



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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

MEMBERS

JOHN CHIANG, CHAIRMAN
State Treasurer

BETTY YEE
State Controller

MICHAEL COHEN
Director of Finance

EXECUTIVE DIRECTOR

Mark Stivers

DATE: January 18, 2017

TO: Tax Credit Applicants

FROM: Mark Stivers, Executive Director

RE: Methodology for Determining Rural Status of Project Site for 2017 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 2016 Population Estimates (as available May 2016)

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, 2017, 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 2017, 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 Morreton, Multifamily Housing Program Specialist
USDA, Rural Development, Auburn Office
251 Auburn Ravine Road, Suite 107
Auburn, CA 95603
Phone: 530-885-6505, ext. 109
Fax: 530-823-5504
debra.moreton@ca.usda.gov
www.rurdev.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: 2016 Population Estimates ("DOF 2016 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 1/1/2016) in DOF 2016 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 2016 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: 2016 Population Estimates
(as available May 2016)

(Attached)

**Report E-1: City/County Population Estimates with Annual Percent Change
January 1, 2015 and 2016**

State/County/City	Total Population 1/1/2015	Total Population 1/1/2016	Percent Change
California	38,907,642	39,255,883	0.9
Alameda	1,610,765	1,627,865	1.1
Alameda	77,657	79,277	2.1
Albany	18,841	18,893	0.3
Berkeley	118,923	119,915	0.8
Dublin	56,014	57,349	2.4
Emeryville	10,967	11,721	6.9
Fremont	227,582	229,324	0.8
Hayward	157,305	158,985	1.1
Livermore	86,368	88,138	2.0
Newark	44,284	44,733	1.0
Oakland	419,539	422,856	0.8
Piedmont	11,138	11,219	0.7
Pleasanton	73,776	74,982	1.6
San Leandro	87,209	87,700	0.6
Union City	72,412	72,952	0.7
Balance of County	148,750	149,821	0.7
Alpine	1,164	1,166	0.2
Amador	37,765	37,707	-0.2
Amador	189	190	0.5
lone	7,094	7,085	-0.1
Jackson	4,919	4,902	-0.3
Plymouth	1,016	1,015	-0.1
Sutter Creek	2,589	2,588	0.0
Balance of County	21,958	21,927	-0.1
Butte	224,121	224,601	0.2
Biggs	1,771	1,899	7.2
Chico	91,795	92,464	0.7
Gridley	6,595	6,575	-0.3
Oroville	16,088	17,996	11.9
Paradise	25,501	25,405	-0.4
Balance of County	82,371	80,262	-2.6
Calaveras	45,282	45,207	-0.2
Angels City	4,016	4,045	0.7
Balance of County	41,266	41,162	-0.3
Colusa	21,873	21,948	0.3
Colusa	6,309	6,315	0.1
Williams	5,430	5,413	-0.3
Balance of County	10,134	10,220	0.8
Contra Costa	1,111,143	1,123,429	1.1
Antioch	111,973	112,968	0.9
Brentwood	57,072	58,784	3.0
Clayton	11,159	11,209	0.4
Concord	128,063	129,707	1.3
Danville	42,491	42,865	0.9
El Cerrito	24,132	24,378	1.0
Hercules	24,578	24,791	0.9
Lafayette	24,732	24,924	0.8
Martinez	36,931	37,057	0.3
Moraga	16,434	16,513	0.5
Oakley	39,609	40,141	1.3

**Report E-1: City/County Population Estimates with Annual Percent Change
January 1, 2015 and 2016**

State/County/City	Total Population 1/1/2015	Total Population 1/1/2016	Percent Change
Orinda	18,578	18,749	0.9
Pinole	18,660	18,739	0.4
Pittsburg	67,119	67,817	1.0
Pleasant Hill	33,918	34,077	0.5
Richmond	109,568	110,378	0.7
San Pablo	30,498	30,829	1.1
San Ramon	77,470	78,363	1.2
Walnut Creek	68,652	70,018	2.0
Balance of County	169,506	171,122	1.0
Del Norte	26,762	26,811	0.2
Crescent City	6,739	6,592	-2.2
Balance of County	20,023	20,219	1.0
El Dorado	182,743	183,750	0.6
Placerville	10,684	10,702	0.2
South Lake Tahoe	20,827	20,807	-0.1
Balance of County	151,232	152,241	0.7
Fresno	974,871	984,541	1.0
Clovis	105,269	108,039	2.6
Coalinga	16,478	16,667	1.1
Firebaugh	8,123	8,154	0.4
Fowler	5,848	5,944	1.6
Fresno	516,537	520,453	0.8
Huron	6,806	6,914	1.6
Kerman	14,284	14,366	0.6
Kingsburg	12,041	12,101	0.5
Mendota	11,634	11,763	1.1
Orange Cove	9,159	9,220	0.7
Parlier	15,035	15,395	2.4
Reedley	25,943	25,999	0.2
Sanger	25,407	26,024	2.4
San Joaquin	4,038	4,047	0.2
Selma	24,533	24,844	1.3
Balance of County	173,736	174,611	0.5
Glenn	28,579	28,668	0.3
Orland	7,672	7,676	0.1
Willows	6,119	6,213	1.5
Balance of County	14,788	14,779	-0.1
Humboldt	135,052	135,116	0.0
Arcata	18,085	18,169	0.5
Blue Lake	1,278	1,287	0.7
Eureka	26,811	26,765	-0.2
Ferndale	1,435	1,434	-0.1
Fortuna	11,882	11,848	-0.3
Rio Dell	3,414	3,416	0.1
Trinidad	368	367	-0.3
Balance of County	71,779	71,830	0.1

**Report E-1: City/County Population Estimates with Annual Percent Change
January 1, 2015 and 2016**

State/County/City	Total Population 1/1/2015	Total Population 1/1/2016	Percent Change
Imperial	184,500	185,831	0.7
Brawley	26,327	26,566	0.9
Calexico	40,092	40,211	0.3
Calipatria	7,367	7,468	1.4
El Centro	44,946	45,170	0.5
Holtville	6,052	6,093	0.7
Imperial	17,517	18,165	3.7
Westmorland	2,251	2,256	0.2
Balance of County	39,948	39,902	-0.1
Inyo	18,619	18,650	0.2
Bishop	3,963	3,971	0.2
Balance of County	14,656	14,679	0.2
Kern	880,387	886,507	0.7
Arvin	20,511	20,978	2.3
Bakersfield	374,642	379,110	1.2
California City	14,233	13,992	-1.7
Delano	52,757	52,999	0.5
Maricopa	1,139	1,140	0.1
McFarland	14,231	14,658	3.0
Ridgecrest	27,953	28,064	0.4
Shafter	17,847	18,048	1.1
Taft	9,515	9,405	-1.2
Tehachapi	12,758	12,217	-4.2
Wasco	26,317	26,471	0.6
Balance of County	308,484	309,425	0.3
Kings	149,738	150,373	0.4
Avenal	13,029	12,373	-5.0
Corcoran	22,215	22,691	2.1
Hanford	55,337	55,840	0.9
Lemoore	25,686	26,199	2.0
Balance of County	33,471	33,270	-0.6
Lake	64,669	64,306	-0.6
Clearlake	15,404	15,468	0.4
Lakeport	4,762	4,765	0.1
Balance of County	44,503	44,073	-1.0
Lassen	31,421	30,780	-2.0
Susanville	15,092	14,614	-3.2
Balance of County	16,329	16,166	-1.0
Los Angeles	10,155,069	10,241,335	0.8
Agoura Hills	21,068	21,211	0.7
Alhambra	85,999	86,782	0.9
Arcadia	56,550	57,050	0.9
Artesia	16,812	16,883	0.4
Avalon	3,672	3,678	0.2
Azusa	48,962	49,485	1.1
Baldwin Park	74,534	74,738	0.3
Bell	36,562	36,716	0.4
Bellflower	76,154	76,363	0.3
Bell Gardens	42,759	42,952	0.5
Beverly Hills	34,610	34,763	0.4
Bradbury	1,109	1,123	1.3

**Report E-1: City/County Population Estimates with Annual Percent Change
January 1, 2015 and 2016**

State/County/City	Total Population 1/1/2015	Total Population 1/1/2016	Percent Change
Burbank	104,815	105,110	0.3
Calabasas	24,164	24,263	0.4
Carson	93,489	93,993	0.5
Cerritos	49,205	49,412	0.4
Claremont	36,022	36,218	0.5
Commerce	13,059	13,127	0.5
Compton	100,685	101,226	0.5
Covina	49,078	49,291	0.4
Cudahy	24,490	24,602	0.5
Culver City	40,207	40,448	0.6
Diamond Bar	56,371	57,081	1.3
Downey	113,691	114,181	0.4
Duarte	21,960	22,177	1.0
El Monte	112,977	113,885	0.8
El Segundo	16,596	16,646	0.3
Gardena	60,346	60,785	0.7
Glendale	199,620	201,668	1.0
Glendora	52,060	52,362	0.6
Hawaiian Gardens	14,838	14,926	0.6
Hawthorne	87,517	88,003	0.6
Hermosa Beach	19,771	19,801	0.2
Hidden Hills	1,860	1,872	0.6
Huntington Park	59,493	59,718	0.4
Industry	440	441	0.2
Inglewood	115,966	116,648	0.6
Irwindale	1,439	1,415	-1.7
La Canada Flintridge	20,464	20,556	0.4
La Habra Heights	5,426	5,459	0.6
Lakewood	78,187	78,471	0.4
La Mirada	49,452	49,639	0.4
Lancaster	156,380	157,094	0.5
La Puente	40,373	40,521	0.4
La Verne	33,027	33,200	0.5
Lawndale	33,365	33,496	0.4
Lomita	20,232	20,290	0.3
Long Beach	481,784	484,958	0.7
Los Angeles	3,980,423	4,030,904	1.3
Lynwood	72,358	72,505	0.2
Malibu	12,643	12,706	0.5
Manhattan Beach	35,172	35,297	0.4
Maywood	28,094	28,219	0.4
Monrovia	37,254	37,531	0.7
Montebello	63,620	63,924	0.5
Monterey Park	61,137	61,346	0.3
Norwalk	105,005	105,292	0.3
Palmdale	159,112	160,072	0.6
Palos Verdes Estates	13,655	13,712	0.4
Paramount	56,143	56,400	0.5
Pasadena	139,781	141,023	0.9
Pico Rivera	64,020	64,272	0.4
Pomona	154,712	155,604	0.6

**Report E-1: City/County Population Estimates with Annual Percent Change
January 1, 2015 and 2016**

State/County/City	Total Population 1/1/2015	Total Population 1/1/2016	Percent Change
Rancho Palos Verdes	42,842	43,041	0.5
Redondo Beach	69,101	69,494	0.6
Rolling Hills	1,933	1,943	0.5
Rolling Hills Estates	8,006	8,028	0.3
Rosemead	54,987	55,231	0.4
San Dimas	34,035	34,144	0.3
San Fernando	24,404	24,533	0.5
San Gabriel	40,219	40,424	0.5
San Marino	13,520	13,566	0.3
Santa Clarita	215,890	219,611	1.7
Santa Fe Springs	17,872	18,459	3.3
Santa Monica	93,093	93,640	0.6
Sierra Madre	10,976	11,013	0.3
Signal Hill	11,624	11,673	0.4
South El Monte	20,605	20,814	1.0
South Gate	98,176	99,578	1.4
South Pasadena	25,929	26,028	0.4
Temple City	36,210	36,534	0.9
Torrance	146,570	147,175	0.4
Vernon	122	210	72.1
Walnut	29,996	30,152	0.5
West Covina	107,081	107,873	0.7
West Hollywood	35,788	35,923	0.4
Westlake Village	8,351	8,384	0.4
Whittier	87,924	88,341	0.5
Balance of County	1,049,046	1,051,989	0.3
Madera	154,850	155,349	0.3
Chowchilla	18,784	18,547	-1.3
Madera	64,810	65,474	1.0
Balance of County	71,256	71,328	0.1
Marin	261,798	262,274	0.2
Belvedere	2,153	2,162	0.4
Corte Madera	9,345	9,344	0.0
Fairfax	7,433	7,426	-0.1
Larkspur	12,371	12,445	0.6
Mill Valley	14,830	14,880	0.3
Novato	54,291	54,749	0.8
Ross	2,521	2,527	0.2
San Anselmo	12,845	12,867	0.2
San Rafael	60,507	60,582	0.1
Sausalito	7,212	7,217	0.1
Tiburon	9,484	9,503	0.2
Balance of County	68,806	68,572	-0.3
Mariposa	18,180	18,159	-0.1

**Report E-1: City/County Population Estimates with Annual Percent Change
January 1, 2015 and 2016**

State/County/City	Total Population 1/1/2015	Total Population 1/1/2016	Percent Change
Mendocino	88,163	88,378	0.2
Fort Bragg	7,633	7,672	0.5
Point Arena	444	448	0.9
Ukiah	16,156	16,186	0.2
Willits	4,860	4,879	0.4
Balance of County	59,070	59,193	0.2
Merced	269,280	271,579	0.9
Atwater	29,678	30,061	1.3
Dos Palos	5,263	5,378	2.2
Gustine	5,761	5,842	1.4
Livingston	13,744	13,849	0.8
Los Banos	38,670	39,359	1.8
Merced	83,131	83,962	1.0
Balance of County	93,033	93,128	0.1
Modoc	9,635	9,638	0.0
Alturas	2,694	2,684	-0.4
Balance of County	6,941	6,954	0.2
Mono	13,756	13,721	-0.3
Mammoth Lakes	8,006	8,024	0.2
Balance of County	5,750	5,697	-0.9
Monterey	432,637	437,178	1.0
Carmel-by-the-Sea	3,824	3,833	0.2
Del Rey Oaks	1,655	1,666	0.7
Gonzales	8,411	8,473	0.7
Greenfield	16,947	17,446	2.9
King City	14,008	14,221	1.5
Marina	20,496	20,982	2.4
Monterey	28,576	28,610	0.1
Pacific Grove	15,251	15,352	0.7
Salinas	159,486	161,042	1.0
Sand City	376	381	1.3
Seaside	34,185	34,071	-0.3
Soledad	24,809	25,556	3.0
Balance of County	104,613	105,545	0.9
Napa	140,898	142,028	0.8
American Canyon	20,245	20,374	0.6
Calistoga	5,050	5,180	2.6
Napa	79,940	80,576	0.8
St Helena	5,931	6,004	1.2
Yountville	2,961	2,987	0.9
Balance of County	26,771	26,907	0.5
Nevada	98,037	98,095	0.1
Grass Valley	12,967	12,955	-0.1
Nevada City	3,272	3,260	-0.4
Truckee	15,345	15,370	0.2
Balance of County	66,453	66,510	0.1

**Report E-1: City/County Population Estimates with Annual Percent Change
January 1, 2015 and 2016**

State/County/City	Total Population 1/1/2015	Total Population 1/1/2016	Percent Change
Orange	3,151,910	3,183,011	1.0
Aliso Viejo	50,267	50,509	0.5
Anaheim	355,497	358,136	0.7
Brea	43,245	43,710	1.1
Buena Park	82,947	83,347	0.5
Costa Mesa	113,952	114,603	0.6
Cypress	49,380	49,743	0.7
Dana Point	33,218	33,415	0.6
Fountain Valley	56,471	56,714	0.4
Fullerton	141,407	142,457	0.7
Garden Grove	176,262	177,303	0.6
Huntington Beach	192,518	195,212	1.4
Irvine	251,736	258,386	2.6
Laguna Beach	23,472	23,617	0.6
Laguna Hills	30,560	30,681	0.4
Laguna Niguel	65,773	66,142	0.6
Laguna Woods	16,162	16,213	0.3
La Habra	61,764	62,064	0.5
Lake Forest	80,909	83,910	3.7
La Palma	15,980	16,057	0.5
Los Alamitos	11,668	11,738	0.6
Mission Viejo	95,596	96,701	1.2
Newport Beach	84,117	84,270	0.2
Orange	140,862	141,420	0.4
Placentia	51,873	52,263	0.8
Rancho Santa Margarita	48,326	48,516	0.4
San Clemente	65,839	66,245	0.6
San Juan Capistrano	35,798	36,085	0.8
Santa Ana	341,017	342,930	0.6
Seal Beach	24,934	25,078	0.6
Stanton	39,441	39,751	0.8
Tustin	80,968	82,717	2.2
Villa Park	5,911	5,948	0.6
Westminster	93,383	94,073	0.7
Yorba Linda	67,128	67,637	0.8
Balance of County	123,529	125,420	1.5
Placer	370,238	373,796	1.0
Auburn	14,022	14,070	0.3
Colfax	2,064	2,068	0.2
Lincoln	46,688	47,339	1.4
Loomis	6,646	6,692	0.7
Rocklin	60,325	60,351	0.0
Roseville	131,433	134,073	2.0
Balance of County	109,060	109,203	0.1
Plumas	19,886	19,879	0.0
Portola	2,179	2,180	0.0
Balance of County	17,707	17,699	0.0

**Report E-1: City/County Population Estimates with Annual Percent Change
January 1, 2015 and 2016**

State/County/City	Total Population 1/1/2015	Total Population 1/1/2016	Percent Change
Riverside	2,317,924	2,347,828	1.3
Banning	30,659	30,834	0.6
Beaumont	43,601	45,118	3.5
Blythe	19,254	19,813	2.9
Calimesa	8,138	8,289	1.9
Canyon Lake	10,608	10,681	0.7
Cathedral City	53,859	54,261	0.7
Coachella	45,001	45,407	0.9
Corona	163,317	164,659	0.8
Desert Hot Springs	28,794	29,048	0.9
Eastvale	60,825	63,162	3.8
Hemet	79,548	80,070	0.7
Indian Wells	5,336	5,412	1.4
Indio	86,683	88,058	1.6
Jurupa Valley	96,898	98,177	1.3
Lake Elsinore	59,142	61,006	3.2
La Quinta	39,311	39,977	1.7
Menifee	87,286	89,004	2.0
Moreno Valley	203,696	205,383	0.8
Murrieta	112,576	113,795	1.1
Norco	26,392	26,896	1.9
Palm Desert	48,835	49,335	1.0
Palm Springs	46,204	46,654	1.0
Perris	72,476	73,722	1.7
Rancho Mirage	17,920	18,070	0.8
Riverside	321,655	324,696	0.9
San Jacinto	47,087	47,656	1.2
Temecula	107,794	109,064	1.2
Wildomar	34,758	35,168	1.2
Balance of County	360,271	364,413	1.1
Sacramento	1,481,803	1,495,297	0.9
Citrus Heights	85,653	86,291	0.7
Elk Grove	165,121	167,965	1.7
Folsom	76,122	77,246	1.5
Galt	25,061	25,450	1.6
Isleton	840	846	0.7
Rancho Cordova	70,968	72,203	1.7
Sacramento	482,110	485,683	0.7
Balance of County	575,928	579,613	0.6
San Benito	56,445	56,648	0.4
Hollister	36,291	36,484	0.5
San Juan Bautista	1,846	1,843	-0.2
Balance of County	18,308	18,321	0.1

**Report E-1: City/County Population Estimates with Annual Percent Change
January 1, 2015 and 2016**

State/County/City	Total Population 1/1/2015	Total Population 1/1/2016	Percent Change
San Bernardino	2,121,088	2,139,570	0.9
Adelanto	33,135	33,497	1.1
Apple Valley	73,811	74,656	1.1
Barstow	24,193	24,360	0.7
Big Bear Lake	4,873	4,905	0.7
Chino	85,377	85,934	0.7
Chino Hills	78,022	78,866	1.1
Colton	53,000	53,351	0.7
Fontana	206,996	209,895	1.4
Grand Terrace	12,236	12,315	0.6
Hesperia	92,394	93,226	0.9
Highland	53,340	53,645	0.6
Loma Linda	24,481	24,649	0.7
Montclair	38,332	38,686	0.9
Needles	5,004	5,035	0.6
Ontario	168,177	169,869	1.0
Rancho Cucamonga	173,202	175,251	1.2
Redlands	68,040	68,368	0.5
Rialto	106,425	107,330	0.9
San Bernardino	213,861	215,491	0.8
Twentynine Palms	26,165	26,138	-0.1
Upland	75,265	75,774	0.7
Victorville	122,868	123,510	0.5
Yucaipa	53,109	53,779	1.3
Yucca Valley	21,144	21,281	0.6
Balance of County	307,638	309,759	0.7
San Diego	3,263,848	3,288,612	0.8
Carlsbad	111,939	112,930	0.9
Chula Vista	263,347	265,070	0.7
Coronado	23,828	25,230	5.9
Del Mar	4,257	4,274	0.4
El Cajon	101,899	102,337	0.4
Encinitas	61,473	61,928	0.7
Escondido	149,973	150,760	0.5
Imperial Beach	27,290	27,434	0.5
La Mesa	59,357	59,982	1.1
Lemon Grove	26,446	26,611	0.6
National City	60,280	60,768	0.8
Oceanside	174,923	175,948	0.6
Poway	49,854	50,103	0.5
San Diego	1,379,456	1,391,676	0.9
San Marcos	92,076	93,295	1.3
Santee	56,653	56,757	0.2
Solana Beach	13,417	13,494	0.6
Vista	97,566	98,896	1.4
Balance of County	509,814	511,119	0.3
San Francisco	857,508	866,583	1.1

**Report E-1: City/County Population Estimates with Annual Percent Change
January 1, 2015 and 2016**

State/County/City	Total Population 1/1/2015	Total Population 1/1/2016	Percent Change
San Joaquin	723,761	733,383	1.3
Escalon	7,042	7,065	0.3
Lathrop	20,796	22,112	6.3
Lodi	62,772	63,219	0.7
Manteca	72,169	73,841	2.3
Ripon	14,560	14,724	1.1
Stockton	312,990	315,592	0.8
Tracy	88,028	89,208	1.3
Balance of County	145,404	147,622	1.5
San Luis Obispo	276,375	277,977	0.6
Arroyo Grande	17,678	17,731	0.3
Atascadero	30,401	30,879	1.6
El Paso de Robles	31,348	31,398	0.2
Grover Beach	13,340	13,397	0.4
Morro Bay	10,640	10,722	0.8
Pismo Beach	8,068	8,181	1.4
San Luis Obispo	45,950	46,117	0.4
Balance of County	118,950	119,552	0.5
San Mateo	759,155	766,041	0.9
Atherton	7,116	7,150	0.5
Belmont	27,627	27,834	0.7
Brisbane	4,603	4,699	2.1
Burlingame	29,542	29,724	0.6
Colma	1,502	1,509	0.5
Daly City	108,402	109,139	0.7
East Palo Alto	30,316	30,545	0.8
Foster City	33,033	33,201	0.5
Half Moon Bay	12,136	12,528	3.2
Hillsborough	11,576	11,687	1.0
Menlo Park	33,693	33,863	0.5
Millbrae	23,029	23,136	0.5
Pacifica	37,685	37,806	0.3
Portola Valley	4,703	4,751	1.0
Redwood City	84,179	85,992	2.2
San Bruno	45,134	45,360	0.5
San Carlos	28,910	29,008	0.3
San Mateo	101,228	102,659	1.4
South San Francisco	64,311	64,585	0.4
Woodside	5,616	5,664	0.9
Balance of County	64,814	65,201	0.6
Santa Barbara	443,018	446,717	0.8
Buellton	4,935	4,957	0.4
Carpinteria	13,794	13,928	1.0
Goleta	30,684	31,235	1.8
Guadalupe	7,303	7,348	0.6
Lompoc	44,298	44,116	-0.4
Santa Barbara	92,958	93,190	0.2
Santa Maria	102,948	104,404	1.4
Solvang	5,375	5,451	1.4
Balance of County	140,723	142,088	1.0

**Report E-1: City/County Population Estimates with Annual Percent Change
January 1, 2015 and 2016**

State/County/City	Total Population 1/1/2015	Total Population 1/1/2016	Percent Change
Santa Clara	1,903,974	1,927,888	1.3
Campbell	41,986	42,584	1.4
Cupertino	58,038	58,185	0.3
Gilroy	54,324	55,170	1.6
Los Altos	30,513	31,353	2.8
Los Altos Hills	8,595	8,658	0.7
Los Gatos	31,157	31,376	0.7
Milpitas	74,140	75,521	1.9
Monte Sereno	3,445	3,475	0.9
Morgan Hill	42,382	43,645	3.0
Mountain View	76,712	77,925	1.6
Palo Alto	67,331	68,207	1.3
San Jose	1,030,053	1,042,094	1.2
Santa Clara	121,580	123,752	1.8
Saratoga	30,060	30,219	0.5
Sunnyvale	146,629	148,372	1.2
Balance of County	87,029	87,352	0.4
Santa Cruz	273,594	275,902	0.8
Capitola	10,087	10,150	0.6
Santa Cruz	63,830	64,632	1.3
Scotts Valley	12,073	12,143	0.6
Watsonville	52,562	52,891	0.6
Balance of County	135,042	136,086	0.8
Shasta	179,036	178,592	-0.2
Anderson	10,510	10,485	-0.2
Redding	90,293	90,230	-0.1
Shasta Lake	10,541	10,523	-0.2
Balance of County	67,692	67,354	-0.5
Sierra	3,203	3,203	0.0
Loyalton	771	772	0.1
Balance of County	2,432	2,431	0.0
Siskiyou	44,776	44,739	-0.1
Dorris	979	981	0.2
Dunsmuir	1,625	1,618	-0.4
Etna	738	736	-0.3
Fort Jones	712	710	-0.3
Montague	1,457	1,456	-0.1
Mount Shasta	3,377	3,367	-0.3
Tulelake	1,012	1,010	-0.2
Weed	2,710	2,769	2.2
Yreka	7,838	7,832	-0.1
Balance of County	24,328	24,260	-0.3
Solano	426,704	431,498	1.1
Benicia	27,360	27,501	0.5
Dixon	18,836	19,018	1.0
Fairfield	111,471	112,637	1.0
Rio Vista	8,255	8,601	4.2
Suisun City	28,927	29,091	0.6
Vacaville	95,582	97,667	2.2
Vallejo	116,764	117,322	0.5
Balance of County	19,509	19,661	0.8

**Report E-1: City/County Population Estimates with Annual Percent Change
January 1, 2015 and 2016**

State/County/City	Total Population 1/1/2015	Total Population 1/1/2016	Percent Change
Sonoma	499,352	501,959	0.5
Cloverdale	8,799	8,825	0.3
Cotati	7,144	7,153	0.1
Healdsburg	11,667	11,699	0.3
Petaluma	59,934	60,375	0.7
Rohnert Park	41,797	42,003	0.5
Santa Rosa	174,475	175,667	0.7
Sebastopol	7,502	7,527	0.3
Sonoma	10,826	10,865	0.4
Windsor	26,961	27,031	0.3
Balance of County	150,247	150,814	0.4
Stanislaus	534,902	540,214	1.0
Ceres	46,703	47,166	1.0
Hughson	7,056	7,150	1.3
Modesto	210,147	211,903	0.8
Newman	10,663	10,840	1.7
Oakdale	21,918	22,348	2.0
Patterson	22,185	22,590	1.8
Riverbank	23,572	23,913	1.4
Turlock	71,327	72,050	1.0
Waterford	8,719	8,788	0.8
Balance of County	112,612	113,466	0.8
Sutter	96,948	97,308	0.4
Live Oak	8,331	8,346	0.2
Yuba City	67,779	68,052	0.4
Balance of County	20,838	20,910	0.3
Tehama	63,845	63,934	0.1
Corning	7,515	7,500	-0.2
Red Bluff	14,079	14,048	-0.2
Tehama	431	431	0.0
Balance of County	41,820	41,955	0.3
Trinity	13,693	13,667	-0.2
Tulare	461,589	466,339	1.0
Dinuba	24,288	24,657	1.5
Exeter	10,963	11,047	0.8
Farmersville	11,084	11,161	0.7
Lindsay	12,789	12,960	1.3
Porterville	57,039	60,070	5.3
Tulare	62,726	63,515	1.3
Visalia	128,447	130,231	1.4
Woodlake	7,602	7,648	0.6
Balance of County	146,651	145,050	-1.1
Tuolumne	55,003	54,900	-0.2
Sonora	4,905	4,892	-0.3
Balance of County	50,098	50,008	-0.2

**Report E-1: City/County Population Estimates with Annual Percent Change
January 1, 2015 and 2016**

State/County/City	Total Population 1/1/2015	Total Population 1/1/2016	Percent Change
Ventura	850,491	856,508	0.7
Camarillo	68,861	69,924	1.5
Fillmore	15,407	15,529	0.8
Moorpark	36,064	36,715	1.8
Ojai	7,450	7,477	0.4
Oxnard	204,998	206,997	1.0
Port Hueneme	22,529	22,702	0.8
San Buenaventura	108,037	108,557	0.5
Santa Paula	30,684	30,752	0.2
Simi Valley	126,843	127,167	0.3
Thousand Oaks	131,885	132,365	0.4
Balance of County	97,733	98,323	0.6
Yolo	211,813	214,555	1.3
Davis	68,254	68,314	0.1
West Sacramento	51,963	53,082	2.2
Winters	7,200	7,214	0.2
Woodland	57,401	57,526	0.2
Balance of County	26,995	28,419	5.3
Yuba	74,003	74,345	0.5
Marysville	12,073	12,010	-0.5
Wheatland	3,527	3,519	-0.2
Balance of County	58,403	58,816	0.7