Debra Moretton, Multifamily Housing Program Specialist
United States Department of Agriculture, Rural Development, Auburn Office
11661 Blocker Drive, Suite 120
Auburn, CA 95603
Phone: 530-217-6248
Fax: 844-206-6799
debra.moretton@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: 2017 Population Estimates ("DOF 2017 Population Estimates"), included in Exhibit C of this memo.⁶ AND
- 2) The project's census tract is not designated as an "urbanized area." Refer to the 2010 Census Data located at the American FactFinder at the U.S. Census Bureau website to determine whether a census tract is rural or urbanized. Note: a census tract designated as either "rural" or "inside urban clusters" is considered rural. A census tracts designated as "inside urbanized area" is not considered rural.

Proceed as follow to satisfy Methodology 3:

- 1) Check the project city's latest population estimate (as of 1/1/2017) in DOF 2017 Population Estimates (Exhibit C);
 - a. If the project city has a population exceeding 40,000 then STOP. The project area is not rural under the Small City Status methodology;
 - b. If the project city has a population of 40,000 or less, proceed to step 2;
- 2) Go to American FactFinder at the US Census Bureau website:
<http://factfinder2.census.gov/main.html>
 - a. From the left-hand menu, select Advanced Search, then select SHOW ME ALL, a new page will appear
 - b. From the left-hand menu, select Geographies, a pop-up window with a sub-menu will appear
 - c. From the Geographies sub-menu, select the Address tab, enter the project's existing/anticipated address in the provided fields and click the GO button, a Geography Results table will appear
 - d. From the Geography Results table, select the project's Block, Census Tract, and Block Group (within a census tract); all three selections should appear in the Your Selections box in the top left corner
 - e. From the left-hand menu, select Topics, a pop-up window with a sub-menu will appear
 - f. From the pop-up Topics sub-menu:
 - i. expand Product Type, then select Detailed Table
 - ii. expand Dataset, then select 2010 SF1 100% Data
 - iii. expand People, expand Basic Count/Estimate, then select Urban/Rural
 - iv. all three selections should appear in the Your Selections box in the top left corner
 - v. on the top right corner within the Topics sub-menu, click the CLOSE button
 - g. In the main browser window, two line items should appear: H2 and P2. Click the URBAN AND RURAL line item next to P2, a new page will appear with a table indicating the total population at the census tract, block group, and block level. If the pupolation at each level is designated as "Inside urban cluster" or "Rural", the area is considered rural.
 - 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) printout of the page in the DOF 2017 Population Estimates with the project's city and population highlited, and 2) printout of the census tract table.

⁵ For guidance on determining "adjoining" contact TCAC's rural region analyst, Zhuo Chen.

⁶ For more information <http://www.dof.ca.gov/research/demographic/reports/estimates/e-1/view.php>.

Technical Assistance:

For assistance or information regarding TCAC's rural status determination, contact TCAC's rural region analyst, Zhuo Chen, at 916-651-7708 or zhuo.chen@treasurer.ca.gov.

EXHIBIT A

Health and Safety Code
Sections 50199.20 and 50199.21

(Attached)

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

(Attached)

DESIGNATED PLACES FOR SECTION 515 NEW CONSTRUCTION APPLICATIONS
Fiscal Year 2012

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

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

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

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

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

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

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

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

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

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

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

Eligible High-Needs Communities for FY 2012 - continued

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

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

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

EXHIBIT C

California Department of Finance
Report-E1: 2017 Population Estimates
(as available May 2017)

(Attached)

E-1: State/County Population Estimates with Annual Percent Change
 January 1, 2016 and 2017

State/County/City	Total Population 1/1/2016	Total Population 1/1/2017	Percent Change
California	39,189,035	39,523,613	0.9
Alameda	1,629,233	1,645,359	1.0
Alameda	79,338	79,928	0.7
Albany	18,905	18,988	0.4
Berkeley	119,997	121,238	1.0
Dublin	57,394	59,686	4.0
Emeryville	11,730	11,854	1.1
Fremont	229,504	231,664	0.9
Hayward	159,104	161,040	1.2
Livermore	88,207	89,648	1.6
Newark	44,767	45,422	1.5
Oakland	423,191	426,074	0.7
Piedmont	11,227	11,283	0.5
Pleasanton	75,040	75,916	1.2
San Leandro	87,882	88,274	0.4
Union City	73,010	73,452	0.6
Balance of County	149,937	150,892	0.6
Alpine	1,160	1,151	-0.8
Amador	37,667	38,382	1.9
Amador	193	193	0.0
Ione	7,026	7,772	10.6
Jackson	4,849	4,838	-0.2
Plymouth	1,010	1,009	-0.1
Sutter Creek	2,577	2,582	0.2
Balance of County	22,012	21,988	-0.1
Butte	224,703	226,404	0.8
Biggs	1,899	1,905	0.3
Chico	92,117	93,383	1.4
Gridley	6,663	6,704	0.6
Oroville	17,999	18,037	0.2
Paradise	25,755	25,841	0.3
Balance of County	80,270	80,534	0.3
Calaveras	45,246	45,168	-0.2
Angels City	4,049	4,020	-0.7
Balance of County	41,197	41,148	-0.1
Colusa	21,965	22,043	0.4
Colusa	6,318	6,340	0.3
Williams	5,417	5,431	0.3
Balance of County	10,230	10,272	0.4
Contra Costa	1,126,824	1,139,513	1.1
Antioch	113,495	114,241	0.7
Brentwood	59,058	61,055	3.4
Clayton	11,262	11,284	0.2
Concord	128,280	128,370	0.1
Danville	43,287	43,355	0.2
El Cerrito	24,490	24,600	0.4
Hercules	24,909	25,675	3.1
Lafayette	25,041	25,199	0.6
Martinez	37,224	37,658	1.2
Moraga	16,581	16,676	0.6
Oakley	40,327	41,199	2.2

E-1: State/County Population Estimates with Annual Percent Change
 January 1, 2016 and 2017

State/County/City	Total Population 1/1/2016	Total Population 1/1/2017	Percent Change
Orinda	18,838	18,935	0.5
Pinole	18,827	18,975	0.8
Pittsburg	68,133	69,818	2.5
Pleasant Hill	34,232	34,657	1.2
Richmond	110,886	111,785	0.8
San Pablo	30,972	31,053	0.3
San Ramon	78,729	80,550	2.3
Walnut Creek	70,340	70,974	0.9
Balance of County	171,913	173,454	0.9
Del Norte	27,006	27,124	0.4
Crescent City	6,625	6,389	-3.6
Balance of County	20,381	20,735	1.7
El Dorado	184,371	185,062	0.4
Placerville	10,679	10,743	0.6
South Lake Tahoe	21,078	21,024	-0.3
Balance of County	152,614	153,295	0.4
Fresno	985,079	995,975	1.1
Clovis	108,109	110,762	2.5
Coalinga	16,675	16,982	1.8
Firebaugh	8,159	8,202	0.5
Fowler	5,949	6,091	2.4
Fresno	520,778	525,832	1.0
Huron	6,916	7,186	3.9
Kerman	14,376	14,614	1.7
Kingsburg	12,111	12,338	1.9
Mendota	11,626	11,828	1.7
Orange Cove	9,291	9,369	0.8
Parlier	15,404	15,500	0.6
Reedley	26,016	26,152	0.5
Sanger	26,038	26,412	1.4
San Joaquin	4,050	4,070	0.5
Selma	24,860	25,156	1.2
Balance of County	174,721	175,481	0.4
Glenn	28,639	28,731	0.3
Orland	7,705	7,812	1.4
Willows	6,198	6,187	-0.2
Balance of County	14,736	14,732	0.0
Humboldt	135,557	136,953	1.0
Arcata	18,137	18,374	1.3
Blue Lake	1,284	1,295	0.9
Eureka	26,881	27,120	0.9
Ferndale	1,433	1,445	0.8
Fortuna	11,954	11,989	0.3
Rio Dell	3,411	3,447	1.1
Trinidad	365	369	1.1
Balance of County	72,092	72,914	1.1

E-1: State/County Population Estimates with Annual Percent Change
 January 1, 2016 and 2017

State/County/City	Total Population 1/1/2016	Total Population 1/1/2017	Percent Change
Imperial	186,080	188,334	1.2
Brawley	26,629	26,928	1.1
Calexico	40,660	40,921	0.6
Calipatria	7,508	7,555	0.6
El Centro	45,305	45,628	0.7
Holtville	6,174	6,255	1.3
Imperial	18,190	18,658	2.6
Westmorland	2,288	2,302	0.6
Balance of County	39,326	40,087	1.9
Inyo	18,632	18,619	-0.1
Bishop	3,968	3,954	-0.4
Balance of County	14,664	14,665	0.0
Kern	886,803	895,112	0.9
Arvin	20,985	21,157	0.8
Bakersfield	379,210	383,512	1.1
California City	13,996	14,248	1.8
Delano	52,895	53,152	0.5
Maricopa	1,138	1,140	0.2
McFarland	14,662	14,919	1.8
Ridgecrest	28,263	28,349	0.3
Shafter	18,050	18,868	4.5
Taft	9,406	9,492	0.9
Tehachapi	12,219	12,280	0.5
Wasco	26,476	26,980	1.9
Balance of County	309,503	311,015	0.5
Kings	149,822	149,537	-0.2
Avenal	12,335	12,491	1.3
Corcoran	22,636	21,786	-3.8
Hanford	55,617	55,645	0.1
Lemoore	26,093	26,369	1.1
Balance of County	33,141	33,246	0.3
Lake	64,790	64,945	0.2
Clearlake	15,585	15,531	-0.3
Lakeport	4,800	4,786	-0.3
Balance of County	44,405	44,628	0.5
Lassen	30,841	30,918	0.2
Susanville	14,636	15,046	2.8
Balance of County	16,205	15,872	-2.1
Los Angeles	10,182,961	10,241,278	0.6
Agoura Hills	21,015	21,018	0.0
Alhambra	86,237	86,922	0.8
Arcadia	57,194	57,374	0.3
Artesia	16,820	16,816	0.0
Avalon	3,717	3,718	0.0
Azusa	49,424	49,762	0.7
Baldwin Park	75,227	75,537	0.4
Bell	36,409	36,408	0.0
Bellflower	76,657	76,657	0.0
Bell Gardens	42,796	42,824	0.1
Beverly Hills	34,679	34,646	-0.1
Bradbury	1,110	1,107	-0.3

E-1: State/County Population Estimates with Annual Percent Change
 January 1, 2016 and 2017

State/County/City	Total Population 1/1/2016	Total Population 1/1/2017	Percent Change
Burbank	105,046	105,033	0.0
Calabasas	24,168	24,202	0.1
Carson	93,455	93,674	0.2
Cerritos	49,439	50,039	1.2
Claremont	36,165	36,225	0.2
Commerce	13,067	13,064	0.0
Compton	100,046	100,050	0.0
Covina	49,000	49,011	0.0
Cudahy	24,417	24,411	0.0
Culver City	40,120	40,103	0.0
Diamond Bar	56,919	57,066	0.3
Downey	113,729	113,832	0.1
Duarte	22,038	22,033	0.0
El Monte	114,295	114,268	0.0
El Segundo	16,703	16,717	0.1
Gardena	60,534	60,721	0.3
Glendale	200,600	201,748	0.6
Glendora	51,928	52,608	1.3
Hawaiian Gardens	14,761	14,753	-0.1
Hawthorne	87,649	87,662	0.0
Hermosa Beach	19,711	19,616	-0.5
Hidden Hills	1,876	1,885	0.5
Huntington Park	59,385	59,383	0.0
Industry	440	440	0.0
Inglewood	114,921	114,900	0.0
Irwindale	1,419	1,423	0.3
La Canada Flintridge	20,505	20,497	0.0
La Habra Heights	5,438	5,463	0.5
Lakewood	79,239	79,272	0.0
La Mirada	49,448	49,434	0.0
Lancaster	157,859	157,820	0.0
La Puente	40,440	40,455	0.0
La Verne	33,058	33,174	0.4
Lawndale	33,357	33,365	0.0
Lomita	20,363	20,403	0.2
Long Beach	479,756	480,173	0.1
Los Angeles	3,999,237	4,041,707	1.1
Lynwood	71,863	71,997	0.2
Malibu	12,747	12,742	0.0
Manhattan Beach	35,329	35,488	0.5
Maywood	28,023	28,016	0.0
Monrovia	37,411	38,514	2.9
Montebello	63,792	63,917	0.2
Monterey Park	61,372	61,606	0.4
Norwalk	105,530	105,526	0.0
Palmdale	158,643	158,605	0.0
Palos Verdes Estates	13,674	13,663	-0.1
Paramount	55,868	55,923	0.1
Pasadena	140,960	143,333	1.7
Pico Rivera	64,031	64,046	0.0
Pomona	154,151	155,306	0.7

E-1: State/County Population Estimates with Annual Percent Change
 January 1, 2016 and 2017

State/County/City	Total Population 1/1/2016	Total Population 1/1/2017	Percent Change
Rancho Palos Verdes	42,753	42,884	0.3
Redondo Beach	68,844	68,907	0.1
Rolling Hills	1,922	1,922	0.0
Rolling Hills Estates	8,061	8,059	0.0
Rosemead	54,990	54,984	0.0
San Dimas	34,215	34,231	0.0
San Fernando	24,473	24,486	0.1
San Gabriel	40,339	41,020	1.7
San Marino	13,467	13,467	0.0
Santa Clarita	210,101	216,350	3.0
Santa Fe Springs	18,295	18,291	0.0
Santa Monica	93,282	93,834	0.6
Sierra Madre	11,013	11,010	0.0
Signal Hill	11,607	11,609	0.0
South El Monte	20,798	20,862	0.3
South Gate	98,581	98,633	0.1
South Pasadena	25,993	25,992	0.0
Temple City	36,389	36,389	0.0
Torrance	147,116	147,101	0.0
Vernon	209	209	0.0
Walnut	30,101	30,134	0.1
West Covina	107,819	107,813	0.0
West Hollywood	35,770	35,882	0.3
Westlake Village	8,370	8,370	0.0
Whittier	87,622	87,708	0.1
Balance of County	1,055,621	1,053,030	-0.2
Madera	154,933	156,492	1.0
Chowchilla	18,514	18,840	1.8
Madera	65,292	66,082	1.2
Balance of County	71,127	71,570	0.6
Marin	263,150	263,604	0.2
Belvedere	2,173	2,172	0.0
Corte Madera	9,480	9,486	0.1
Fairfax	7,560	7,571	0.1
Larkspur	12,551	12,572	0.2
Mill Valley	14,887	14,910	0.2
Novato	54,466	54,522	0.1
Ross	2,541	2,543	0.1
San Anselmo	12,929	12,937	0.1
San Rafael	60,692	60,842	0.2
Sausalito	7,314	7,327	0.2
Tiburon	9,497	9,508	0.1
Balance of County	69,060	69,214	0.2
Mariposa	18,167	18,148	-0.1

E-1: State/County Population Estimates with Annual Percent Change
 January 1, 2016 and 2017

State/County/City	Total Population 1/1/2016	Total Population 1/1/2017	Percent Change
Mendocino	88,771	89,134	0.4
Fort Bragg	7,707	7,772	0.8
Point Arena	451	452	0.2
Ukiah	16,254	16,314	0.4
Willits	4,901	4,928	0.6
Balance of County	59,458	59,668	0.4
Merced	271,547	274,665	1.1
Atwater	30,059	30,406	1.2
Dos Palos	5,375	5,391	0.3
Gustine	5,840	5,886	0.8
Livingston	13,848	13,947	0.7
Los Banos	39,354	39,993	1.6
Merced	83,955	84,464	0.6
Balance of County	93,116	94,578	1.6
Modoc	9,620	9,580	-0.4
Alturas	2,679	2,660	-0.7
Balance of County	6,941	6,920	-0.3
Mono	13,654	13,713	0.4
Mammoth Lakes	7,984	8,002	0.2
Balance of County	5,670	5,711	0.7
Monterey	438,171	442,365	1.0
Carmel-by-the-Sea	3,843	3,842	0.0
Del Rey Oaks	1,670	1,681	0.7
Gonzales	8,492	8,549	0.7
Greenfield	17,484	17,866	2.2
King City	14,255	14,480	1.6
Marina	21,027	21,528	2.4
Monterey	28,672	28,828	0.5
Pacific Grove	15,388	15,498	0.7
Salinas	161,426	162,470	0.6
Sand City	382	384	0.5
Seaside	34,150	34,165	0.0
Soledad	25,595	26,065	1.8
Balance of County	105,787	107,009	1.2
Napa	141,888	142,408	0.4
American Canyon	20,338	20,570	1.1
Calistoga	5,226	5,238	0.2
Napa	80,442	80,628	0.2
St Helena	6,018	6,033	0.2
Yountville	2,996	2,935	-2.0
Balance of County	26,868	27,004	0.5
Nevada	98,609	98,828	0.2
Grass Valley	12,867	12,859	-0.1
Nevada City	3,240	3,208	-1.0
Truckee	15,779	15,904	0.8
Balance of County	66,723	66,857	0.2

E-1: State/County Population Estimates with Annual Percent Change
 January 1, 2016 and 2017

State/County/City	Total Population 1/1/2016	Total Population 1/1/2017	Percent Change
Orange	3,172,152	3,194,024	0.7
Aliso Viejo	50,341	50,312	-0.1
Anaheim	355,692	358,546	0.8
Brea	43,606	44,214	1.4
Buena Park	83,042	83,884	1.0
Costa Mesa	114,102	114,044	-0.1
Cypress	49,535	49,655	0.2
Dana Point	33,643	33,699	0.2
Fountain Valley	56,730	56,709	0.0
Fullerton	141,918	142,234	0.2
Garden Grove	176,285	176,277	0.0
Huntington Beach	196,564	197,574	0.5
Irvine	257,181	267,086	3.9
Laguna Beach	23,509	23,505	0.0
Laguna Hills	30,736	31,544	2.6
Laguna Niguel	65,637	66,689	1.6
Laguna Woods	16,329	16,319	-0.1
La Habra	62,003	62,084	0.1
Lake Forest	83,376	84,931	1.9
La Palma	16,006	15,984	-0.1
Los Alamitos	11,741	11,739	0.0
Mission Viejo	96,763	96,718	0.0
Newport Beach	85,045	84,915	-0.2
Orange	140,761	140,882	0.1
Placentia	52,292	52,268	0.0
Rancho Santa Margarita	48,636	48,602	-0.1
San Clemente	65,904	65,975	0.1
San Juan Capistrano	36,118	36,262	0.4
Santa Ana	339,997	341,341	0.4
Seal Beach	24,924	24,890	-0.1
Stanton	39,560	39,611	0.1
Tustin	82,015	82,372	0.4
Villa Park	5,945	5,944	0.0
Westminster	93,375	93,533	0.2
Yorba Linda	67,632	67,890	0.4
Balance of County	125,209	125,792	0.5
Placer	376,203	382,837	1.8
Auburn	14,066	14,096	0.2
Colfax	2,054	2,070	0.8
Lincoln	47,268	48,165	1.9
Loomis	6,715	6,775	0.9
Rocklin	61,672	64,417	4.5
Roseville	133,618	135,868	1.7
Balance of County	110,810	111,446	0.6
Plumas	19,837	19,819	-0.1
Portola	2,133	2,127	-0.3
Balance of County	17,704	17,692	-0.1

E-1: State/County Population Estimates with Annual Percent Change
 January 1, 2016 and 2017

State/County/City	Total Population 1/1/2016	Total Population 1/1/2017	Percent Change
Riverside	2,348,213	2,384,783	1.6
Banning	30,836	31,068	0.8
Beaumont	44,821	46,179	3.0
Blythe	19,725	19,660	-0.3
Calimesa	8,378	8,637	3.1
Canyon Lake	10,799	10,891	0.9
Cathedral City	54,040	54,557	1.0
Coachella	45,135	45,551	0.9
Corona	163,931	167,759	2.3
Desert Hot Springs	28,885	29,111	0.8
Eastvale	63,214	64,613	2.2
Hemet	81,109	81,868	0.9
Indian Wells	5,375	5,450	1.4
Indio	87,382	88,718	1.5
Jurupa Valley	98,920	101,315	2.4
Lake Elsinore	60,876	62,092	2.0
La Quinta	40,176	40,677	1.2
Menifee	88,524	90,660	2.4
Moreno Valley	204,712	206,750	1.0
Murrieta	112,232	114,914	2.4
Norco	26,776	26,882	0.4
Palm Desert	50,154	50,740	1.2
Palm Springs	46,866	47,379	1.1
Perris	74,005	75,739	2.3
Rancho Mirage	18,093	18,295	1.1
Riverside	323,666	326,792	1.0
San Jacinto	47,348	47,925	1.2
Temecula	109,635	111,024	1.3
Wildomar	35,034	35,782	2.1
Balance of County	367,566	373,755	1.7
Sacramento	1,496,619	1,514,770	1.2
Citrus Heights	86,372	87,013	0.7
Elk Grove	168,118	171,059	1.7
Folsom	77,310	78,525	1.6
Galt	25,471	25,693	0.9
Isleton	844	854	1.2
Rancho Cordova	72,267	73,872	2.2
Sacramento	486,111	493,025	1.4
Balance of County	580,126	584,729	0.8
San Benito	56,621	56,854	0.4
Hollister	36,473	36,677	0.6
San Juan Bautista	1,841	1,856	0.8
Balance of County	18,307	18,321	0.1

E-1: State/County Population Estimates with Annual Percent Change
 January 1, 2016 and 2017

State/County/City	Total Population 1/1/2016	Total Population 1/1/2017	Percent Change
San Bernardino	2,135,724	2,160,256	1.1
Adelanto	33,512	34,273	2.3
Apple Valley	73,925	74,701	1.0
Barstow	24,125	24,248	0.5
Big Bear Lake	5,004	5,047	0.9
Chino	85,705	88,026	2.7
Chino Hills	78,798	80,676	2.4
Colton	53,530	53,879	0.7
Fontana	209,179	212,786	1.7
Grand Terrace	12,366	12,435	0.6
Hesperia	93,241	94,133	1.0
Highland	54,024	54,377	0.7
Loma Linda	24,433	24,528	0.4
Montclair	38,766	39,122	0.9
Needles	5,018	5,044	0.5
Ontario	170,214	174,283	2.4
Rancho Cucamonga	175,681	177,324	0.9
Redlands	69,211	69,851	0.9
Rialto	105,996	106,528	0.5
San Bernardino	215,678	216,972	0.6
Twentynine Palms	26,055	26,919	3.3
Upland	76,016	76,790	1.0
Victorville	123,053	123,565	0.4
Yucaipa	53,773	54,324	1.0
Yucca Valley	21,371	21,519	0.7
Balance of County	307,050	308,906	0.6
San Diego	3,286,717	3,316,192	0.9
Carlsbad	112,866	113,725	0.8
Chula Vista	264,911	267,917	1.1
Coronado	25,215	24,543	-2.7
Del Mar	4,273	4,297	0.6
El Cajon	102,277	102,803	0.5
Encinitas	61,893	62,288	0.6
Escondido	150,669	151,492	0.5
Imperial Beach	27,417	27,510	0.3
La Mesa	59,949	60,286	0.6
Lemon Grove	26,594	26,795	0.8
National City	60,734	61,210	0.8
Oceanside	175,842	176,461	0.4
Poway	50,074	50,253	0.4
San Diego	1,390,878	1,406,318	1.1
San Marcos	93,242	94,042	0.9
Santee	56,725	57,100	0.7
Solana Beach	13,487	13,527	0.3
Vista	98,838	101,797	3.0
Balance of County	510,833	513,828	0.6
San Francisco	864,889	874,228	1.1

E-1: State/County Population Estimates with Annual Percent Change
 January 1, 2016 and 2017

State/County/City	Total Population 1/1/2016	Total Population 1/1/2017	Percent Change
San Joaquin	735,677	746,868	1.5
Escalon	7,168	7,205	0.5
Lathrop	22,174	23,110	4.2
Lodi	63,396	64,058	1.0
Manteca	74,222	76,247	2.7
Ripon	14,767	15,132	2.5
Stockton	316,464	320,554	1.3
Tracy	89,461	90,890	1.6
Balance of County	148,025	149,672	1.1
San Luis Obispo	278,480	280,101	0.6
Arroyo Grande	17,720	17,736	0.1
Atascadero	30,633	30,900	0.9
El Paso de Robles	31,378	31,745	1.2
Grover Beach	13,391	13,438	0.4
Morro Bay	10,714	10,762	0.4
Pismo Beach	8,177	8,247	0.9
San Luis Obispo	46,298	46,724	0.9
Balance of County	120,169	120,549	0.3
San Mateo	765,895	770,203	0.6
Atherton	7,107	7,148	0.6
Belmont	27,608	27,594	-0.1
Brisbane	4,690	4,722	0.7
Burlingame	29,916	30,148	0.8
Colma	1,505	1,506	0.1
Daly City	108,538	109,287	0.7
East Palo Alto	30,225	30,340	0.4
Foster City	33,068	33,225	0.5
Half Moon Bay	12,530	12,591	0.5
Hillsborough	11,663	11,753	0.8
Menlo Park	33,807	35,670	5.5
Millbrae	23,148	23,168	0.1
Pacifica	38,192	38,124	-0.2
Portola Valley	4,703	4,707	0.1
Redwood City	85,402	85,601	0.2
San Bruno	45,230	45,295	0.1
San Carlos	29,262	29,311	0.2
San Mateo	102,977	103,426	0.4
South San Francisco	65,378	65,451	0.1
Woodside	5,652	5,666	0.2
Balance of County	65,294	65,470	0.3
Santa Barbara	447,295	450,663	0.8
Buellton	4,965	5,129	3.3
Carpinteria	13,950	13,943	-0.1
Goleta	31,431	31,760	1.0
Guadalupe	7,358	7,414	0.8
Lompoc	44,180	44,042	-0.3
Santa Barbara	93,092	93,063	0.0
Santa Maria	104,567	106,280	1.6
Solvang	5,457	5,593	2.5
Balance of County	142,295	143,439	0.8

E-1: State/County Population Estimates with Annual Percent Change
 January 1, 2016 and 2017

State/County/City	Total Population 1/1/2016	Total Population 1/1/2017	Percent Change
Santa Clara	1,922,619	1,938,180	0.8
Campbell	42,583	42,726	0.3
Cupertino	58,815	58,917	0.2
Gilroy	54,777	55,936	2.1
Los Altos	31,221	31,402	0.6
Los Altos Hills	8,583	8,634	0.6
Los Gatos	31,189	31,314	0.4
Milpitas	75,069	75,410	0.5
Monte Sereno	3,481	3,501	0.6
Morgan Hill	43,484	44,145	1.5
Mountain View	78,396	79,278	1.1
Palo Alto	68,134	68,691	0.8
San Jose	1,036,325	1,046,079	0.9
Santa Clara	123,640	123,983	0.3
Saratoga	30,498	30,569	0.2
Sunnyvale	148,948	149,831	0.6
Balance of County	87,476	87,764	0.3
Santa Cruz	275,557	276,603	0.4
Capitola	10,136	10,162	0.3
Santa Cruz	64,562	65,070	0.8
Scotts Valley	12,129	12,163	0.3
Watsonville	52,820	53,015	0.4
Balance of County	135,910	136,193	0.2
Shasta	178,232	178,605	0.2
Anderson	10,423	10,450	0.3
Redding	90,341	90,653	0.3
Shasta Lake	10,356	10,386	0.3
Balance of County	67,112	67,116	0.0
Sierra	3,194	3,207	0.4
Loyalton	764	766	0.3
Balance of County	2,430	2,441	0.5
Siskiyou	44,722	44,688	-0.1
Dorris	967	966	-0.1
Dunsmuir	1,621	1,612	-0.6
Etna	735	733	-0.3
Fort Jones	710	710	0.0
Montague	1,446	1,441	-0.3
Mount Shasta	3,362	3,355	-0.2
Tulelake	1,007	1,002	-0.5
Weed	2,759	2,805	1.7
Yreka	7,811	7,777	-0.4
Balance of County	24,304	24,287	-0.1
Solano	430,972	436,023	1.2
Benicia	27,574	27,695	0.4
Dixon	19,065	19,298	1.2
Fairfield	112,255	114,157	1.7
Rio Vista	8,623	9,019	4.6
Suisun City	29,168	29,295	0.4
Vacaville	96,946	98,456	1.6
Vallejo	117,629	118,280	0.6
Balance of County	19,712	19,823	0.6

E-1: State/County Population Estimates with Annual Percent Change
 January 1, 2016 and 2017

State/County/City	Total Population 1/1/2016	Total Population 1/1/2017	Percent Change
Sonoma	502,604	505,120	0.5
Cloverdale	8,833	8,931	1.1
Cotati	7,250	7,272	0.3
Healdsburg	11,757	11,800	0.4
Petaluma	60,479	60,941	0.8
Rohnert Park	41,936	42,067	0.3
Santa Rosa	175,738	176,799	0.6
Sebastopol	7,559	7,579	0.3
Sonoma	10,944	10,989	0.4
Windsor	27,269	27,371	0.4
Balance of County	150,839	151,371	0.4
Stanislaus	541,466	548,057	1.2
Ceres	47,475	47,754	0.6
Hughson	7,237	7,331	1.3
Modesto	212,287	215,080	1.3
Newman	10,920	11,165	2.2
Oakdale	22,402	22,711	1.4
Patterson	22,329	22,730	1.8
Riverbank	23,992	24,610	2.6
Turlock	72,261	72,879	0.9
Waterford	8,820	8,906	1.0
Balance of County	113,743	114,891	1.0
Sutter	96,614	96,956	0.4
Live Oak	8,366	8,636	3.2
Yuba City	67,386	67,445	0.1
Balance of County	20,862	20,875	0.1
Tehama	63,942	63,995	0.1
Corning	7,534	7,522	-0.2
Red Bluff	14,095	14,070	-0.2
Tehama	428	427	-0.2
Balance of County	41,885	41,976	0.2
Trinity	13,647	13,628	-0.1
Tulare	466,563	471,842	1.1
Dinuba	24,567	24,861	1.2
Exeter	10,927	10,985	0.5
Farmersville	11,112	11,248	1.2
Lindsay	12,931	12,984	0.4
Porterville	59,686	59,908	0.4
Tulare	63,421	64,661	2.0
Visalia	130,977	133,151	1.7
Woodlake	7,690	7,768	1.0
Balance of County	145,252	146,276	0.7
Tuolumne	54,949	54,707	-0.4
Sonora	4,898	4,871	-0.6
Balance of County	50,051	49,836	-0.4

E-1: State/County Population Estimates with Annual Percent Change
 January 1, 2016 and 2017

State/County/City	Total Population 1/1/2016	Total Population 1/1/2017	Percent Change
Ventura	853,893	857,386	0.4
Camarillo	69,224	69,623	0.6
Fillmore	15,510	15,683	1.1
Moorpark	36,529	36,828	0.8
Ojai	7,516	7,553	0.5
Oxnard	206,754	207,772	0.5
Port Hueneme	22,742	22,808	0.3
San Buenaventura	108,795	109,275	0.4
Santa Paula	30,649	30,654	0.0
Simi Valley	126,814	127,309	0.4
Thousand Oaks	131,292	131,457	0.1
Balance of County	98,068	98,424	0.4
Yolo	215,522	218,896	1.6
Davis	67,731	68,740	1.5
West Sacramento	52,797	53,163	0.7
Winters	7,135	7,255	1.7
Woodland	58,615	59,616	1.7
Balance of County	29,244	30,122	3.0
Yuba	74,328	74,577	0.3
Marysville	12,061	11,973	-0.7
Wheatland	3,526	3,509	-0.5
Balance of County	58,741	59,095	0.6