RHNA ALLOCATION METHODOLOGY TECHNICAL APPENDICES:

I. ***Statistics for Existing Housing needs: the 5th Cycle of Regional Housing Needs Assessment (RHNA)***

II. ***Complete Survey Responses of Local Planning Factors from Jurisdictions***

III. ***Jobs/Housing Balance and Index of Dissimilarity Analysis of SCAG Integrated Growth Forecast Results***

IV. ***Preliminary Projected Household Allocation as of May 13, 2011, subject to further discussion with local jurisdictions, additional refinement, and adjustment consistent with 2012 RTP/SCS process and results***

V. ***Replacement Need Allocation Methodology***

VI. ***Regional Fair-Share/Over-concentration Adjustment: 110% Move toward County Distribution of Each Income Category***

VII. ***Integrated Growth Forecast Process and Results for 2012 RTP/SCS and RHNA***

VIII. ***Vacant Unit Statistics and Excess Vacancy Credit Determination***

DRAFT Statistics for Existing Housing Need: The 5th Cycle of Regional Housing Needs Assessment (RHNA)[1]

For

Southern California Association of Governments (SCAG) Region

Data Processed & Compiled

By

SCAG RHNA Team

July 18, 2011

[1] Partial list of statistics for existing housing needs for the 5th Cycle of RHNA. Complete statistics will be presented to P&P TAC and RHNA Subcommittee in August or September 2011. SCAG staff is in the process of working with subregions to allocate figures to new SCAG region cities. For questions, please contact Javier Minjares at 213-236-1893 or Minjares@scag.ca.gov.

Attachment 2 Household Distribution by RHNA Income Category Based on County Median Household Income (MHI) from American Community Survey 2005-09 5-Year Average

COUNTY	SUBregion	CITY	Households	Households-Extreme Low Income	Households-Very Low Income	Households-Lower Income	Households-Moderate Income	Households-Above Moderate Income	Households-Extreme Low Income	Households-Very Low Income	Households-Lower Income	Households-Moderate Income	Households-Above Moderate Income	Sub-Total: Low Income Group
25	IMPERIAL COUNTY TRANSPORTATION COMMISSION	Brawley city	6,922	920	1,062	1,053	1,088	2,799	13.3%	15.3%	15.2%	15.7%	40.4%	43.8%
25	IMPERIAL COUNTY TRANSPORTATION COMMISSION	Calexico city	10,130	1,285	1,302	1,869	1,735	3,939	12.7%	12.9%	18.5%	17.1%	38.9%	44.0%
25	IMPERIAL COUNTY TRANSPORTATION COMMISSION	Calipatria city	938	95	89	152	140	462	10.1%	9.5%	16.2%	14.9%	49.3%	35.8%
25	IMPERIAL COUNTY TRANSPORTATION COMMISSION	El Centro city	13,261	1,607	1,855	1,896	1,967	5,936	12.1%	14.0%	14.3%	14.8%	44.8%	40.4%
25	IMPERIAL COUNTY TRANSPORTATION COMMISSION	Holtville city	1,636	167	210	333	267	659	10.2%	12.8%	20.4%	16.3%	40.3%	43.4%
25	IMPERIAL COUNTY TRANSPORTATION COMMISSION	Imperial city	3,791	224	257	497	556	2,257	5.9%	6.8%	13.1%	14.7%	59.5%	25.8%
25	IMPERIAL COUNTY TRANSPORTATION COMMISSION	Westmorland city	557	85	115	104	76	177	15.3%	20.6%	18.7%	13.6%	31.8%	54.6%
25	IMPERIAL COUNTY TRANSPORTATION COMMISSION	Unincorporated	9,169	1,079	1,363	1,426	1,347	3,954	11.8%	14.9%	15.6%	14.7%	43.1%	42.2%
		Imperial County, Total	46,404	5,462	6,253	7,330	7,176	20,183	11.8%	13.5%	15.8%	15.5%	43.5%	41.0%
37	NORTH LOS ANGELES COUNTY	Lancaster city	42,030	7,174	5,026	6,471	8,098	15,261	17.1%	12.0%	15.4%	19.3%	36.3%	44.4%
37	NORTH LOS ANGELES COUNTY	Palmdale city	37,758	4,398	4,248	6,241	7,115	15,756	11.6%	11.3%	16.5%	18.8%	41.7%	39.4%
37	NORTH LOS ANGELES COUNTY	Santa Clarita city	55,002	3,635	3,766	5,495	7,826	34,280	6.6%	6.8%	10.0%	14.2%	62.3%	23.4%
37	NORTH LOS ANGELES COUNTY	Unincorporated	47,861	3,648	3,550	6,088	7,058	27,517	7.6%	7.4%	12.7%	14.7%	57.5%	27.8%
		Subregion, Total	182,651	18,855	16,590	24,295	30,097	92,814	10.3%	9.1%	13.3%	16.5%	50.8%	32.7%
37	CITY OF LOS ANGELES	Los Angeles city	1,298,350	216,161	168,505	215,400	210,577	487,707	16.6%	13.0%	16.6%	16.2%	37.6%	46.2%
37	CITY OF LOS ANGELES	San Fernando city	5,951	702	794	1,128	1,378	1,949	11.8%	13.3%	19.0%	23.2%	32.8%	44.1%
37	CITY OF LOS ANGELES	Unincorporated	5,845	1,065	968	1,158	1,117	1,537	18.2%	16.6%	19.8%	19.1%	26.3%	54.6%
		Subregion, Total	1,310,146	217,928	170,267	217,686	213,072	491,193	16.6%	13.0%	16.6%	16.3%	37.5%	46.2%
37	ARROYO VERDUGO	Burbank city	40,504	4,219	3,878	5,820	7,517	19,070	10.4%	9.6%	14.4%	18.6%	47.1%	34.4%
37	ARROYO VERDUGO	Glendale city	72,149	11,108	8,354	10,575	11,973	30,139	15.4%	11.6%	14.7%	16.6%	41.8%	41.6%
37	ARROYO VERDUGO	La Cañada Flintridge city	6,775	228	276	457	551	5,263	3.4%	4.1%	6.7%	8.1%	77.7%	14.2%
37	ARROYO VERDUGO	Unincorporated	7,216	541	420	745	1,222	4,288	7.5%	5.8%	10.3%	16.9%	59.4%	23.6%
		Subregion, Total	126,644	16,096	12,928	17,597	21,263	58,760	12.7%	10.2%	13.9%	16.8%	46.4%	36.8%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Alhambra city	29,086	3,676	3,332	5,207	5,420	11,451	12.6%	11.5%	17.9%	18.6%	39.4%	42.0%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Arcadia city	18,936	1,843	1,303	1,904	2,955	10,931	9.7%	6.9%	10.1%	15.6%	57.7%	26.7%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Azusa city	13,065	1,601	1,573	2,175	2,711	5,005	12.3%	12.0%	16.6%	20.8%	38.3%	40.9%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Baldwin Park city	17,713	1,979	2,341	3,303	3,971	6,119	11.2%	13.2%	18.6%	22.4%	34.5%	43.0%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Bradbury city	284	8	0	2	22	252	2.8%	0.0%	0.7%	7.7%	88.7%	3.5%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Claremont city	11,256	815	991	1,220	1,466	6,764	7.2%	8.8%	10.8%	13.0%	60.1%	26.9%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Covina city	14,894	1,202	1,460	2,316	2,689	7,227	8.1%	9.8%	15.5%	18.1%	48.5%	33.4%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Diamond Bar city	18,081	962	755	1,632	3,252	11,480	5.3%	4.2%	9.0%	18.0%	63.5%	18.5%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Duarte city	6,430	717	615	777	1,387	2,934	11.2%	9.6%	12.1%	21.6%	45.6%	32.8%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	El Monte city	29,116	4,341	4,858	6,247	5,557	8,113	14.9%	16.7%	21.5%	19.1%	27.9%	53.0%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Glendora city	16,438	1,189	1,120	2,158	2,646	9,325	7.2%	6.8%	13.1%	16.1%	56.7%	27.2%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Industry city	123	0	11	22	30	60	0.0%	8.9%	17.9%	24.4%	48.8%	26.8%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Irwindale city	373	31	39	51	78	174	8.3%	10.5%	13.7%	20.9%	46.6%	32.4%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	La Puente city	9,718	888	1,465	2,011	1,861	3,493	9.1%	15.1%	20.7%	19.2%	35.9%	44.9%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	La Verne city	11,872	1,121	897	1,285	1,972	6,597	9.4%	7.6%	10.8%	16.6%	55.6%	27.8%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Monrovia city	13,867	1,379	1,429	1,750	2,410	6,899	9.9%	10.3%	12.6%	17.4%	49.8%	32.9%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Montebello city	18,442	2,619	2,170	3,102	3,650	6,901	14.2%	11.8%	16.8%	19.8%	37.4%	42.8%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Monterey Park city	19,824	2,867	2,553	3,330	2,959	8,115	14.5%	12.9%	16.8%	14.9%	40.9%	44.1%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Pasadena city	54,668	7,231	5,633	7,052	8,670	26,082	13.2%	10.3%	12.9%	15.9%	47.7%	36.4%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Pomona city	38,689	4,889	4,914	7,188	7,835	13,863	12.6%	12.7%	18.6%	20.3%	35.8%	43.9%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Rosemead city	14,200	1,646	1,890	3,160	2,761	4,743	11.6%	13.3%	22.3%	19.4%	33.4%	47.2%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	San Dimas city	12,269	1,068	953	1,545	2,033	6,670	8.7%	7.8%	12.6%	16.6%	54.4%	29.1%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	San Gabriel city	12,621	1,670	1,438	1,969	2,327	5,217	13.2%	11.4%	15.6%	18.4%	41.3%	40.2%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	San Marino city	4,278	243	94	270	180	3,491	5.7%	2.2%	6.3%	4.2%	81.6%	14.2%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Sierra Madre city	4,566	342	337	399	620	2,868	7.5%	7.4%	8.7%	13.6%	62.8%	23.6%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	South El Monte city	4,976	781	697	1,164	1,012	1,322	15.7%	14.0%	23.4%	20.3%	26.6%	53.1%

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COUNTY	SUBregion	CITY	Households	Households-Extreme Low Income	Households-Very Low Income	Households-Lower Income	Households-Moderate Income	Households-Above Moderate Income	Households-Extreme Low Income	Households-Very Low Income	Households-Lower Income	Households-Moderate Income	Households-Above Moderate Income	Sub-Total: Low Income Group
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	South Pasadena city	9,799	1,055	597	966	1,446	5,735	10.8%	6.1%	9.9%	14.8%	58.5%	26.7%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Temple City city	11,780	894	926	1,642	2,290	6,028	7.6%	7.9%	13.9%	19.4%	51.2%	29.4%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Walnut city	8,613	451	270	783	1,138	5,971	5.2%	3.1%	9.1%	13.2%	69.3%	17.5%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	West Covina city	30,411	2,437	2,999	4,095	5,429	15,451	8.0%	9.9%	13.5%	17.9%	50.8%	31.3%
37	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Unincorporated	95,736	8,528	8,486	12,853	16,978	48,891	8.9%	8.9%	13.4%	17.7%	51.1%	31.2%
		Subregion, Total	552,124	58,473	56,146	81,578	97,755	258,172	10.6%	10.2%	14.8%	17.7%	46.8%	35.5%
37	WESTSIDE CITIES	Beverly Hills city	14,415	1,518	1,118	1,305	2,012	8,462	10.5%	7.8%	9.1%	14.0%	58.7%	27.3%
37	WESTSIDE CITIES	Culver City city	16,278	1,625	1,222	2,011	2,541	8,879	10.0%	7.5%	12.4%	15.6%	54.5%	29.8%
37	WESTSIDE CITIES	Santa Monica city	45,441	6,347	4,166	5,059	6,697	23,172	14.0%	9.2%	11.1%	14.7%	51.0%	34.3%
37	WESTSIDE CITIES	West Hollywood city	23,422	4,416	2,550	3,609	3,727	9,120	18.9%	10.9%	15.4%	15.9%	38.9%	45.1%
37	WESTSIDE CITIES	Unincorporated	14,358	1,510	697	1,352	1,809	8,992	10.5%	4.9%	9.4%	12.6%	62.6%	24.8%
		Subregion, Total	113,914	15,416	9,753	13,336	16,786	58,625	13.5%	8.6%	11.7%	14.7%	51.5%	33.8%
37	SOUTH BAY CITIES ASSOCIATION	Carson city	24,727	1,894	1,978	3,322	4,604	12,929	7.7%	8.0%	13.4%	18.6%	52.3%	29.1%
37	SOUTH BAY CITIES ASSOCIATION	El Segundo city	7,105	552	374	831	807	4,541	7.8%	5.3%	11.7%	11.4%	63.9%	24.7%
37	SOUTH BAY CITIES ASSOCIATION	Gardena city	20,385	3,343	2,924	3,558	3,682	6,878	16.4%	14.3%	17.5%	18.1%	33.7%	48.2%
37	SOUTH BAY CITIES ASSOCIATION	Hawthorne city	27,432	4,243	3,858	5,567	5,390	8,374	15.5%	14.1%	20.3%	19.6%	30.5%	49.8%
37	SOUTH BAY CITIES ASSOCIATION	Hermosa Beach city	9,227	486	437	1,044	942	6,318	5.3%	4.7%	11.3%	10.2%	68.5%	21.3%
37	SOUTH BAY CITIES ASSOCIATION	Inglewood city	37,171	6,301	5,715	7,453	6,837	10,865	17.0%	15.4%	20.1%	18.4%	29.2%	52.4%
37	SOUTH BAY CITIES ASSOCIATION	Lawndale city	9,419	1,151	1,493	1,708	1,965	3,102	12.2%	15.9%	18.1%	20.9%	32.9%	46.2%
37	SOUTH BAY CITIES ASSOCIATION	Lomita city	7,634	783	752	1,031	1,258	3,810	10.3%	9.9%	13.5%	16.5%	49.9%	33.6%
37	SOUTH BAY CITIES ASSOCIATION	Manhattan Beach city	13,882	593	620	944	1,313	10,412	4.3%	4.5%	6.8%	9.5%	75.0%	15.5%
37	SOUTH BAY CITIES ASSOCIATION	Palos Verdes Estates city	4,817	147	87	167	434	3,982	3.1%	1.8%	3.5%	9.0%	82.7%	8.3%
37	SOUTH BAY CITIES ASSOCIATION	Rancho Palos Verdes city	14,419	653	667	937	1,553	10,609	4.5%	4.6%	6.5%	10.8%	73.6%	15.7%
37	SOUTH BAY CITIES ASSOCIATION	Redondo Beach city	28,358	1,866	1,672	2,363	3,762	18,695	6.6%	5.9%	8.3%	13.3%	65.9%	20.8%
37	SOUTH BAY CITIES ASSOCIATION	Rolling Hills city	613	8	24	40	41	500	1.3%	3.9%	6.5%	6.7%	81.6%	11.7%
37	SOUTH BAY CITIES ASSOCIATION	Rolling Hills Estates city	2,812	114	74	164	142	2,318	4.1%	2.6%	5.8%	5.0%	82.4%	12.5%
37	SOUTH BAY CITIES ASSOCIATION	Torrance city	54,299	4,484	4,440	6,396	8,837	30,142	8.3%	8.2%	11.8%	16.3%	55.5%	28.2%
37	SOUTH BAY CITIES ASSOCIATION	Unincorporated	30,775	5,350	3,924	5,633	5,202	10,665	17.4%	12.8%	18.3%	16.9%	34.7%	48.4%
		Subregion, Total	293,075	31,968	29,039	41,158	46,769	144,140	10.9%	9.9%	14.0%	16.0%	49.2%	34.9%
37	GATEWAY CITIES	Artesia city	4,397	505	497	907	806	1,682	11.5%	11.3%	20.6%	18.3%	38.3%	43.4%
37	GATEWAY CITIES	Avalon city	1,110	142	106	245	137	480	12.8%	9.5%	22.1%	12.3%	43.2%	44.4%
37	GATEWAY CITIES	Bell city	9,038	1,493	1,828	1,792	1,605	2,320	16.5%	20.2%	19.8%	17.8%	25.7%	56.6%
37	GATEWAY CITIES	Bellflower city	22,733	2,765	2,844	4,311	4,381	8,432	12.2%	12.5%	19.0%	19.3%	37.1%	43.6%
37	GATEWAY CITIES	Bell Gardens city	9,898	1,547	1,740	2,195	2,010	2,406	15.6%	17.6%	22.2%	20.3%	24.3%	55.4%
37	GATEWAY CITIES	Cerritos city	15,426	1,017	930	1,485	2,195	9,799	6.6%	6.0%	9.6%	14.2%	63.5%	22.2%
37	GATEWAY CITIES	Commerce city	3,307	570	332	568	843	994	17.2%	10.0%	17.2%	25.5%	30.1%	44.5%
37	GATEWAY CITIES	Compton city	22,358	4,038	3,272	4,398	4,394	6,256	18.1%	14.6%	19.7%	19.7%	28.0%	52.4%
37	GATEWAY CITIES	Cudahy city	5,429	755	774	1,338	1,290	1,272	13.9%	14.3%	24.6%	23.8%	23.4%	52.8%
37	GATEWAY CITIES	Downey city	32,095	3,161	3,425	5,622	5,820	14,067	9.8%	10.7%	17.5%	18.1%	43.8%	38.0%
37	GATEWAY CITIES	Hawaiian Gardens city	3,926	569	560	759	791	1,247	14.5%	14.3%	19.3%	20.1%	31.8%	48.1%
37	GATEWAY CITIES	Huntington Park city	14,796	2,757	2,696	3,733	2,515	3,095	18.6%	18.2%	25.2%	17.0%	20.9%	62.1%
37	GATEWAY CITIES	La Habra Heights city	1,923	80	110	123	179	1,431	4.2%	5.7%	6.4%	9.3%	74.4%	16.3%
37	GATEWAY CITIES	Lakewood city	24,912	1,385	1,841	2,883	4,331	14,472	5.6%	7.4%	11.6%	17.4%	58.1%	24.5%
37	GATEWAY CITIES	La Mirada city	14,694	1,178	1,108	1,640	2,064	8,704	8.0%	7.5%	11.2%	14.0%	59.2%	26.7%
37	GATEWAY CITIES	Long Beach city	160,971	24,089	19,794	27,155	28,487	61,446	15.0%	12.3%	16.9%	17.7%	38.2%	44.1%
37	GATEWAY CITIES	Lynwood city	14,280	2,215	1,924	3,132	2,820	4,189	15.5%	13.5%	21.9%	19.7%	29.3%	50.9%
37	GATEWAY CITIES	Maywood city	6,684	1,071	1,233	1,631	1,182	1,567	16.0%	18.4%	24.4%	17.7%	23.4%	58.9%
37	GATEWAY CITIES	Norwalk city	26,323	2,700	2,445	3,885	5,634	11,659	10.3%	9.3%	14.8%	21.4%	44.3%	34.3%
37	GATEWAY CITIES	Paramount city	14,516	2,208	2,232	2,946	3,216	3,914	15.2%	15.4%	20.3%	22.2%	27.0%	50.9%
37	GATEWAY CITIES	Pico Rivera city	16,243	1,826	1,995	2,326	2,980	7,116	11.2%	12.3%	14.3%	18.3%	43.8%	37.8%
37	GATEWAY CITIES	Santa Fe Springs city	4,968	740	536	712	970	2,010	14.9%	10.8%	14.3%	19.5%	40.5%	40.0%

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COUNTY	SUBregion	CITY	Households	Households-Extreme Low Income	Households-Very Low Income	Households-Lower Income	Households-Moderate Income	Households-Above Moderate Income	Households-Extreme Low Income	Households-Very Low Income	Households-Lower Income	Households-Moderate Income	Households-Above Moderate Income	Sub-Total: Low Income Group
37	GATEWAY CITIES	Signal Hill city	4,145	282	419	423	789	2,232	6.8%	10.1%	10.2%	19.0%	53.8%	27.1%
37	GATEWAY CITIES	South Gate city	23,750	3,339	3,719	5,091	5,000	6,601	14.1%	15.7%	21.4%	21.1%	27.8%	51.2%
37	GATEWAY CITIES	Vernon city	23	5	0	2	1	15	21.7%	0.0%	8.7%	4.3%	65.2%	30.4%
37	GATEWAY CITIES	Whittier city	26,818	2,384	2,653	3,798	4,711	13,272	8.9%	9.9%	14.2%	17.6%	49.5%	32.9%
37	GATEWAY CITIES	Unincorporated	82,227	12,969	12,291	16,281	15,142	25,544	15.8%	14.9%	19.8%	18.4%	31.1%	50.5%
		Subregion, Total	566,990	75,790	71,304	99,381	104,293	216,222	13.4%	12.6%	17.5%	18.4%	38.1%	43.5%
37	LAS VIRGENES	Agoura Hills city	7,872	329	313	484	1,088	5,658	4.2%	4.0%	6.1%	13.8%	71.9%	14.3%
37	LAS VIRGENES	Calabasas city	7,631	440	381	336	727	5,747	5.8%	5.0%	4.4%	9.5%	75.3%	15.2%
37	LAS VIRGENES	Hidden Hills city	638	9	4	11	19	595	1.4%	0.6%	1.7%	3.0%	93.3%	3.8%
37	LAS VIRGENES	Malibu city	5,156	341	364	357	518	3,576	6.6%	7.1%	6.9%	10.0%	69.4%	20.6%
37	LAS VIRGENES	Westlake Village city	3,254	162	84	301	316	2,391	5.0%	2.6%	9.3%	9.7%	73.5%	16.8%
37	LAS VIRGENES	Unincorporated	8,169	478	366	495	848	5,983	5.8%	4.5%	6.1%	10.4%	73.2%	16.4%
		Subregion, Total	32,720	1,759	1,512	1,984	3,516	23,950	5.4%	4.6%	6.1%	10.7%	73.2%	16.1%
		Los Angeles County, Total	3,178,264	436,285	367,539	497,015	533,549	1,343,876	13.7%	11.6%	15.6%	16.8%	42.3%	40.9%
59	ORANGE COUNTY COG	Aliso Viejo city	15,934	680	1,002	2,184	3,296	8,772	4.3%	6.3%	13.7%	20.7%	55.1%	24.3%
59	ORANGE COUNTY COG	Anaheim city	96,001	14,483	14,725	19,604	18,742	28,447	15.1%	15.3%	20.4%	19.5%	29.6%	50.8%
59	ORANGE COUNTY COG	Brea city	14,124	1,455	1,393	2,085	2,960	6,231	10.3%	9.9%	14.8%	21.0%	44.1%	34.9%
59	ORANGE COUNTY COG	Buena Park city	22,518	2,718	3,048	4,982	4,420	7,350	12.1%	13.5%	22.1%	19.6%	32.6%	47.7%
59	ORANGE COUNTY COG	Costa Mesa city	39,457	5,126	4,785	8,517	8,001	13,028	13.0%	12.1%	21.6%	20.3%	33.0%	46.7%
59	ORANGE COUNTY COG	Cypress city	15,554	1,573	1,358	2,457	3,198	6,968	10.1%	8.7%	15.8%	20.6%	44.8%	34.6%
59	ORANGE COUNTY COG	Dana Point city	14,821	1,540	1,355	2,593	2,409	6,924	10.4%	9.1%	17.5%	16.3%	46.7%	37.0%
59	ORANGE COUNTY COG	Fountain Valley city	18,540	1,931	1,537	2,720	3,862	8,490	10.4%	8.3%	14.7%	20.8%	45.8%	33.4%
59	ORANGE COUNTY COG	Fullerton city	44,364	6,388	5,793	7,506	8,423	16,254	14.4%	13.1%	16.9%	19.0%	36.6%	44.4%
59	ORANGE COUNTY COG	Garden Grove city	44,168	7,122	6,317	8,381	9,064	13,284	16.1%	14.3%	19.0%	20.5%	30.1%	49.4%
59	ORANGE COUNTY COG	Huntington Beach city	74,627	7,422	7,152	12,280	13,514	34,259	9.9%	9.6%	16.5%	18.1%	45.9%	36.0%
59	ORANGE COUNTY COG	Irvine city	71,241	8,476	4,885	8,480	12,385	37,015	11.9%	6.9%	11.9%	17.4%	52.0%	30.7%
59	ORANGE COUNTY COG	Laguna Beach city	11,241	1,239	966	1,325	1,664	6,047	11.0%	8.6%	11.8%	14.8%	53.8%	31.4%
59	ORANGE COUNTY COG	Laguna Hills city	10,615	972	950	1,324	1,930	5,439	9.2%	8.9%	12.5%	18.2%	51.2%	30.6%
59	ORANGE COUNTY COG	Laguna Niguel city	24,586	1,982	1,897	2,980	4,377	13,350	8.1%	7.7%	12.1%	17.8%	54.3%	27.9%
59	ORANGE COUNTY COG	Laguna Woods city	12,651	3,619	2,957	2,780	1,448	1,847	28.6%	23.4%	22.0%	11.4%	14.6%	74.0%
59	ORANGE COUNTY COG	La Habra city	18,057	2,251	2,348	3,994	3,820	5,644	12.5%	13.0%	22.1%	21.2%	31.3%	47.6%
59	ORANGE COUNTY COG	Lake Forest city	25,755	1,700	1,725	3,715	5,007	13,608	6.6%	6.7%	14.4%	19.4%	52.8%	27.7%
59	ORANGE COUNTY COG	La Palma city	4,786	461	360	735	940	2,290	9.6%	7.5%	15.4%	19.6%	47.8%	32.5%
59	ORANGE COUNTY COG	Los Alamitos city	4,189	544	429	536	1,052	1,628	13.0%	10.2%	12.8%	25.1%	38.9%	36.0%
59	ORANGE COUNTY COG	Mission Viejo city	33,503	2,464	2,761	4,769	5,941	17,568	7.4%	8.2%	14.2%	17.7%	52.4%	29.8%
59	ORANGE COUNTY COG	Newport Beach city	35,570	3,394	2,511	4,090	4,605	20,970	9.5%	7.1%	11.5%	12.9%	59.0%	28.1%
59	ORANGE COUNTY COG	Orange city	41,481	4,707	4,031	7,250	7,657	17,836	11.3%	9.7%	17.5%	18.5%	43.0%	38.5%
59	ORANGE COUNTY COG	Placentia city	15,958	1,764	1,984	2,269	3,070	6,871	11.1%	12.4%	14.2%	19.2%	43.1%	37.7%
59	ORANGE COUNTY COG	Rancho Santa Margarita city	16,598	953	794	2,316	3,036	9,499	5.7%	4.8%	14.0%	18.3%	57.2%	24.5%
59	ORANGE COUNTY COG	San Clemente city	23,196	2,444	2,080	3,600	3,587	11,485	10.5%	9.0%	15.5%	15.5%	49.5%	35.0%
59	ORANGE COUNTY COG	San Juan Capistrano city	11,516	1,405	942	1,841	1,592	5,736	12.2%	8.2%	16.0%	13.8%	49.8%	36.4%
59	ORANGE COUNTY COG	Santa Ana city	75,715	11,335	12,547	17,036	16,049	18,748	15.0%	16.6%	22.5%	21.2%	24.8%	54.0%
59	ORANGE COUNTY COG	Seal Beach city	12,662	2,786	2,255	2,001	1,766	3,854	22.0%	17.8%	15.8%	13.9%	30.4%	55.6%
59	ORANGE COUNTY COG	Stanton city	10,972	1,759	1,751	2,458	2,336	2,668	16.0%	16.0%	22.4%	21.3%	24.3%	54.4%
59	ORANGE COUNTY COG	Tustin city	24,126	2,379	2,440	4,960	4,732	9,615	9.9%	10.1%	20.6%	19.6%	39.9%	40.5%
59	ORANGE COUNTY COG	Villa Park city	2,031	37	62	213	221	1,498	1.8%	3.1%	10.5%	10.9%	73.8%	15.4%
59	ORANGE COUNTY COG	Westminster city	26,238	4,391	3,931	4,817	5,230	7,869	16.7%	15.0%	18.4%	19.9%	30.0%	50.1%
59	ORANGE COUNTY COG	Yorba Linda city	21,409	1,141	1,328	2,295	3,027	13,618	5.3%	6.2%	10.7%	14.1%	63.6%	22.3%
59	ORANGE COUNTY COG	Unincorporated	39,795	3,402	2,692	4,986	6,366	22,349	8.5%	6.8%	12.5%	16.0%	56.2%	27.8%
		Orange County, Total	973,999	116,043	107,091	164,079	179,727	407,059	11.9%	11.0%	16.8%	18.5%	41.8%	39.8%
65	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Banning city	11,421	2,052	1,903	2,589	2,328	2,549	18.0%	16.7%	22.7%	20.4%	22.3%	57.3%

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Attachment 2 Household Distribution by RHNA Income Category Based on County Median Household Income (MHI) from American Community Survey 2005-09 5-Year Average

COUNTY	SUBregion	CITY	Households	Households-Extreme Low Income	Households-Very Low Income	Households-Lower Income	Households-Moderate Income	Households-Above Moderate Income	Households-Extreme Low Income	Households-Very Low Income	Households-Lower Income	Households-Moderate Income	Households-Above Moderate Income	Sub-Total: Low Income Group
65	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Beaumont city	9,281	1,169	976	1,514	1,532	4,090	12.6%	10.5%	16.3%	16.5%	44.1%	39.4%
65	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Calimesa city	3,089	601	406	474	495	1,113	19.5%	13.1%	15.3%	16.0%	36.0%	47.9%
65	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Canyon Lake city	3,798	261	188	474	480	2,395	6.9%	4.9%	12.5%	12.6%	63.1%	24.3%
65	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Corona city	42,848	3,334	3,011	5,336	7,397	23,770	7.8%	7.0%	12.5%	17.3%	55.5%	27.3%
65	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Hemet city	26,916	6,215	5,316	5,434	4,387	5,564	23.1%	19.8%	20.2%	16.3%	20.7%	63.0%
65	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Lake Elsinore city	13,453	1,598	1,348	2,201	2,566	5,740	11.9%	10.0%	16.4%	19.1%	42.7%	38.3%
65	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Menifee city	25,007	2,865	3,675	4,417	4,599	9,451	11.5%	14.7%	17.7%	18.4%	37.8%	43.8%
65	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Moreno Valley city	48,703	5,271	5,122	8,735	10,135	19,440	10.8%	10.5%	17.9%	20.8%	39.9%	39.3%
65	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Murrieta city	28,978	1,677	2,241	3,560	4,969	16,531	5.8%	7.7%	12.3%	17.1%	57.0%	25.8%
65	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Norco city	6,952	547	451	890	1,122	3,942	7.9%	6.5%	12.8%	16.1%	56.7%	27.2%
65	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Perris city	12,789	1,690	1,489	2,538	3,031	4,041	13.2%	11.6%	19.8%	23.7%	31.6%	44.7%
65	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Riverside city	88,413	10,444	9,648	15,633	17,274	35,414	11.8%	10.9%	17.7%	19.5%	40.1%	40.4%
65	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	San Jacinto city	11,157	2,226	1,514	1,919	2,193	3,305	20.0%	13.6%	17.2%	19.7%	29.6%	50.7%
65	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Temecula city	29,081	1,859	1,970	3,162	5,602	16,488	6.4%	6.8%	10.9%	19.3%	56.7%	24.0%
65	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Wildomar city	9,070	786	1,001	1,364	1,744	4,175	8.7%	11.0%	15.0%	19.2%	46.0%	34.7%
65	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Unincorporated	112,424	11,153	12,613	16,202	19,673	52,783	9.9%	11.2%	14.4%	17.5%	47.0%	35.6%
		WCOR COG Subregion	483,380	53,748	52,872	76,442	89,527	210,791	11.1%	10.9%	15.8%	18.5%	43.6%	37.9%
65	COACHELLA VALLEY ASSOCIATON OF GOVERNMENTS	Blythe city	4,980	899	960	967	722	1,432	18.1%	19.3%	19.4%	14.5%	28.8%	56.7%
65	COACHELLA VALLEY ASSOCIATON OF GOVERNMENTS	Cathedral City city	18,108	3,038	2,395	3,714	3,149	5,812	16.8%	13.2%	20.5%	17.4%	32.1%	50.5%
65	COACHELLA VALLEY ASSOCIATON OF GOVERNMENTS	Coachella city	8,688	1,284	1,733	1,965	1,918	1,788	14.8%	19.9%	22.6%	22.1%	20.6%	57.3%
65	COACHELLA VALLEY ASSOCIATON OF GOVERNMENTS	Desert Hot Springs city	7,283	1,691	1,151	1,576	1,252	1,613	23.2%	15.8%	21.6%	17.2%	22.1%	60.7%
65	COACHELLA VALLEY ASSOCIATON OF GOVERNMENTS	Indian Wells city	2,591	166	151	248	240	1,786	6.4%	5.8%	9.6%	9.3%	68.9%	21.8%
65	COACHELLA VALLEY ASSOCIATON OF GOVERNMENTS	Indio city	24,516	3,575	3,416	4,435	4,457	8,633	14.6%	13.9%	18.1%	18.2%	35.2%	46.6%
65	COACHELLA VALLEY ASSOCIATON OF GOVERNMENTS	La Quinta city	15,438	1,244	999	1,833	3,117	8,245	8.1%	6.5%	11.9%	20.2%	53.4%	26.4%
65	COACHELLA VALLEY ASSOCIATON OF GOVERNMENTS	Palm Desert city	23,861	3,089	3,113	4,209	3,817	9,633	12.9%	13.0%	17.6%	16.0%	40.4%	43.6%
65	COACHELLA VALLEY ASSOCIATON OF GOVERNMENTS	Palm Springs city	24,362	3,854	3,951	4,962	4,073	7,522	15.8%	16.2%	20.4%	16.7%	30.9%	52.4%
65	COACHELLA VALLEY ASSOCIATON OF GOVERNMENTS	Rancho Mirage city	8,660	1,055	859	1,024	1,326	4,396	12.2%	9.9%	11.8%	15.3%	50.8%	33.9%
65	COACHELLA VALLEY ASSOCIATON OF GOVERNMENTS	Unincorporated	23,317	3,537	4,099	4,988	4,483	6,210	15.2%	17.6%	21.4%	19.2%	26.6%	54.1%
		CVAG Subregion	161,804	23,432	22,827	29,921	28,554	57,070	14.5%	14.1%	18.5%	17.6%	35.3%	47.1%
		Riverside County, Total	645,184	77,180	75,699	106,363	118,081	267,861	12.0%	11.7%	16.5%	18.3%	41.5%	40.2%
71	SANBAG	Adelanto city	6,471	1,303	993	1,124	1,433	1,618	20.1%	15.3%	17.4%	22.1%	25.0%	52.9%
71	SANBAG	Apple Valley town	22,338	3,809	2,676	3,737	3,588	8,528	17.1%	12.0%	16.7%	16.1%	38.2%	45.8%
71	SANBAG	Barstow city	8,222	1,534	1,388	1,196	1,638	2,466	18.7%	16.9%	14.5%	19.9%	30.0%	50.1%
71	SANBAG	Big Bear Lake city	2,426	520	435	560	277	634	21.4%	17.9%	23.1%	11.4%	26.1%	62.4%
71	SANBAG	Chino city	20,595	1,312	1,544	2,773	3,791	11,175	6.4%	7.5%	13.5%	18.4%	54.3%	27.3%
71	SANBAG	Chino Hills city	21,892	905	622	1,507	2,735	16,123	4.1%	2.8%	6.9%	12.5%	73.6%	13.9%
71	SANBAG	Colton city	15,126	2,181	2,008	3,296	3,347	4,294	14.4%	13.3%	21.8%	22.1%	28.4%	49.5%
71	SANBAG	Fontana city	44,542	3,696	3,814	7,121	9,063	20,848	8.3%	8.6%	16.0%	20.3%	46.8%	32.8%
71	SANBAG	Grand Terrace city	4,239	385	524	586	819	1,925	9.1%	12.4%	13.8%	19.3%	45.4%	35.3%
71	SANBAG	Hesperia city	23,539	3,155	2,929	4,518	4,583	8,354	13.4%	12.4%	19.2%	19.5%	35.5%	45.0%
71	SANBAG	Highland city	14,315	1,812	1,798	2,155	2,266	6,284	12.7%	12.6%	15.1%	15.8%	43.9%	40.3%
71	SANBAG	Loma Linda city	8,372	1,051	1,121	1,408	1,502	3,290	12.6%	13.4%	16.8%	17.9%	39.3%	42.8%
71	SANBAG	Montclair city	8,913	1,092	962	1,417	2,141	3,301	12.3%	10.8%	15.9%	24.0%	37.0%	38.9%
71	SANBAG	Needles city	2,204	662	375	366	319	482	30.0%	17.0%	16.6%	14.5%	21.9%	63.7%
71	SANBAG	Ontario city	47,166	4,304	4,853	8,622	9,716	19,671	9.1%	10.3%	18.3%	20.6%	41.7%	37.7%
71	SANBAG	Rancho Cucamonga city	54,253	3,140	3,544	6,562	9,182	31,825	5.8%	6.5%	12.1%	16.9%	58.7%	24.4%
71	SANBAG	Redlands city	24,540	2,568	2,280	3,845	4,002	11,845	10.5%	9.3%	15.7%	16.3%	48.3%	35.4%
71	SANBAG	Rialto city	24,362	2,754	3,025	4,808	4,909	8,866	11.3%	12.4%	19.7%	20.2%	36.4%	43.5%
71	SANBAG	San Bernardino city	57,547	10,841	9,155	11,563	10,662	15,326	18.8%	15.9%	20.1%	18.5%	26.6%	54.8%
71	SANBAG	Twentynine Palms city	10,770	1,611	1,855	2,172	1,915	3,217	15.0%	17.2%	20.2%	17.8%	29.9%	52.3%
71	SANBAG	Upland city	24,667	2,137	2,207	3,801	4,352	12,170	8.7%	8.9%	15.4%	17.6%	49.3%	33.0%
71	SANBAG	Victorville city	28,842	4,167	3,842	4,405	5,973	10,455	14.4%	13.3%	15.3%	20.7%	36.2%	43.0%

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COUNTY	SUBregion	CITY	Households	Households-Extreme Low Income	Households-Very Low Income	Households-Lower Income	Households-Moderate Income	Households-Above Moderate Income	Households-Extreme Low Income	Households-Very Low Income	Households-Lower Income	Households-Moderate Income	Households-Above Moderate Income	Sub-Total: Low Income Group
71	SANBAG	Yucaipa city	17,190	2,214	1,833	2,751	2,820	7,572	12.9%	10.7%	16.0%	16.4%	44.0%	39.5%
71	SANBAG	Yucca Valley town	8,347	1,693	1,115	1,545	1,494	2,500	20.3%	13.4%	18.5%	17.9%	30.0%	52.2%
71	SANBAG	Unincorporated	87,922	12,330	11,281	15,794	15,972	32,545	14.0%	12.8%	18.0%	18.2%	37.0%	44.8%
		San Bernardino County, Total	588,800	71,176	66,179	97,632	108,499	245,314	12.1%	11.2%	16.6%	18.4%	41.7%	39.9%
111	VENTURA COUNCIL OF GOVERNMENTS	Camarillo city	22,961	2,396	2,433	3,472	4,328	10,332	10.4%	10.6%	15.1%	18.8%	45.0%	36.2%
111	VENTURA COUNCIL OF GOVERNMENTS	Fillmore city	4,293	741	649	778	839	1,286	17.3%	15.1%	18.1%	19.5%	30.0%	50.5%
111	VENTURA COUNCIL OF GOVERNMENTS	Moorpark city	10,734	745	837	1,169	1,932	6,051	6.9%	7.8%	10.9%	18.0%	56.4%	25.6%
111	VENTURA COUNCIL OF GOVERNMENTS	Ojai city	3,077	490	422	634	454	1,077	15.9%	13.7%	20.6%	14.8%	35.0%	50.2%
111	VENTURA COUNCIL OF GOVERNMENTS	Oxnard city	49,551	8,040	7,825	10,483	9,298	13,905	16.2%	15.8%	21.2%	18.8%	28.1%	53.2%
111	VENTURA COUNCIL OF GOVERNMENTS	Port Hueneme city	6,882	1,038	1,100	1,733	1,568	1,443	15.1%	16.0%	25.2%	22.8%	21.0%	56.2%
111	VENTURA COUNCIL OF GOVERNMENTS	San Buenaventura (Ventura) city	38,528	5,716	4,929	6,946	7,495	13,442	14.8%	12.8%	18.0%	19.5%	34.9%	45.7%
111	VENTURA COUNCIL OF GOVERNMENTS	Santa Paula city	8,373	1,930	1,320	2,001	1,320	1,802	23.1%	15.8%	23.9%	15.8%	21.5%	62.7%
111	VENTURA COUNCIL OF GOVERNMENTS	Simi Valley city	38,950	3,499	2,861	5,392	8,187	19,011	9.0%	7.3%	13.8%	21.0%	48.8%	30.2%
111	VENTURA COUNCIL OF GOVERNMENTS	Thousand Oaks city	43,222	3,828	3,313	5,368	7,035	23,678	8.9%	7.7%	12.4%	16.3%	54.8%	28.9%
111	VENTURA COUNCIL OF GOVERNMENTS	Unincorporated	30,609	3,184	3,123	4,578	5,364	14,360	10.4%	10.2%	15.0%	17.5%	46.9%	35.6%
		Ventura County, Total	257,180	31,607	28,812	42,554	47,820	106,387	12.3%	11.2%	16.5%	18.6%	41.4%	40.0%

Note: ACS city level data is not available for the City of Eastvale. Staff is currently working with Riverside County to estimate the household and income distribution for the city from ACS block group data. It will be provided shortly.

	Households	Households-Extreme Low Income	Households-Very Low Income	Households-Lower Income	Households-Moderate Income	Households-Above Moderate Income						
SCG Region Proposed Income Distribution	5,689,831	737,753	651,573	914,973	994,852	2,390,680	13.0%	11.5%	16.1%	17.5%	42.0%	40.5%

	Households	Households-Extreme Low Income	Households-Very Low Income	Households-Lower Income	Households-Moderate Income	Households-Above Moderate Income						
Imperial	257,180	31,607	28,812	42,554	47,820	106,387	12.3%	11.2%	16.5%	18.6%	41.4%	40.0%
Los Angeles	3,178,264	436,285	367,539	497,015	533,549	1,343,876	13.7%	11.6%	15.6%	16.8%	42.3%	40.9%
Orange	973,999	116,043	107,091	164,079	179,727	407,059	11.9%	11.0%	16.8%	18.5%	41.8%	39.8%
Riverside	645,184	77,180	75,699	106,363	118,081	267,861	12.0%	11.7%	16.5%	18.3%	41.5%	40.2%
San Bernardino	588,800	71,176	66,179	97,632	108,499	245,314	12.1%	11.2%	16.6%	18.4%	41.7%	39.9%
Ventura	257,180	31,607	28,812	42,554	47,820	106,387	12.3%	11.2%	16.5%	18.6%	41.4%	40.0%

	Very Low	Low	Moderate	Above Moderate
Imperial	23.5%	16.5%	18.6%	41.4%
Los Angeles	25.3%	15.6%	16.8%	42.3%
Orange	22.9%	16.8%	18.5%	41.8%
Riverside	23.7%	16.5%	18.3%	41.5%
San Bernardino	23.3%	16.6%	18.4%	41.7%
Ventura	23.5%	16.5%	18.6%	41.4%
SCAG Region	24.4%	16.1%	17.5%	42.0%

Source: ACS 2005-2009

Attachment 3 SCAG Region Vacant Housing Unit Statistics: 2010 Census Demographic Profile (Released on May 12, 2011, Updated on July 19, 2011)

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COUNTY	Total Housing Units	Total Household	Renter Household	Owner Household	Vacant Housing Units	Vacant Units: For Rent	Vacant Units: Rented, Not Occupied	Vacant Units: For Sale	Vacant Units: Sold, Not Occupied	Vacant Units: Seasonal Use	Vacant Units: Others, include for Migrant Workers	Other vacant units Share of total housing stock	Total Effective Vacant Units	Effective Vacancy Rate	% of Renter	% of Owner	Sum of Renter and Owner
Imperial County	56,067	49,126	21,661	27,465	6,941	1,762	75	1,019	306	2,060	1,719	3.1%	2,781	5.3%	44.1%	55.9%	100.0%
Los Angeles County	3,445,076	3,241,204	1,696,455	1,544,749	203,872	104,960	4,994	26,808	6,726	19,099	41,285	1.2%	131,768	3.9%	52.3%	47.7%	100.0%
Orange County	1,048,907	992,781	404,468	588,313	56,126	25,254	1,327	8,434	2,096	10,806	8,209	0.8%	33,688	3.3%	40.7%	59.3%	100.0%
Riverside County	800,707	686,260	224,048	462,212	114,447	23,547	1,107	18,417	3,255	50,538	17,583	2.2%	41,964	5.7%	32.6%	67.4%	100.0%
San Bernardino County	699,637	611,618	228,045	383,573	88,019	21,892	1,096	12,138	2,520	34,104	16,269	2.3%	34,030	5.2%	37.3%	62.7%	100.0%
Ventura County	281,695	266,920	92,752	174,168	14,775	4,664	324	2,467	595	3,545	3,180	1.1%	7,131	2.6%	34.7%	65.3%	100.0%
SCAG Region	6,332,089	5,847,909	2,667,429	3,180,480	484,180	182,079	8,923	69,283	15,498	120,152	88,245	1.4%	251,362	4.1%	45.6%	54.4%	100.0%

Attachment 3 SCAG Region Vacant Housing Unit Statistics: 2010 Census Demographic Profile (Released on May 12, 2011, Updated on July 19, 2011)

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CITY	Total Housing Units	Total Households	Renter Households	Owner Households	Vacant Housing Units	Vacant Units: For Rent	Vacant Units: Rented, Not Occupied	Vacant Units: For Sale	Vacant Units: Sold, Not Occupied	Vacant Units: Seasonal Use	Vacant Units: Others, include for Migrant Workers	Other vacant units share of total housing stock	Total Effective Vacant Units	Effective Vacancy Rate	% of Renter	% of Owner	Sum of Renter and Owner
Brawley city	8,231	7,623	3,653	3,970	608	317	7	80	34	55	115	1.4%	397	4.9%	47.9%	52.1%	100%
Calexico city	10,651	10,116	4,686	5,430	535	151	11	147	16	44	166	1.6%	298	2.9%	46.3%	53.7%	100%
Calipatria city	1,121	1,008	472	536	113	56	0	34	7	9	7	0.6%	90	8.1%	46.8%	53.2%	100%
El Centro city	14,476	13,108	6,620	6,488	1,368	511	14	187	36	351	269	1.9%	698	5.0%	50.5%	49.5%	100%
Holtville city	1,937	1,799	895	904	138	63	10	15	12	12	26	1.3%	78	4.1%	49.7%	50.3%	100%
Imperial city	4,751	4,405	1,275	3,130	346	60	3	147	21	22	93	2.0%	207	4.5%	28.9%	71.1%	100%
Westmorland city	678	631	332	299	47	21	1	5	1	2	17	2.5%	26	3.9%	52.6%	47.4%	100%
Unincorporated	14,222	10,436	3,728	6,708	3,786	583	29	404	179	1,565	1,026	7.2%	987	8.5%	35.7%	64.3%	100%
Imperial County	56,067	49,126	21,661	27,465	6,941	1,762	75	1,019	306	2,060	1,719	3.1%	2,781	5.3%	44.1%	55.9%	100%
Agoura Hills city	7,585	7,327	1,612	5,715	258	118	7	29	11	36	57	0.8%	147	2.0%	22.0%	78.0%	100%
Alhambra city	30,915	29,217	17,301	11,916	1,698	972	34	162	55	139	336	1.1%	1,134	3.7%	59.2%	40.8%	100%
Arcadia city	20,686	19,592	7,221	12,371	1,094	519	26	138	48	103	260	1.3%	657	3.2%	36.9%	63.1%	100%
Artesia city	4,697	4,535	2,012	2,523	162	77	7	17	6	21	34	0.7%	94	2.0%	44.4%	55.6%	100%
Avalon city	2,266	1,473	1,090	383	793	133	16	19	4	587	34	1.5%	152	9.2%	74.0%	26.0%	100%
Azusa city	13,386	12,716	5,914	6,802	670	421	11	98	31	17	92	0.7%	519	3.9%	46.5%	53.5%	100%
Baldwin Park city	17,736	17,189	6,836	10,353	547	232	8	137	33	15	122	0.7%	369	2.1%	39.8%	60.2%	100%
Bell city	9,217	8,870	6,300	2,570	347	214	10	43	5	12	63	0.7%	257	2.8%	71.0%	29.0%	100%
Bellflower city	24,897	23,651	14,192	9,459	1,246	762	31	163	30	55	205	0.8%	925	3.8%	60.0%	40.0%	100%
Bell Gardens city	9,986	9,655	7,337	2,318	331	193	12	49	5	20	52	0.5%	242	2.4%	76.0%	24.0%	100%
Beverly Hills city	16,394	14,869	8,308	6,561	1,525	726	32	147	65	327	228	1.4%	873	5.5%	55.9%	44.1%	100%
Bradbury city	400	354	47	307	46	4	0	3	2	10	27	6.8%	7	1.9%	13.3%	86.7%	100%
Burbank city	44,309	41,940	23,475	18,465	2,369	1,327	91	300	100	172	379	0.9%	1,627	3.7%	56.0%	44.0%	100%
Calabasas city	8,878	8,543	2,256	6,287	335	124	1	75	21	56	58	0.7%	199	2.3%	26.4%	73.6%	100%
Carson city	26,226	25,432	5,903	19,529	794	227	19	256	57	42	193	0.7%	483	1.9%	23.2%	76.8%	100%
Cerritos city	15,859	15,526	2,815	12,711	333	90	8	84	27	35	89	0.6%	174	1.1%	18.1%	81.9%	100%
Claremont city	12,156	11,608	3,908	7,700	548	229	14	73	35	53	144	1.2%	302	2.5%	33.7%	66.3%	100%
Commerce city	3,470	3,382	1,763	1,619	88	33	4	16	3	11	21	0.6%	49	1.4%	52.1%	47.9%	100%
Compton city	24,523	23,062	10,336	12,726	1,461	646	26	386	58	22	323	1.3%	1,032	4.3%	44.8%	55.2%	100%
Covina city	16,576	15,855	6,599	9,256	721	450	19	99	24	20	109	0.7%	549	3.3%	41.6%	58.4%	100%
Cudahy city	5,770	5,607	4,596	1,011	163	106	9	13	16	4	15	0.3%	119	2.1%	82.0%	18.0%	100%
Culver City city	17,491	16,779	7,668	9,111	712	333	31	65	23	62	198	1.1%	398	2.3%	45.7%	54.3%	100%
Diamond Bar city	18,455	17,880	3,367	14,513	575	186	15	137	36	71	130	0.7%	323	1.8%	18.8%	81.2%	100%
Downey city	35,601	33,936	16,801	17,135	1,665	871	30	248	67	76	373	1.0%	1,119	3.2%	49.5%	50.5%	100%
Duarte city	7,254	7,013	2,310	4,703	241	106	7	53	14	12	49	0.7%	159	2.2%	32.9%	67.1%	100%
El Monte city	29,069	27,814	16,074	11,740	1,255	770	30	164	36	44	211	0.7%	934	3.2%	57.8%	42.2%	100%
El Segundo city	7,410	7,085	4,051	3,034	325	174	14	13	17	53	54	0.7%	187	2.6%	57.2%	42.8%	100%
Gardena city	21,472	20,558	10,706	9,852	914	513	28	128	16	52	177	0.8%	641	3.0%	52.1%	47.9%	100%
Glendale city	76,269	72,269	44,734	27,535	4,000	2,585	84	358	119	263	591	0.8%	2,943	3.9%	61.9%	38.1%	100%
Glendora city	17,778	17,141	4,752	12,389	637	276	7	120	53	41	140	0.8%	396	2.3%	27.7%	72.3%	100%
Hawaiian Gardens city	3,703	3,562	1,985	1,577	141	89	1	27	5	1	18	0.5%	116	3.1%	55.7%	44.3%	100%
Hawthorne city	29,869	28,486	20,863	7,623	1,383	1,003	37	119	18	26	180	0.6%	1,122	3.8%	73.2%	26.8%	100%
Hermosa Beach city	10,162	9,550	5,295	4,255	612	247	16	45	17	212	75	0.7%	292	3.0%	55.4%	44.6%	100%

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Attachment 3 SCAG Region Vacant Housing Unit Statistics: 2010 Census Demographic Profile (Released on May 12, 2011, Updated on July 19, 2011)

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CITY	Total Housing Units	Total Households	Renter Households	Owner Households	Vacant Housing Units	Vacant Units: For Rent	Vacant Units: Rented, Not Occupied	Vacant Units: For Sale	Vacant Units: Sold, Not Occupied	Vacant Units: Seasonal Use	Vacant Units: Others, include for Migrant Workers	Other vacant units share of total housing stock	Total Effective Vacant Units	Effective Vacancy Rate	% of Renter	% of Owner	Sum of Renter and Owner
Hidden Hills city	626	593	41	552	33	2	0	8	2	5	16	2.6%	10	1.7%	6.9%	93.1%	100%
Huntington Park city	15,151	14,597	10,661	3,936	554	355	21	59	5	14	100	0.7%	414	2.8%	73.0%	27.0%	100%
Industry city	73	69	47	22	4	3	0	0	0	0	1	1.4%	3	4.2%	68.1%	31.9%	100%
Inglewood city	38,429	36,389	22,942	13,447	2,040	1,351	72	211	48	37	321	0.8%	1,562	4.1%	63.0%	37.0%	100%
Irwindale city	390	374	113	261	16	3	0	2	1	0	10	2.6%	5	1.3%	30.2%	69.8%	100%
La Cañada Flintridge city	7,089	6,849	729	6,120	240	42	6	52	36	26	78	1.1%	94	1.3%	10.6%	89.4%	100%
La Habra Heights city	1,880	1,805	123	1,682	75	7	1	9	8	24	26	1.4%	16	0.9%	6.8%	93.2%	100%
Lakewood city	27,470	26,543	7,412	19,131	927	447	17	214	34	50	165	0.6%	661	2.4%	27.9%	72.1%	100%
La Mirada city	15,092	14,681	3,073	11,608	411	130	12	92	36	30	111	0.7%	222	1.5%	20.9%	79.1%	100%
Lancaster city	51,835	46,992	18,626	28,366	4,843	1,952	94	1,119	225	201	1,252	2.4%	3,071	6.1%	39.6%	60.4%	100%
La Puente city	9,761	9,451	3,758	5,693	310	152	10	58	8	3	79	0.8%	210	2.2%	39.8%	60.2%	100%
La Verne city	11,686	11,261	2,873	8,388	425	163	9	141	13	21	78	0.7%	304	2.6%	25.5%	74.5%	100%
Lawndale city	10,151	9,681	6,355	3,326	470	249	20	59	9	20	113	1.1%	308	3.1%	65.6%	34.4%	100%
Lomita city	8,412	8,068	4,330	3,738	344	153	14	26	16	31	104	1.2%	179	2.2%	53.7%	46.3%	100%
Long Beach city	176,032	163,531	95,582	67,949	12,501	7,413	252	1,362	277	1,114	2,083	1.2%	8,775	5.1%	58.4%	41.6%	100%
Los Angeles city	1,413,995	1,318,168	814,305	503,863	95,827	53,309	2,367	10,930	2,671	7,540	19,010	1.3%	64,239	4.6%	61.8%	38.2%	100%
Lynwood city	15,277	14,680	7,851	6,829	597	301	18	129	14	10	125	0.8%	430	2.8%	53.5%	46.5%	100%
Malibu city	6,864	5,267	1,551	3,716	1,597	212	14	110	39	990	232	3.4%	322	5.7%	29.4%	70.6%	100%
Manhattan Beach city	14,929	14,038	4,618	9,420	891	258	22	77	55	303	176	1.2%	335	2.3%	32.9%	67.1%	100%
Maywood city	6,766	6,559	4,579	1,980	207	122	13	24	4	3	41	0.6%	146	2.2%	69.8%	30.2%	100%
Monrovia city	14,473	13,762	6,953	6,809	711	358	24	88	12	49	180	1.2%	446	3.1%	50.5%	49.5%	100%
Montebello city	19,768	19,012	10,246	8,766	756	441	15	81	19	47	153	0.8%	522	2.7%	53.9%	46.1%	100%
Monterey Park city	20,850	19,963	8,905	11,058	887	382	26	58	41	106	274	1.3%	440	2.1%	44.6%	55.4%	100%
Norwalk city	28,083	27,130	9,459	17,671	953	378	25	244	33	24	249	0.9%	622	2.2%	34.9%	65.1%	100%
Palmdale city	46,544	42,952	13,785	29,167	3,592	1,432	75	980	171	128	806	1.7%	2,412	5.3%	32.1%	67.9%	100%
Palos Verdes Estates city	5,283	5,066	570	4,496	217	34	3	30	23	51	76	1.4%	64	1.2%	11.3%	88.7%	100%
Paramount city	14,571	13,881	7,857	6,024	690	395	19	113	21	19	123	0.8%	508	3.5%	56.6%	43.4%	100%
Pasadena city	59,551	55,270	30,407	24,863	4,281	2,158	110	580	133	472	828	1.4%	2,738	4.7%	55.0%	45.0%	100%
Pico Rivera city	17,109	16,566	5,126	11,440	543	220	10	120	21	26	146	0.9%	340	2.0%	30.9%	69.1%	100%
Pomona city	40,685	38,477	17,280	21,197	2,208	1,086	50	445	87	80	460	1.1%	1,531	3.8%	44.9%	55.1%	100%
Rancho Palos Verdes city	16,179	15,561	3,076	12,485	618	210	15	77	36	130	150	0.9%	287	1.8%	19.8%	80.2%	100%
Redondo Beach city	30,609	29,011	14,094	14,917	1,598	797	54	131	56	355	205	0.7%	928	3.1%	48.6%	51.4%	100%
Rolling Hills city	716	663	28	635	53	1	0	9	5	13	25	3.5%	10	1.5%	4.2%	95.8%	100%
Rolling Hills Estates city	3,100	2,965	251	2,714	135	13	1	50	10	13	48	1.5%	63	2.1%	8.5%	91.5%	100%
Rosemead city	14,805	14,247	7,275	6,972	558	239	23	64	20	40	172	1.2%	303	2.1%	51.1%	48.9%	100%
San Dimas city	12,506	12,030	3,273	8,757	476	193	6	97	28	48	104	0.8%	290	2.3%	27.2%	72.8%	100%
San Fernando city	6,291	5,967	2,715	3,252	324	110	17	38	15	12	132	2.1%	148	2.4%	45.5%	54.5%	100%
San Gabriel city	13,237	12,542	6,374	6,168	695	387	10	64	27	37	170	1.3%	451	3.5%	50.8%	49.2%	100%
San Marino city	4,477	4,330	371	3,959	147	26	3	21	30	34	33	0.7%	47	1.1%	8.6%	91.4%	100%
Santa Clarita city	62,055	59,507	17,172	42,335	2,548	1,098	88	581	118	177	486	0.8%	1,679	2.7%	28.9%	71.1%	100%
Santa Fe Springs city	4,976	4,747	1,853	2,894	229	109	8	62	2	4	44	0.9%	171	3.5%	39.0%	61.0%	100%
Santa Monica city	50,912	46,917	33,602	13,315	3,995	1,800	117	148	73	1,102	755	1.5%	1,948	4.0%	71.6%	28.4%	100%
Sierra Madre city	5,113	4,837	1,849	2,988	276	97	13	29	11	38	88	1.7%	126	2.5%	38.2%	61.8%	100%

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CITY	Total Housing Units	Total Households	Renter Households	Owner Households	Vacant Housing Units	Vacant Units: For Rent	Vacant Units: Rented, Not Occupied	Vacant Units: For Sale	Vacant Units: Sold, Not Occupied	Vacant Units: Seasonal Use	Vacant Units: Others, include for Migrant Workers	Other vacant units share of total housing stock	Total Effective Vacant Units	Effective Vacancy Rate	% of Renter	% of Owner	Sum of Renter and Owner
Signal Hill city	4,389	4,157	2,016	2,141	232	123	8	42	19	14	26	0.6%	165	3.8%	48.5%	51.5%	100%
South El Monte city	4,711	4,569	2,361	2,208	142	86	6	16	0	10	24	0.5%	102	2.2%	51.7%	48.3%	100%
South Gate city	24,160	23,278	12,620	10,658	882	466	27	161	35	35	158	0.7%	627	2.6%	54.2%	45.8%	100%
South Pasadena city	11,118	10,467	5,680	4,787	651	368	15	52	14	65	137	1.2%	420	3.8%	54.3%	45.7%	100%
Temple City city	12,117	11,606	4,153	7,453	511	227	3	56	29	33	163	1.3%	283	2.4%	35.8%	64.2%	100%
Torrance city	58,377	56,001	24,380	31,621	2,376	1,374	81	252	112	184	373	0.6%	1,626	2.8%	43.5%	56.5%	100%
Vernon city	29	28	24	4	1	1	0	0	0	0	0	0.0%	1	3.4%	85.7%	14.3%	100%
Walnut city	8,753	8,533	997	7,536	220	46	1	58	33	22	60	0.7%	104	1.2%	11.7%	88.3%	100%
West Covina city	32,705	31,596	10,893	20,703	1,109	553	24	222	58	59	193	0.6%	775	2.4%	34.5%	65.5%	100%
West Hollywood city	24,588	22,511	17,535	4,976	2,077	1,109	73	185	30	350	330	1.3%	1,294	5.4%	77.9%	22.1%	100%
Westlake Village city	3,384	3,262	517	2,745	122	24	6	28	10	32	22	0.7%	52	1.6%	15.8%	84.2%	100%
Whittier city	29,591	28,273	12,066	16,207	1,318	656	44	206	61	84	267	0.9%	862	2.9%	42.7%	57.3%	100%
Unincorporated	316,888	299,448	112,696	186,752	17,440	6,583	347	2,954	775	2,114	4,667	1.5%	9,537	3.1%	37.6%	62.4%	100%
Los Angeles County	3,445,076	3,241,204	1,696,455	1,544,749	203,872	104,960	4,994	26,808	6,726	19,099	41,285	1.2%	131,768	3.9%	52.3%	47.7%	100%
Aliso Viejo city	18,867	18,204	7,155	11,049	663	270	31	135	33	104	90	0.5%	405	2.2%	39.3%	60.7%	100%
Anaheim city	104,237	98,294	50,617	47,677	5,943	3,915	140	819	217	243	609	0.6%	4,734	4.6%	51.5%	48.5%	100%
Brea city	14,785	14,266	5,000	9,266	519	278	5	119	16	33	68	0.5%	397	2.7%	35.0%	65.0%	100%
Buena Park city	24,623	23,686	10,258	13,428	937	543	38	154	32	40	130	0.5%	697	2.9%	43.3%	56.7%	100%
Costa Mesa city	42,120	39,946	24,147	15,799	2,174	1,517	53	199	39	148	218	0.5%	1,716	4.1%	60.4%	39.6%	100%
Cypress city	16,068	15,654	4,694	10,960	414	172	13	99	17	21	92	0.6%	271	1.7%	30.0%	70.0%	100%
Dana Point city	15,938	14,182	5,868	8,314	1,756	443	28	169	36	918	162	1.0%	612	4.1%	41.4%	58.6%	100%
Fountain Valley city	19,164	18,648	5,190	13,458	516	206	18	107	31	40	114	0.6%	313	1.6%	27.8%	72.2%	100%
Fullerton city	47,869	45,391	20,791	24,600	2,478	1,560	55	268	101	146	348	0.7%	1,828	3.9%	45.8%	54.2%	100%
Garden Grove city	47,755	46,037	19,797	26,240	1,718	961	54	308	52	67	276	0.6%	1,269	2.7%	43.0%	57.0%	100%
Huntington Beach city	78,003	74,285	29,371	44,914	3,718	1,694	94	522	142	884	382	0.5%	2,216	2.9%	39.5%	60.5%	100%
Irvine city	83,899	78,978	39,332	39,646	4,921	2,608	148	910	139	592	524	0.6%	3,518	4.2%	49.8%	50.2%	100%
Laguna Beach city	12,923	10,821	4,325	6,496	2,102	365	32	115	63	1,284	243	1.9%	480	4.2%	40.0%	60.0%	100%
Laguna Hills city	11,046	10,469	2,649	7,820	577	335	11	110	23	46	52	0.5%	445	4.1%	25.3%	74.7%	100%
Laguna Niguel city	25,312	24,232	6,779	17,453	1,080	391	27	152	65	287	158	0.6%	543	2.2%	28.0%	72.0%	100%
Laguna Woods city	13,016	11,302	2,572	8,730	1,714	299	67	375	60	395	518	4.0%	674	5.6%	22.8%	77.2%	100%
La Habra city	19,924	18,977	8,036	10,941	947	530	18	166	29	27	177	0.9%	696	3.5%	42.3%	57.7%	100%
Lake Forest city	27,088	26,224	7,645	18,579	864	345	14	248	67	61	129	0.5%	593	2.2%	29.2%	70.8%	100%
La Palma city	5,224	5,080	1,432	3,648	144	92	7	12	3	11	19	0.4%	104	2.0%	28.2%	71.8%	100%
Los Alamitos city	4,355	4,212	2,245	1,967	143	73	3	16	3	11	37	0.8%	89	2.1%	53.3%	46.7%	100%
Mission Viejo city	34,228	33,208	7,349	25,859	1,020	381	17	232	69	123	198	0.6%	613	1.8%	22.1%	77.9%	100%
Newport Beach city	44,193	38,751	17,527	21,224	5,442	1,499	107	372	127	2,841	496	1.1%	1,871	4.6%	45.2%	54.8%	100%
Orange city	45,111	43,367	17,048	26,319	1,744	923	52	300	87	99	283	0.6%	1,223	2.7%	39.3%	60.7%	100%
Placentia city	16,872	16,365	5,684	10,681	507	278	15	82	28	29	75	0.4%	360	2.1%	34.7%	65.3%	100%
Rancho Santa Margarita city	17,260	16,665	4,759	11,906	595	281	5	151	40	48	70	0.4%	432	2.5%	28.6%	71.4%	100%
San Clemente city	25,966	23,906	8,597	15,309	2,060	536	44	208	67	1,021	184	0.7%	744	3.0%	36.0%	64.0%	100%
San Juan Capistrano city	11,940	11,394	2,932	8,462	546	146	8	116	39	127	110	0.9%	262	2.2%	25.7%	74.3%	100%
Santa Ana city	76,896	73,174	38,418	34,756	3,722	1,983	68	693	115	132	731	1.0%	2,676	3.5%	52.5%	47.5%	100%

Attachment 3 SCAG Region Vacant Housing Unit Statistics: 2010 Census Demographic Profile (Released on May 12, 2011, Updated on July 19, 2011)

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CITY	Total Housing Units	Total Households	Renter Households	Owner Households	Vacant Housing Units	Vacant Units: For Rent	Vacant Units: Rented, Not Occupied	Vacant Units: For Sale	Vacant Units: Sold, Not Occupied	Vacant Units: Seasonal Use	Vacant Units: Others, include for Migrant Workers	Other vacant units share of total housing stock	Total Effective Vacant Units	Effective Vacancy Rate	% of Renter	% of Owner	Sum of Renter and Owner
Seal Beach city	14,558	13,017	3,304	9,713	1,541	154	20	204	69	445	649	4.5%	358	2.7%	25.4%	74.6%	100%
Stanton city	11,283	10,825	5,407	5,418	458	245	6	115	17	13	62	0.5%	360	3.2%	49.9%	50.1%	100%
Tustin city	26,476	25,203	12,390	12,813	1,273	771	49	173	43	93	144	0.5%	944	3.6%	49.2%	50.8%	100%
Villa Park city	2,016	1,976	90	1,886	40	3	1	10	3	7	16	0.8%	13	0.7%	4.6%	95.4%	100%
Westminster city	27,650	26,164	11,029	15,135	1,486	870	39	227	38	69	243	0.9%	1,097	4.0%	42.2%	57.8%	100%
Yorba Linda city	22,305	21,576	3,468	18,108	729	145	15	219	61	58	231	1.0%	364	1.7%	16.1%	83.9%	100%
Unincorporated	39,937	38,302	8,563	29,739	1,635	442	25	329	125	343	371	0.9%	771	2.0%	22.4%	77.6%	100%
Orange County	1,048,907	992,781	404,468	588,313	56,126	25,254	1,327	8,434	2,096	10,806	8,209	0.8%	33,688	3.3%	40.7%	59.3%	100%
Banning city	12,144	10,838	3,426	7,412	1,306	424	26	320	54	134	348	2.9%	744	6.4%	31.6%	68.4%	100%
Beaumont city	12,908	11,801	2,955	8,846	1,107	184	5	402	70	165	281	2.2%	586	4.7%	25.0%	75.0%	100%
Blythe city	5,473	4,513	2,155	2,358	960	248	3	100	14	448	147	2.7%	348	7.1%	47.8%	52.2%	100%
Calimesa city	3,687	3,314	640	2,674	373	74	3	168	12	26	90	2.4%	242	6.8%	19.3%	80.7%	100%
Canyon Lake city	4,532	3,935	690	3,245	597	45	6	99	36	320	91	2.0%	144	3.5%	17.5%	82.5%	100%
Cathedral City city	20,995	17,047	6,278	10,769	3,948	786	56	472	72	2,138	424	2.0%	1,258	6.8%	36.8%	63.2%	100%
Coachella city	9,903	8,998	3,412	5,586	905	197	6	388	61	104	149	1.5%	585	6.1%	37.9%	62.1%	100%
Corona city	47,174	44,950	14,740	30,210	2,224	826	45	721	136	101	395	0.8%	1,547	3.3%	32.8%	67.2%	100%
Desert Hot Springs city	10,902	8,650	4,484	4,166	2,252	894	15	399	82	433	429	3.9%	1,293	12.9%	51.8%	48.2%	100%
Eastvale CDP	14,494	13,640	2,364	11,276	854	75	7	371	131	45	225	1.6%	446	3.1%	17.3%	82.7%	100%
Hemet city	35,305	30,092	11,512	18,580	5,213	2,454	37	994	147	589	992	2.8%	3,448	10.2%	38.3%	61.7%	100%
Indian Wells city	5,137	2,745	460	2,285	2,392	85	7	124	28	2,028	120	2.3%	209	7.0%	16.8%	83.2%	100%
Indio city	28,971	23,378	8,104	15,274	5,593	1,166	51	810	102	2,986	478	1.6%	1,976	7.7%	34.7%	65.3%	100%
Lake Elsinore city	16,253	14,788	5,027	9,761	1,465	368	29	471	87	120	390	2.4%	839	5.3%	34.0%	66.0%	100%
La Quinta city	23,489	14,820	3,668	11,152	8,669	736	54	783	87	6,448	561	2.4%	1,519	9.2%	24.8%	75.2%	100%
Menifee city	30,269	27,461	6,357	21,104	2,808	468	34	904	161	388	853	2.8%	1,372	4.7%	23.1%	76.9%	100%
Moreno Valley city	55,559	51,592	18,199	33,393	3,967	1,486	66	1,196	177	130	912	1.6%	2,682	4.9%	35.3%	64.7%	100%
Murrieta city	35,294	32,749	9,639	23,110	2,545	819	51	731	123	218	603	1.7%	1,550	4.5%	29.4%	70.6%	100%
Norco city	7,322	7,023	1,321	5,702	299	52	8	108	13	27	91	1.2%	160	2.2%	18.8%	81.2%	100%
Palm Desert city	37,073	23,117	7,946	15,171	13,956	1,616	67	798	99	10,418	958	2.6%	2,414	9.4%	34.4%	65.6%	100%
Palm Springs city	34,794	22,746	9,397	13,349	12,048	1,744	104	974	168	8,151	907	2.6%	2,718	10.6%	41.3%	58.7%	100%
Perris city	17,906	16,365	5,511	10,854	1,541	403	21	637	72	59	349	1.9%	1,040	5.9%	33.7%	66.3%	100%
Rancho Mirage city	14,243	8,829	1,740	7,089	5,414	367	26	379	46	4,193	403	2.8%	746	7.7%	19.7%	80.3%	100%
Riverside city	98,444	91,932	40,747	51,185	6,512	3,275	129	1,281	242	322	1,263	1.3%	4,556	4.7%	44.3%	55.7%	100%
San Jacinto city	14,977	13,152	4,209	8,943	1,825	483	17	542	57	235	491	3.3%	1,025	7.2%	32.0%	68.0%	100%
Temecula city	34,004	31,781	9,797	21,984	2,223	756	49	605	113	274	426	1.3%	1,361	4.1%	30.8%	69.2%	100%
Wildomar city	10,806	9,992	2,663	7,329	814	143	6	204	51	90	320	3.0%	347	3.3%	26.7%	73.3%	100%
Unincorporated	158,649	136,012	36,607	99,405	22,637	3,373	179	3,436	814	9,948	4,887	3.1%	6,809	4.7%	26.9%	73.1%	100%
Riverside County	800,707	686,260	224,048	462,212	114,447	23,547	1,107	18,417	3,255	50,538	17,583	2.2%	41,964	5.7%	32.6%	67.4%	100%
Adelanto city	9,086	7,809	3,296	4,513	1,277	462	11	323	56	32	393	4.3%	785	9.1%	42.2%	57.8%	100%
Apple Valley town	26,117	23,598	7,301	16,297	2,519	813	27	687	164	214	614	2.4%	1,500	5.9%	30.9%	69.1%	100%
Barstow city	9,555	8,085	4,121	3,964	1,470	790	26	210	47	65	332	3.5%	1,000	10.9%	51.0%	49.0%	100%
Big Bear Lake city	9,705	2,187	916	1,271	7,518	781	32	212	31	6,220	242	2.5%	993	30.6%	41.9%	58.1%	100%

Attachment 3 SCAG Region Vacant Housing Unit Statistics: 2010 Census Demographic Profile (Released on May 12, 2011, Updated on July 19, 2011)

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CITY	Total Housing Units	Total Households	Renter Households	Owner Households	Vacant Housing Units	Vacant Units: For Rent	Vacant Units: Rented, Not Occupied	Vacant Units: For Sale	Vacant Units: Sold, Not Occupied	Vacant Units: Seasonal Use	Vacant Units: Others, include for Migrant Workers	Other vacant units share of total housing stock	Total Effective Vacant Units	Effective Vacancy Rate	% of Renter	% of Owner	Sum of Renter and Owner
Chino city	21,797	20,772	6,457	14,315	1,025	439	15	301	43	43	184	0.8%	740	3.4%	31.1%	68.9%	100%
Chino Hills city	23,617	22,941	4,520	18,421	676	261	15	188	74	51	87	0.4%	449	1.9%	19.7%	80.3%	100%
Colton city	16,350	14,971	7,205	7,766	1,379	732	61	209	31	45	301	1.8%	941	5.9%	48.1%	51.9%	100%
Fontana city	51,857	49,116	15,254	33,862	2,741	978	48	925	131	80	579	1.1%	1,903	3.7%	31.1%	68.9%	100%
Grand Terrace city	4,649	4,403	1,613	2,790	246	121	7	49	5	14	50	1.1%	170	3.7%	36.6%	63.4%	100%
Hesperia city	29,004	26,431	8,743	17,688	2,573	806	36	674	109	184	764	2.6%	1,480	5.3%	33.1%	66.9%	100%
Highland city	16,578	15,471	5,365	10,106	1,107	512	21	227	40	41	266	1.6%	739	4.5%	34.7%	65.3%	100%
Loma Linda city	9,649	8,764	5,332	3,432	885	590	20	88	21	66	100	1.0%	678	7.1%	60.8%	39.2%	100%
Montclair city	9,911	9,523	3,840	5,683	388	184	8	118	16	6	56	0.6%	302	3.1%	40.3%	59.7%	100%
Needles city	2,895	1,918	903	1,015	977	189	5	53	6	539	185	6.4%	242	11.1%	47.1%	52.9%	100%
Ontario city	47,449	44,931	20,099	24,832	2,518	1,251	65	519	88	59	536	1.1%	1,770	3.8%	44.7%	55.3%	100%
Rancho Cucamonga city	56,618	54,383	19,133	35,250	2,235	1,062	54	564	99	119	337	0.6%	1,626	2.9%	35.2%	64.8%	100%
Redlands city	26,634	24,764	9,703	15,061	1,870	843	96	333	61	163	374	1.4%	1,176	4.5%	39.2%	60.8%	100%
Rialto city	27,203	25,202	8,908	16,294	2,001	956	28	526	82	32	377	1.4%	1,482	5.5%	35.3%	64.7%	100%
San Bernardino city	65,401	59,283	29,445	29,838	6,118	3,108	140	988	283	149	1,450	2.2%	4,096	6.4%	49.7%	50.3%	100%
Twentynine Palms city	9,431	8,095	5,353	2,742	1,336	546	21	105	40	195	429	4.5%	651	7.4%	66.1%	33.9%	100%
Upland city	27,355	25,823	10,875	14,948	1,532	991	25	241	41	76	158	0.6%	1,232	4.5%	42.1%	57.9%	100%
Victorville city	36,655	32,558	12,421	20,137	4,097	1,555	55	1,048	139	170	1,130	3.1%	2,603	7.4%	38.2%	61.8%	100%
Yucaipa city	19,642	18,231	4,728	13,503	1,411	470	34	416	79	92	320	1.6%	886	4.6%	25.9%	74.1%	100%
Yucca Valley town	9,558	8,274	3,018	5,256	1,284	322	12	253	45	259	393	4.1%	575	6.5%	36.5%	63.5%	100%
Unincorporated	132,921	94,085	29,496	64,589	38,836	3,130	234	2,881	789	25,190	6,612	5.0%	6,011	5.9%	31.4%	68.6%	100%
San Bernardino County	699,637	611,618	228,045	383,573	88,019	21,892	1,096	12,138	2,520	34,104	16,269	2.3%	34,030	5.2%	37.3%	62.7%	100%
Camarillo city	25,702	24,504	7,445	17,059	1,198	406	29	249	41	117	356	1.4%	655	2.6%	30.4%	69.6%	100%
Fillmore city	4,408	4,156	1,482	2,674	252	71	11	84	11	13	62	1.4%	155	3.6%	35.7%	64.3%	100%
Moorpark city	10,738	10,484	2,302	8,182	254	68	6	85	16	15	64	0.6%	153	1.4%	22.0%	78.0%	100%
Ojai city	3,382	3,111	1,394	1,717	271	80	7	30	1	94	59	1.7%	110	3.4%	44.8%	55.2%	100%
Oxnard city	52,772	49,797	22,037	27,760	2,975	847	55	524	93	1,073	383	0.7%	1,371	2.7%	44.3%	55.7%	100%
Port Hueneme city	8,131	7,080	3,658	3,422	1,051	235	17	96	23	297	383	4.7%	331	4.4%	51.7%	48.3%	100%
Ventura city	42,827	40,438	17,838	22,600	2,389	1,043	48	303	106	510	379	0.9%	1,346	3.2%	44.1%	55.9%	100%
Santa Paula city	8,749	8,347	3,653	4,694	402	155	6	97	21	16	107	1.2%	252	2.9%	43.8%	56.2%	100%
Simi Valley city	42,506	41,237	10,677	30,560	1,269	512	35	375	54	65	228	0.5%	887	2.1%	25.9%	74.1%	100%
Thousand Oaks city	47,497	45,836	12,335	33,501	1,661	739	61	277	106	158	320	0.7%	1,016	2.2%	26.9%	73.1%	100%
Unincorporated	34,983	31,930	9,931	21,999	3,053	508	49	347	123	1,187	839	2.4%	855	2.6%	31.1%	68.9%	100%
Ventura County	281,695	266,920	92,752	174,168	14,775	4,664	324	2,467	595	3,545	3,180	1.1%	7,131	2.6%	34.7%	65.3%	100%
SCAG Region	6,332,089	5,847,909	2,667,429	3,180,480	484,180	182,079	8,923	69,283	15,498	120,152	88,245	1.4%	251,362	4.1%	45.6%	54.4%	100%

SCAG Region Overcrowding Statistics: ACS 2005-2009 Data

County	fips	CITY	Total Housing Units	Total Households	Households: Renter	Households: Owner	Owner 0.5 or Less	Owner 0.51 to 1	Owner 1.01 to 1.5	Owner 1.51 to 2	Owner 2.01 or More	Renter 0.5 or Less	Renter 0.51 to 1	Renter 1.01 to 1.5	Renter 1.51 to 2	Renter 2.01 or More	Owner 1.01 or More	Renter 1.01 or More	All Households 1.01 or More	% of Overcrowding 1.01 or More
25	8058	Brawley city	7,845	6,923	3,310	3,613	2,001	1,298	188	126	0	1,192	1,852	179	54	33	314	266	580	8.4%
25	9710	Calexico city	10,810	10,130	4,611	5,519	2,064	2,814	534	73	34	1,556	2,399	592	45	19	641	656	1,297	12.8%
25	9878	Calipatria city	1,093	938	344	594	304	246	44	0	0	86	185	39	34	0	44	73	117	12.5%
25	21782	El Centro city	14,318	13,261	6,500	6,761	3,733	2,838	121	69	0	2,377	3,124	703	195	101	190	999	1,189	9.0%
25	34246	Holtville city	1,759	1,636	747	889	482	340	42	25	0	318	372	57	0	0	67	57	124	7.6%
25	36280	Imperial city	4,016	3,791	1,248	2,543	1,153	1,304	78	8	0	572	547	129	0	0	86	129	215	5.7%
25	84606	Westmorland city	672	556	255	301	173	110	18	0	0	104	133	10	8	0	18	18	36	6.5%
25	99999	Unincorporated	12,376	9,170	3,129	6,041	3,542	2,144	304	34	17	1,144	1,391	476	81	37	355	594	949	10.3%
		Imperial County	52,889	46,405	20,144	26,261	13,452	11,094	1,329	335	51	7,349	10,003	2,185	417	190	1,715	2,792	4,507	9.7%
37	394	Agoura Hills city	8,168	7,871	1,456	6,415	4,938	1,415	62	0	0	1,057	339	36	24	0	62	60	122	1.5%
37	884	Alhambra city	30,760	29,086	16,387	12,699	7,798	4,290	447	146	18	7,741	6,947	1,052	462	185	611	1,699	2,310	7.9%
37	2462	Arcadia city	19,405	18,936	6,807	12,129	7,960	3,758	258	153	0	3,487	2,856	422	30	12	411	464	875	4.6%
37	2896	Artesia city	4,485	4,398	1,838	2,560	1,253	1,031	158	87	31	660	902	165	90	21	276	276	552	12.6%
37	3274	Avalon city	1,808	1,110	773	337	242	77	7	11	0	274	333	105	31	30	18	166	184	16.6%
37	3386	Azusa city	13,462	13,064	6,101	6,963	3,639	2,873	379	35	37	1,886	2,778	1,128	298	11	451	1,437	1,888	14.5%
37	3666	Baldwin Park city	18,273	17,713	6,509	11,204	3,866	5,389	1,533	323	93	1,126	3,455	1,306	417	205	1,949	1,928	3,877	21.9%
37	4870	Bell city	9,463	9,038	6,560	2,478	796	1,271	291	79	41	1,177	3,480	1,221	513	169	411	1,903	2,314	25.6%
37	4982	Bellflower city	23,848	22,733	13,909	8,824	4,625	3,630	477	66	26	5,032	6,639	1,090	677	471	569	2,238	2,807	12.3%
37	4996	Bell Gardens city	10,094	9,898	7,438	2,460	713	1,194	441	94	18	1,062	3,509	1,992	682	193	553	2,867	3,420	34.6%
37	6308	Beverly Hills city	15,726	14,416	7,900	6,516	4,922	1,526	56	12	0	5,256	2,376	244	24	0	68	268	336	2.3%
37	7946	Bradbury city	314	284	8	276	215	58	0	3	0	0	0	0	0	8	3	8	11	3.9%
37	8954	Burbank city	42,623	40,505	22,393	18,112	11,931	5,814	227	131	9	11,654	8,709	1,600	366	64	367	2,030	2,397	5.9%
37	9598	Calabasas city	7,954	7,632	1,672	5,960	4,621	1,339	0	0	0	1,039	633	0	0	0	0	0	0	0.0%
37	11530	Carson city	25,421	24,727	5,503	19,224	10,292	7,482	1,078	304	68	1,635	2,991	700	136	41	1,450	877	2,327	9.4%
37	12552	Cerritos city	15,642	15,427	2,713	12,714	8,039	4,399	221	42	13	1,101	1,375	170	20	47	276	237	513	3.3%
37	13756	Claremont city	11,664	11,255	3,574	7,681	5,786	1,786	109	0	0	2,371	1,093	78	20	12	109	110	219	1.9%
37	14974	Commerce city	3,403	3,306	1,638	1,668	615	684	287	49	33	429	815	220	113	61	369	394	763	23.1%
37	15044	Compton city	23,665	22,358	9,882	12,476	5,324	4,790	1,761	511	90	2,911	3,714	2,018	1,017	222	2,362	3,257	5,619	25.1%
37	16742	Covina city	15,474	14,894	6,174	8,720	5,361	2,978	351	30	0	2,749	2,501	702	172	50	381	924	1,305	8.8%
37	17498	Cudahy city	5,689	5,430	4,401	1,029	194	520	192	119	4	710	2,110	1,114	292	175	315	1,581	1,896	34.9%
37	17568	Culver City city	16,958	16,278	6,699	9,579	6,913	2,513	131	22	0	4,043	2,288	251	98	19	153	368	521	3.2%
37	19192	Diamond Bar city	18,649	18,081	2,836	15,245	9,680	5,293	247	6	19	1,478	1,151	193	14	0	272	207	479	2.6%
37	19766	Downey city	33,539	32,095	15,216	16,879	9,002	6,896	760	198	23	5,888	6,556	1,838	642	292	981	2,772	3,753	11.7%
37	19990	Duarte city	6,639	6,430	1,944	4,486	2,492	1,565	343	39	47	895	818	160	61	10	429	231	660	10.3%
37	22230	El Monte city	30,367	29,116	17,278	11,838	4,404	5,689	1,323	323	99	3,806	7,744	3,819	1,519	390	1,745	5,728	7,473	25.7%
37	22412	El Segundo city	7,280	7,105	4,036	3,069	2,330	723	16	0	0	2,796	1,179	50	0	11	16	61	77	1.1%
37	28168	Gardena city	21,513	20,385	10,869	9,516	5,608	3,496	251	133	28	5,330	4,142	751	526	120	412	1,397	1,809	8.9%
37	30000	Glendale city	75,563	72,149	43,984	28,165	17,507	9,664	821	162	11	18,299	20,131	3,978	1,206	370	994	5,554	6,548	9.1%
37	30014	Glendora city	17,090	16,438	4,428	12,010	8,029	3,754	190	8	29	2,457	1,816	78	77	0	227	155	382	2.3%
37	32506	Hawaiian Gardens city	4,155	3,926	1,899	2,027	742	948	310	27	0	590	858	331	120	0	337	451	788	20.1%
37	32548	Hawthorne city	28,941	27,432	20,035	7,397	3,886	2,777	627	97	10	7,928	8,465	2,581	845	216	734	3,642	4,376	16.0%
37	33364	Hermosa Beach city	10,019	9,226	4,990	4,236	3,409	819	8	0	0	3,361	1,619	10	0	0	8	10	18	0.2%
37	33518	Hidden Hills city	655	638	18	620	452	168	0	0	0	4	14	0	0	0	0	0	0	0.0%
37	36056	Huntington Park city	15,761	14,796	10,599	4,197	1,198	2,124	633	116	126	2,062	4,134	2,091	1,373	939	875	4,403	5,278	35.7%
37	36490	Industry city	128	123	71	52	16	24	4	8	0	26	43	2	0	0	12	2	14	11.4%
37	36546	Inglewood city	39,377	37,170	23,683	13,487	7,751	4,569	871	202	94	10,508	9,276	2,865	771	263	1,167	3,899	5,066	13.6%
37	36826	Irwindale city	395	374	127	247	100	144	3	0	0	59	40	19	9	0	3	28	31	8.3%
37	39003	La Cañada Flintridge city	7,037	6,774	599	6,175	4,312	1,837	26	0	0	253	332	0	14	0	26	14	40	0.6%
37	39304	La Habra Heights city	2,041	1,923	28	1,895	1,377	494	24	0	0	8	20	0	0	0	24	0	24	1.2%
37	39892	Lakewood city	25,710	24,912	6,633	18,279	11,161	6,613	393	112	0	2,949	2,798	570	117	199	505	886	1,391	5.6%
37	40032	La Mirada city	15,105	14,693	2,686	12,007	7,172	4,417	348	30	40	1,125	1,128	210	58	165	418	433	851	5.8%
37	40130	Lancaster city	46,058	42,030	15,723	26,307	16,784	8,417	845	246	15	8,000	6,253	1,140	261	69	1,106	1,470	2,576	6.1%
37	40340	La Puente city	9,966	9,719	3,738	5,981	1,988	3,159	613	151	70	1,030	1,746	597	291	74	834	962	1,796	18.5%
37	40830	La Verne city	12,203	11,871	2,439	9,432	6,918	2,435	79	0	0	1,240	1,017	108	49	25	79	182	261	2.2%
37	40886	Lawndale city	9,961	9,420	6,373	3,047	1,550	1,195	257	26	19	2,487	2,772	863	177	74	302	1,114	1,416	15.0%
37	42468	Lomita city	8,085	7,635	4,093	3,542	2,357	1,068	117	0	0	2,051	1,736	210	93	3	117	306	423	5.5%
37	43000	Long Beach city	173,932	160,972	92,566	68,406	44,420	19,675	3,084	1,030	197	42,741	34,182	8,625	4,955	2,063	4,311	15,643	19,954	12.4%
37	44000	Los Angeles city	1,385,394	1,298,350	786,598	511,752	327,492	153,877	23,545	5,217	1,621	339,128	295,131	75,978	50,169	26,192	30,383	152,339	182,722	14.1%
37	44574	Lynwood city	15,079	14,280	7,258	7,022	1,810	3,626	1,175	333	78	1,451	2,958	1,848	754	247	1,586	2,849	4,435	31.1%
37	45246	Malibu city	6,656	5,156	1,337	3,819	3,121	685	13	0	0	841	476	20	0	0	13	20	33	0.6%
37	45400	Manhattan Beach city	15,137	13,881	4,231	9,650	7,297	2,318	25	10	0	2,893	1,293	27	0	18	35	45	80	0.6%
37	46492	Maywood city	6,972	6,684	4,849	1,835	435	1,001	292	107	0	751	2,372	1,130	402	194	399	1,726	2,125	31.8%
37	48648	Monrovia city	14,493	13,867	6,886	6,981	5,103	1,676	158	44	0	3,533	2,839	428	53	33	202	514	716	5.2%
37	48816	Montebello city	19,352	18,443	9,575	8,868	4,839	3,585	390	30	24	3,600	3,928	1,523	365	159	444	2,047	2,491	13.5%
37	48914	Monterey Park city	20,549	19,825	8,811	11,014	6,513	4,066	310	87	38	3,466	3,955	838	398	154	435	1,390	1,825	9.2%
37	52526	Norwalk city	27,201	26,322	8,908	17,414	6,920	8,262	1,793	363	76	2,772	4,232	1,323	264	317	2,232	1,904	4,136	15.7%
37	55156	Palmdale city	41,733	37,759	11,314	26,445	15,102	10,192	890	175	86	4,283	5,481	1,074	383	93	1,151	1,550	2,701	7.2%
37	55380	Palos Verdes Estates city	5,142	4,816	425	4,391	3,504	881	0	6	0	260	165	0	0	0	6	0	6	0.1%
37	55618	Paramount city	15,426	14,516	7,901	6,615	2,599	3,058	691	204	63	1,951	3,958	1,442	392	158	958	1,992	2,950	20.3%
37	56000	Pasadena city	58,798	54,667	29,518	25,149	18,406	5,944	681	94	24	16,459	10,143	1,781	808	327	799	2,916	3,715	6.8%

SCAG Region Overcrowding Statistics: ACS 2005-2009 Data

County	fips	CITY	Total Housing Units	Total Households	Households: Renter	Households: Owner	Owner 0.5 or Less	Owner 0.51 to 1	Owner 1.01 to 1.5	Owner 1.51 to 2	Owner 2.01 or More	Renter 0.5 or Less	Renter 0.51 to 1	Renter 1.01 to 1.5	Renter 1.51 to 2	Renter 2.01 or More	Owner 1.01 or More	Renter 1.01 or More	All Households 1.01 or More	% of Overcrowding 1.01 or More
37	56924	Pico Rivera city	16,707	16,243	5,137	11,106	4,676	5,084	956	321	69	1,457	2,447	894	259	80	1,346	1,233	2,579	15.9%
37	58072	Pomona city	41,180	38,689	16,119	22,570	9,892	9,825	2,398	392	63	4,651	6,576	3,305	1,356	231	2,853	4,892	7,745	20.0%
37	59514	Rancho Palos Verdes city	14,989	14,418	2,891	11,527	8,660	2,777	90	0	0	1,490	1,300	91	10	0	90	101	191	1.3%
37	60018	Redondo Beach city	30,079	28,358	13,734	14,624	11,190	3,346	88	0	0	9,457	3,937	278	62	0	88	340	428	1.5%
37	62602	Rolling Hills city	664	613	15	598	432	162	4	0	0	9	6	0	0	0	4	0	4	0.7%
37	62644	Rolling Hills Estates city	2,927	2,813	235	2,578	1,898	635	35	10	0	178	57	0	0	0	45	0	45	1.6%
37	62896	Rosemead city	14,693	14,200	6,916	7,284	3,180	3,180	672	210	42	2,025	3,100	1,060	419	312	924	1,791	2,715	19.1%
37	66070	San Dimas city	12,568	12,269	3,224	9,045	6,252	2,676	97	20	0	1,551	1,556	46	37	34	117	117	234	1.9%
37	66140	San Fernando city	6,168	5,952	2,933	3,019	1,285	1,240	403	91	0	810	1,428	453	112	130	494	695	1,189	20.0%
37	67042	San Gabriel city	13,190	12,621	6,678	5,943	3,207	2,360	319	37	20	2,353	3,436	418	296	175	376	889	1,265	10.0%
37	68224	San Marino city	4,537	4,278	233	4,045	3,141	873	31	0	0	74	159	0	0	0	31	0	31	0.7%
37	69088	Santa Clarita city	57,167	55,002	14,814	40,188	25,527	13,652	910	99	0	6,807	6,015	1,308	614	70	1,009	1,992	3,001	5.5%
37	69154	Santa Fe Springs city	5,188	4,969	2,191	2,778	1,262	1,303	154	37	22	958	904	150	91	88	213	329	542	10.9%
37	70000	Santa Monica city	48,570	45,441	32,330	13,111	10,443	2,594	60	14	0	23,554	8,106	323	318	29	74	670	744	1.6%
37	71806	Sierra Madre city	4,809	4,566	1,624	2,942	2,370	543	29	0	0	1,237	363	12	12	0	29	24	53	1.2%
37	71876	Signal Hill city	4,384	4,145	2,074	2,071	1,593	439	9	30	0	859	1,036	94	85	0	39	179	218	5.3%
37	72996	South El Monte city	5,065	4,976	2,598	2,378	846	1,192	289	51	0	537	1,173	580	214	94	340	888	1,228	24.7%
37	73080	South Gate city	24,556	23,749	13,039	10,710	3,327	4,985	1,876	398	124	2,478	6,398	2,755	1,246	162	2,398	4,163	6,561	27.6%
37	73220	South Pasadena city	10,224	9,798	5,180	4,618	3,368	1,205	45	0	0	2,979	1,915	245	36	5	45	286	331	3.4%
37	78148	Temple City city	12,478	11,781	4,228	7,553	4,143	3,126	228	56	0	2,070	1,817	245	96	0	284	341	625	5.3%
37	80000	Torrance city	57,068	54,299	23,562	30,737	21,367	8,973	293	63	41	12,547	9,409	1,241	365	0	397	1,606	2,003	3.7%
37	82422	Vernon city	27	23	19	4	4	0	0	0	0	6	13	0	0	0	0	0	0	0.0%
37	83332	Walnut city	8,817	8,612	822	7,790	4,532	3,113	129	16	0	446	311	49	16	0	145	65	210	2.4%
37	84200	West Covina city	31,638	30,410	10,477	19,933	11,130	7,671	982	138	12	3,538	5,290	1,236	374	39	1,132	1,649	2,781	9.1%
37	84410	West Hollywood city	25,261	23,423	18,317	5,106	4,629	446	0	31	0	12,959	4,987	172	199	0	31	371	402	1.7%
37	84438	Westlake Village city	3,398	3,254	365	2,889	2,476	413	0	0	0	202	140	23	0	0	0	23	23	0.7%
37	85292	Whittier city	27,840	26,819	10,985	15,834	9,486	5,756	469	123	0	4,604	4,870	1,076	371	64	592	1,511	2,103	7.8%
37	99999	Unincorporated	309,516	292,187	108,507	183,680	101,509	68,092	10,424	2,785	870	39,763	45,432	14,741	5,588	2,983	14,079	23,312	37,391	12.8%
		Los Angeles County	3,370,108	3,178,266	1,634,084	1,544,182	939,654	511,612	71,612	16,723	4,581	705,758	638,925	164,910	84,824	39,667	92,916	289,401	382,317	12.0%
59	947	Aliso Viejo city	16,704	15,934	5,710	10,224	7,072	2,922	142	75	13	3,239	2,245	170	56	0	230	226	456	2.9%
59	2000	Anaheim city	101,297	96,001	48,632	47,369	26,839	16,999	2,761	583	187	15,561	20,637	7,670	3,544	1,220	3,531	12,434	15,965	16.6%
59	8100	Brea city	14,596	14,124	4,669	9,455	6,772	2,514	169	0	0	2,263	2,035	223	108	40	169	371	540	3.8%
59	8786	Buena Park city	23,328	22,518	9,204	13,314	7,561	5,034	610	96	13	2,650	4,721	1,259	476	98	719	1,833	2,552	11.3%
59	16532	Costa Mesa city	41,768	39,457	23,081	16,376	11,478	4,540	319	30	9	12,110	7,965	2,009	821	176	358	3,006	3,364	8.5%
59	17750	Cypress city	16,142	15,554	4,630	10,924	7,087	3,718	111	0	8	1,817	2,271	442	64	36	119	542	661	4.2%
59	17946	Dana Point city	16,854	14,821	5,419	9,402	7,509	1,872	21	0	0	3,542	1,630	102	83	62	21	247	268	1.8%
59	25380	Fountain Valley city	19,025	18,540	5,246	13,294	9,057	3,995	221	0	21	2,657	2,220	304	65	0	242	369	611	3.3%
59	28000	Fullerton city	46,350	44,364	20,362	24,002	15,695	7,341	826	86	54	7,939	8,820	2,116	1,067	420	966	3,603	4,569	10.3%
59	29000	Garden Grove city	45,636	44,168	17,555	26,613	13,468	10,317	2,056	600	172	5,176	7,951	2,826	1,328	274	2,828	4,428	7,256	16.4%
59	36000	Huntington Beach city	78,094	74,628	28,608	46,020	34,852	10,725	384	54	5	16,590	10,418	929	515	156	443	1,600	2,043	2.7%
59	36770	Irvine city	75,331	71,242	32,343	38,899	27,084	11,373	376	57	9	17,413	13,213	1,261	435	21	442	1,717	2,159	3.0%
59	39178	Laguna Beach city	13,522	11,242	4,278	6,964	5,765	1,128	71	0	0	2,933	1,262	0	83	0	71	83	154	1.4%
59	39220	Laguna Hills city	11,334	10,616	2,483	8,133	5,986	1,796	179	148	24	1,222	897	325	39	0	351	364	715	6.7%
59	39248	Laguna Niguel city	26,026	24,586	6,005	18,581	14,243	4,269	53	7	9	3,840	1,993	115	0	57	69	172	241	1.0%
59	39259	Laguna Woods city	14,249	12,651	2,774	9,877	9,340	529	0	8	0	2,569	196	0	0	9	8	9	17	0.1%
59	39290	La Habra city	19,001	18,056	7,959	10,097	6,243	3,256	337	204	57	2,591	3,263	1,172	492	441	598	2,105	2,703	15.0%
59	39496	Lake Forest city	26,868	25,755	6,867	18,888	12,768	5,640	399	31	50	3,331	2,782	619	108	27	480	754	1,234	4.8%
59	40256	La Palma city	4,962	4,786	1,064	3,722	2,369	1,306	47	0	0	488	465	103	8	0	47	111	158	3.3%
59	43224	Los Alamitos city	4,272	4,189	2,264	1,925	1,354	571	0	0	0	1,306	841	85	0	32	0	117	117	2.8%
59	48256	Mission Viejo city	34,364	33,502	6,881	26,621	19,188	7,044	329	60	0	4,017	2,354	392	86	32	389	510	899	2.7%
59	51182	Newport Beach city	41,275	35,570	15,211	20,359	17,192	3,088	68	11	0	10,561	4,206	261	149	34	79	444	523	1.5%
59	53980	Orange city	43,246	41,481	14,899	26,582	17,734	8,009	763	54	22	6,182	5,490	2,090	882	255	839	3,227	4,066	9.8%
59	57526	Placentia city	16,483	15,958	5,236	10,722	7,229	3,046	322	95	30	2,422	1,906	595	191	122	447	908	1,355	8.5%
59	59587	Rancho Santa Margarita city	17,012	16,597	4,326	12,271	7,578	4,515	154	24	0	2,348	1,653	259	36	30	178	325	503	3.0%
59	65084	San Clemente city	25,194	23,197	7,593	15,604	11,874	3,648	62	20	0	4,121	2,918	335	103	116	82	554	636	2.7%
59	68028	San Juan Capistrano city	11,975	11,516	2,077	9,439	7,030	2,115	192	77	25	887	781	335	45	29	294	409	703	6.1%
59	69000	Santa Ana city	78,724	75,715	37,803	37,912	14,012	15,880	5,233	2,085	702	7,846	13,644	8,172	5,394	2,747	8,020	16,313	24,333	32.1%
59	70686	Seal Beach city	14,288	12,662	2,873	9,789	8,558	1,224	7	0	0	1,949	839	85	0	0	7	85	92	0.7%
59	73962	Stanton city	11,622	10,972	5,614	5,358	2,712	2,261	267	118	0	1,743	2,268	1,075	469	59	385	1,603	1,988	18.1%
59	80854	Tustin city	25,473	24,127	11,516	12,611	8,516	3,606	356	133	0	4,644	5,356	1,043	341	132	489	1,516	2,005	8.3%
59	82744	Villa Park city	2,135	2,030	26	2,004	1,634	353	17	0	0	22	4	0	0	0	17	0	17	0.8%
59	84550	Westminster city	27,314	26,238	11,351	14,887	8,271	5,498	955	133	30	4,390	4,995	1,354	449	163	1,118	1,966	3,084	11.8%
59	86832	Yorba Linda city	21,955	21,409	3,368	18,041	12,763	5,081	160	8	29	1,762	1,470	111	25	0	197	136	333	1.6%
59	99999	Unincorporated	42,071	39,795	7,322	32,473	21,987	9,781	548	142	15	3,323	3,233	422	344	0	705	766	1,471	3.7%
		Orange County	1,028,490	974,001	375,249	598,752	398,820	174,994	18,515	4,939	1,484	165,454	146,942	38,259	17,806	6,788	24,938	62,853	87,791	9.0%
65	3820	Banning city	12,570	11,421	3,358	8,063	6,250	1,498	195	102	18	1,732	1,334	216	76	0	315	292	607	5.3%
65	4758	Beaumont city	10,330	9,282	2,653	6,629	4,379	1,989	238	12	11	1,236	1,052	365	0	0	261	365	626	6.7%
65	7218	Blythe city	6,108	4,979	2,284	2,695	1,696	906	36	57	0	1,288	880	100	11	5	93	116	209	4.2%
65	9864	Calimesa city	3,340	3,089	483	2,606	2,090	470	39	0	7	218	238	16	11	0	46	27	73	2.4%

SCAG Region Overcrowding Statistics: ACS 2005-2009 Data

County	fips	CITY	Total Housing Units	Total Households	Households: Renter	Households: Owner	Owner 0.5 or Less	Owner 0.51 to 1	Owner 1.01 to 1.5	Owner 1.51 to 2	Owner 2.01 or More	Renter 0.5 or Less	Renter 0.51 to 1	Renter 1.01 to 1.5	Renter 1.51 to 2	Renter 2.01 or More	Owner 1.01 or More	Renter 1.01 or More	All Households 1.01 or More	% of Overcrowding 1.01 or More
65	10928	Canyon Lake city	4,195	3,798	662	3,136	2,222	896	18	0	0	338	324	0	0	0	18	0	18	0.5%
65	12048	Cathedral City city	22,533	18,107	5,902	12,205	8,063	3,503	542	97	0	2,965	2,241	462	187	47	639	696	1,335	7.4%
65	14260	Coachella city	9,136	8,688	3,191	5,497	1,666	3,143	531	124	33	542	2,048	495	97	9	688	601	1,289	14.8%
65	16350	Corona city	44,950	42,847	12,437	30,410	17,460	11,770	948	155	77	5,308	5,052	1,450	535	92	1,180	2,077	3,257	7.6%
65	18996	Desert Hot Springs city	9,495	7,283	3,480	3,803	2,301	1,248	226	28	0	1,514	1,494	308	92	72	254	472	726	10.0%
65	33182	Hemet city	30,329	26,916	10,218	16,698	12,145	4,004	364	154	31	5,360	3,820	747	247	44	549	1,038	1,587	5.9%
65	36434	Indian Wells city	4,973	2,592	284	2,308	2,256	52	0	0	0	251	33	0	0	0	0	0	0	0.0%
65	36448	Indio city	29,063	24,517	9,225	15,292	8,689	5,908	621	74	0	2,978	4,209	1,310	573	155	695	2,038	2,733	11.1%
65	39486	Lake Elsinore city	14,934	13,454	4,104	9,350	5,553	3,403	346	7	41	1,592	2,017	442	53	0	394	495	889	6.6%
65	40354	La Quinta city	21,700	15,438	3,734	11,704	8,493	2,945	222	34	10	2,221	1,347	122	44	0	266	166	432	2.8%
65	46842	Menifee city	27,201	25,007	4,568	20,439	14,828	5,146	374	71	20	2,677	1,591	266	34	0	465	300	765	3.1%
65	49270	Moreno Valley city	52,985	48,702	14,635	34,067	17,416	13,989	2,206	368	88	5,370	6,500	1,829	543	393	2,662	2,765	5,427	11.1%
65	50076	Murrieta city	31,941	28,978	6,628	22,350	14,577	7,475	182	103	13	3,216	3,107	177	82	46	298	305	603	2.1%
65	51560	Norco city	7,394	6,952	1,052	5,900	3,892	1,818	103	87	0	636	416	0	0	0	190	0	190	2.7%
65	55184	Palm Desert city	35,394	23,860	7,677	16,183	14,029	2,013	141	0	0	4,798	2,490	228	161	0	141	389	530	2.2%
65	55254	Palm Springs city	36,427	24,363	9,675	14,688	12,698	1,876	93	21	0	6,962	2,191	410	67	45	114	522	636	2.6%
65	56700	Perris city	14,045	12,788	4,330	8,458	3,404	4,274	630	138	12	1,425	1,906	750	156	93	780	999	1,779	13.9%
65	59500	Rancho Mirage city	13,931	8,660	1,260	7,400	6,659	705	0	36	0	917	328	15	0	0	36	15	51	0.6%
65	62000	Riverside city	95,322	88,414	35,874	52,540	30,990	17,855	2,643	864	188	16,130	15,312	3,159	1,029	244	3,695	4,432	8,127	9.2%
65	67112	San Jacinto city	12,703	11,157	3,396	7,761	4,687	2,714	240	120	0	1,542	1,341	367	56	90	360	513	873	7.8%
65	78120	Temecula city	30,583	29,081	8,116	20,965	13,360	7,376	187	8	34	4,122	3,327	526	128	13	229	667	896	3.1%
65	85446	Wildomar city	9,882	9,071	1,792	7,279	4,635	2,446	176	22	0	902	775	115	0	0	198	115	313	3.5%
65	99999	Unincorporated	157,791	135,741	30,926	104,815	63,904	35,605	4,195	962	149	13,097	13,115	3,389	1,027	298	5,306	4,714	10,020	7.4%
		Riverside County	749,255	645,185	191,944	453,241	288,342	145,027	15,496	3,644	732	89,337	78,488	17,264	5,209	1,646	19,872	24,119	43,991	6.8%
71	296	Adelanto city	7,662	6,471	2,588	3,883	1,772	1,815	194	102	0	861	1,287	273	167	0	296	440	736	11.4%
71	2364	Apple Valley town	24,503	22,338	6,511	15,827	11,158	4,420	171	78	0	3,073	2,956	389	81	12	249	482	731	3.3%
71	4030	Barstow city	9,867	8,222	4,249	3,973	2,444	1,407	112	10	0	2,123	1,743	169	154	60	122	383	505	6.1%
71	6434	Big Bear Lake city	9,641	2,426	1,030	1,396	1,191	205	0	0	0	458	413	139	20	0	0	159	159	6.6%
71	13210	Chino city	21,520	20,595	5,770	14,825	8,285	5,895	561	68	16	2,624	2,453	568	115	10	645	693	1,338	6.5%
71	13214	Chino Hills city	22,710	21,892	3,676	18,216	11,127	6,674	335	68	12	1,843	1,624	159	22	28	415	209	624	2.9%
71	14890	Colton city	16,261	15,127	6,994	8,133	4,457	3,093	539	27	17	2,605	3,240	997	129	23	583	1,149	1,732	11.4%
71	24680	Fontana city	47,604	44,541	12,694	31,847	13,821	15,134	2,047	694	151	3,589	6,339	1,975	611	180	2,892	2,766	5,658	12.7%
71	30658	Grand Terrace city	4,315	4,240	1,439	2,801	1,852	909	40	0	0	749	596	53	41	0	40	94	134	3.2%
71	33434	Hesperia city	25,419	23,539	6,439	17,100	9,664	6,461	842	87	46	2,671	2,967	531	221	49	975	801	1,776	7.5%
71	33588	Highland city	15,198	14,314	4,682	9,632	5,393	3,656	500	67	16	1,662	2,097	749	132	42	583	923	1,506	10.5%
71	42370	Loma Linda city	9,126	8,371	4,916	3,455	2,544	854	33	24	0	2,661	1,945	231	66	13	57	310	367	4.4%
71	48788	Montclair city	9,512	8,912	3,531	5,381	2,312	2,502	467	100	0	913	1,607	804	153	54	567	1,011	1,578	17.7%
71	50734	Needles city	3,052	2,203	958	1,245	889	317	39	0	0	533	399	26	0	0	39	26	65	3.0%
71	53896	Ontario city	50,084	47,166	19,232	27,934	13,996	11,979	1,260	577	122	6,488	8,677	3,230	517	320	1,959	4,067	6,026	12.8%
71	59451	Rancho Cucamonga city	56,955	54,253	17,520	36,733	23,229	12,691	710	58	45	9,312	6,988	1,028	178	14	813	1,220	2,033	3.7%
71	59962	Redlands city	26,244	24,540	9,467	15,073	10,898	3,853	230	89	3	5,396	3,698	221	134	18	322	373	695	2.8%
71	60466	Rialto city	26,166	24,362	7,783	16,579	7,302	7,490	1,513	260	14	2,444	3,591	1,319	372	57	1,787	1,748	3,535	14.5%
71	65000	San Bernardino city	62,522	57,547	27,021	30,526	16,534	11,377	2,130	392	93	10,011	12,239	3,139	1,398	234	2,615	4,771	7,386	12.8%
71	80994	Twentynine Palms city	12,189	10,770	6,278	4,492	3,050	1,083	149	210	0	2,990	2,927	280	81	0	359	361	720	6.7%
71	81344	Upland city	25,944	24,667	10,134	14,533	10,615	3,756	162	0	0	4,950	3,723	1,168	227	66	162	1,461	1,623	6.6%
71	82590	Victorville city	32,055	28,842	10,043	18,799	11,120	7,209	405	29	36	4,543	4,475	905	27	93	470	1,025	1,495	5.2%
71	87042	Yucaipa city	18,909	17,190	3,848	13,342	8,860	4,026	314	142	0	2,250	1,310	203	36	49	456	288	744	4.3%
71	87056	Yucca Valley town	9,864	8,347	2,660	5,687	4,445	1,155	73	14	0	1,482	1,009	139	30	0	87	169	256	3.1%
71	99999	Unincorporated	128,836	87,921	24,905	63,016	39,840	20,049	2,343	694	90	11,330	10,636	2,199	463	277	3,127	2,939	6,066	6.9%
		San Bernardino county	676,158	588,796	204,368	384,428	226,798	138,010	15,169	3,790	661	87,561	88,939	20,894	5,375	1,599	19,620	27,868	47,488	8.1%
111	10046	Camarillo city	24,058	22,960	6,261	16,699	12,571	3,920	165	43	0	3,541	2,366	265	82	7	208	354	562	2.4%
111	24092	Fillmore city	4,369	4,294	1,393	2,901	1,576	1,088	202	20	15	574	575	207	25	12	237	244	481	11.2%
111	49138	Moorpark city	11,227	10,733	1,774	8,959	5,437	3,238	206	53	25	796	843	70	16	49	284	135	419	3.9%
111	53476	Ojai city	3,302	3,077	1,303	1,774	1,464	282	28	0	0	797	398	62	46	0	28	108	136	4.4%
111	54652	Oxnard city	52,523	49,550	21,236	28,314	15,141	10,885	1,746	399	143	7,769	9,026	3,000	1,061	380	2,288	4,441	6,729	13.6%
111	58296	Port Hueneme city	7,825	6,883	3,188	3,695	2,224	1,146	301	24	0	1,624	1,256	266	40	2	325	308	633	9.2%
111	65042	Ventura city	40,647	38,528	16,526	22,002	16,013	5,513	388	77	11	9,251	5,975	925	329	46	476	1,300	1,776	4.6%
111	70042	Santa Paula city	8,872	8,373	3,662	4,711	2,732	1,536	324	79	40	1,098	1,580	732	218	34	443	984	1,427	17.0%
111	72016	Simi Valley city	39,863	38,949	9,059	29,890	20,194	9,133	514	34	15	5,019	3,490	453	97	0	563	550	1,113	2.9%
111	78582	Thousand Oaks city	45,030	43,222	10,403	32,819	24,671	7,724	398	26	0	6,255	3,388	519	200	41	424	760	1,184	2.7%
111	99999	Unincorporated	33,849	30,609	8,382	22,227	15,675	6,068	405	61	18	4,100	3,632	505	105	40	484	650	1,134	3.7%
		Ventura County	271,565	257,178	83,187	173,991	117,698	50,533	4,677	816	267	40,824	32,529	7,004	2,219	611	5,760	9,834	15,594	6.1%
		SCAG Region	6,148,465	5,689,831	2,508,976	3,180,855	1,984,764	1,031,270	126,798	30,247	7,776	1,096,283	995,826	250,516	115,850	50,501	164,821	416,867	581,688	10.2%

SCAG Region Renter Households Gross Rent as Percentage of Household Income and Owner Households Mortgage Payment as Percentage of Household Income

County	fips	CITY	Households: Renter	Households: Owner	Renter: Less than 10%	Renter: 10% to 14.9%	Renter: 15% to 19.9%	Renter: 20% to 24.9%	Renter: 25% to 29.9%	Renter: 30% to 34.9%	Renter: 35% to 39.9%	Renter: 40% to 49.9%	Renter: 50% or More	Renter: Not Computed	Owner: Less than 10%	Owner: 10% to 14.9%	Owner: 15% to 19.9%	Owner: 20% to 24.9%	Owner: 25% to 29.9%	Owner: 30% to 34.9%	Owner: 35% to 39.9%	Owner: 40% to 49.9%	Owner: 50% or More	Owner: Not Computed
25	8058	Brawley city	3,310	3,613	102	259	140	492	325	279	207	311	915	280	671	374	473	349	434	249	218	332	501	12
25	9710	Calexico city	4,611	5,519	90	257	283	398	791	328	369	594	1,264	237	606	349	685	799	551	560	306	650	993	20
25	9878	Calipatria city	344	594	19	36	45	47	44	46	19	42	46	-	173	34	76	104	35	71	6	15	74	6
25	21782	El Centro city	6,500	6,761	261	477	522	622	738	709	368	892	1,709	202	1,053	724	994	839	710	478	388	626	935	14
25	34246	Holtville city	747	889	37	50	103	48	116	43	36	105	151	58	167	84	137	164	56	109	-	24	148	-
25	36280	Imperial city	1,248	2,543	14	114	213	81	225	225	93	148	91	44	200	260	145	340	323	201	304	280	490	-
25	84606	Westmorland city	255	301	-	11	37	8	45	27	11	27	62	27	29	38	65	41	33	24	17	24	30	-
25	99999	Unincorporated	3,129	6,041	199	305	408	271	153	263	137	344	533	516	1,207	834	776	745	550	543	444	292	577	73
		Imperial County	20,144	26,261	722	1,509	1,751	1,967	2,437	1,920	1,240	2,463	4,771	1,364	4,106	2,697	3,351	3,381	2,692	2,235	1,683	2,243	3,748	125
37	394	Agoura Hills city	1,456	6,415	34	117	82	229	177	154	62	61	471	69	692	901	774	932	558	400	277	694	1,176	11
37	884	Alhambra city	16,387	12,699	479	1,317	2,058	1,742	1,955	1,476	886	1,530	4,228	716	1,945	1,543	1,336	1,548	951	978	771	853	2,496	278
37	2462	Arcadia city	6,807	12,129	124	534	769	826	735	613	429	590	1,688	499	2,052	1,580	1,446	1,201	1,217	911	563	986	2,043	130
37	2896	Artesia city	1,838	2,560	30	157	87	220	169	127	117	330	566	35	473	225	220	205	172	100	237	224	704	-
37	3274	Avalon city	773	337	10	41	117	55	101	106	32	75	144	92	68	85	25	33	-	24	10	45	47	-
37	3386	Azusa city	6,101	6,963	81	246	676	786	680	636	373	582	1,853	188	884	678	809	644	885	602	666	756	1,013	26
37	3666	Baldwin Park city	6,509	11,204	115	189	503	725	983	633	409	756	1,889	307	1,454	999	1,064	1,031	1,084	889	822	1,014	2,807	40
37	4870	Bell city	6,560	2,478	104	447	854	688	744	522	455	732	1,926	88	271	245	254	276	282	189	183	216	533	29
37	4982	Bellflower city	13,909	8,824	316	1,097	1,537	1,598	1,926	1,413	972	1,220	3,515	315	1,391	806	911	1,019	850	684	610	782	1,744	27
37	4996	Bell Gardens city	7,438	2,460	162	749	781	913	800	612	576	550	2,203	92	311	200	236	183	232	227	106	228	683	54
37	6308	Beverly Hills city	7,900	6,516	389	613	759	657	776	791	472	776	2,277	390	1,087	710	583	366	431	241	381	455	2,172	90
37	7946	Bradbury city	8	276	-	-	-	-	-	-	-	-	8	-	40	32	32	17	23	24	32	15	61	-
37	8954	Burbank city	22,393	18,112	631	1,662	2,725	2,985	3,304	1,911	1,364	1,740	5,383	688	2,130	1,971	1,909	2,098	1,537	1,677	1,122	1,699	3,909	60
37	9598	Calabasas city	1,672	5,960	45	119	109	186	47	260	193	147	474	92	606	533	667	636	759	380	327	608	1,414	30
37	11530	Carson city	5,503	19,224	203	371	637	898	614	426	561	313	1,133	347	2,862	1,648	2,350	2,430	1,719	1,548	1,063	1,863	3,571	170
37	12552	Cerritos city	2,713	12,714	58	173	144	236	295	203	266	268	663	407	2,212	1,491	1,452	1,751	1,000	984	893	773	2,063	95
37	13756	Claremont city	3,574	7,681	107	250	254	430	487	431	276	235	940	164	1,015	715	1,123	1,160	1,002	523	531	439	1,147	26
37	14974	Commerce city	1,638	1,668	59	219	153	149	271	135	70	115	436	31	426	135	108	84	154	111	54	259	337	-
37	15044	Compton city	9,882	12,476	267	716	883	864	892	782	652	770	3,560	496	1,186	1,041	1,116	1,325	1,074	970	791	1,294	3,549	130
37	16742	Covina city	6,174	8,720	76	418	615	874	632	615	611	628	1,465	240	1,072	1,014	1,051	1,268	1,013	642	742	573	1,318	27
37	17498	Cudahy city	4,401	1,029	68	488	395	423	784	322	375	536	979	31	135	73	86	147	131	76	121	68	192	-
37	17568	Culver City city	6,699	9,579	279	515	883	988	709	514	404	739	1,274	394	1,097	1,179	1,093	1,068	1,080	790	692	968	1,542	70
37	19192	Diamond Bar city	2,836	15,245	84	159	165	168	209	317	392	271	780	291	1,838	1,364	1,994	2,014	1,591	1,491	846	1,273	2,741	93
37	19766	Downey city	15,216	16,879	211	744	1,815	2,101	1,774	1,532	1,227	1,657	3,432	723	2,549	1,631	1,485	2,089	1,548	1,534	999	1,500	3,446	98
37	19990	Duarte city	1,944	4,486	11	136	134	223	387	119	187	275	338	134	658	294	512	423	502	458	305	384	935	15
37	22230	El Monte city	17,278	11,838	401	1,206	1,392	1,950	1,604	1,465	1,451	2,100	5,236	473	1,797	1,116	1,316	990	660	896	687	1,361	2,967	48
37	22412	El Segundo city	4,036	3,069	185	602	582	594	668	253	156	340	600	56	417	338	302	395	303	330	209	356	402	17
37	28168	Gardena city	10,869	9,516	165	510	1,435	947	1,244	811	774	1,026	3,474	483	1,516	916	1,010	892	1,126	745	461	894	1,927	29
37	30000	Glendale city	43,984	28,165	655	2,670	4,349	4,433	4,863	3,579	2,655	4,912	14,436	1,432	3,137	3,050	2,724	3,260	2,915	2,086	1,634	2,909	6,278	172
37	30014	Glendora city	4,428	12,010	46	327	480	527	652	544	355	364	914	219	1,630	1,286	1,449	1,364	1,377	1,036	915	1,026	1,869	58
37	32506	Hawaiian Gardens city	1,899	2,027	25	200	199	189	121	308	112	114	570	61	210	57	126	312	211	271	125	199	516	-
37	32548	Hawthorne city	20,035	7,397	324	1,412	2,760	2,552	2,331	1,667	1,216	1,889	5,116	768	769	669	694	672	647	581	598	758	1,963	46
37	33364	Hermosa Beach city	4,990	4,236	272	588	854	687	553	366	473	410	691	96	745	459	666	456	322	318	289	275	650	56
37	33518	Hidden Hills city	18	620	4	11	-	-	-	-	-	-	-	3	88	82	74	56	58	28	40	54	140	-
37	36056	Huntington Park city	10,599	4,197	250	701	1,155	1,049	1,044	1,041	639	1,521	2,948	251	485	343	286	417	448	379	281	389	1,162	7
37	36490	Industry city	71	52	8	17	8	20	8	5	-	-	3	2	11	-	3	7	2	8	-	2	19	-
37	36546	Inglewood city	23,683	13,487	575	1,338	2,463	3,195	2,388	2,023	1,846	2,507	6,567	781	1,165	1,126	1,301	1,281	1,257	1,230	988	1,476	3,568	95
37	36826	Irwindale city	127	247	7	11	3	50	15	12	-	10	13	6	40	43	33	21	20	17	14	27	32	-
37	39003	La Cañada Flintridge city	599	6,175	-	25	157	65	52	43	47	50	114	46	1,206	767	625	649	504	467	208	464	1,285	-
37	39304	La Habra Heights city	28	1,895	-	-	-	-	-	14	-	-	6	8	363	242	131	218	177	134	62	161	395	12
37	39892	Lakewood city	6,633	18,279	116	539	851	1,087	823	748	469	560	1,151	289	2,632	2,242	2,045	2,128	2,270	1,498	1,207	1,358	2,823	76
37	40032	La Mirada city	2,686	12,007	101	111	199	196	139	317	221	349	942	111	1,948	1,206	1,489	1,646	1,348	868	713	996	1,724	69
37	40130	Lancaster city	15,723	26,307	359	634	1,253	1,789	1,517	1,024	948	1,867	5,073	1,259	2,679	2,355	2,894	3,148	2,699	2,363	2,041	2,710	4,935	483
37	40340	La Puente city	3,738	5,981	31	146	431	438	433	340	398	376	1,013	132	714	678	696	699	379	346	559	582	1,328	-
37	40830	La Verne city	2,439	9,432	53	197	247	420	293	281	64	160	535	189	1,420	865	1,116	1,243	878	969	546	700	1,674	21
37	40886	Lawndale city	6,373	3,047	117	419	599	730	617	464	577	656	1,931	263	388	277	528	240	305	179	71	304	738	17
37	42468	Lomita city	4,093	3,542	49	443	657	669	492	605	139	322	579	138	579	202	619	572	411	267	169	197	511	15
37	43000	Long Beach city	92,566	68,406	1,960	5,348	10,534	11,601	10,875	8,065	6,273	9,034	25,780	3,096	10,337	6,723	7,036	7,297	6,679	6,163	4,571	6,194	13,142	264
37	44000	Los Angeles city	786,598	511,752	20,717	52,079	77,072	86,171	84,985	69,149	55,413	81,127	226,783	33,102	60,554	47,656	50,733	51,585	48,043	39,455	33,681	48,773	127,535	3,737
37	44574	Lynwood city	7,258	7,022	57	322	832	854	689	563	443	902	2,335	261	619	732	676	609	646	576	478	766	1,871	49
37	45246	Malibu city	1,337	3,819	98	139	83	116	65	206	19	38	355	218	898	386	400	194	298	171	86	349	1,012	25
37	45400	Manhattan Beach city	4,231	9,650	252	541	643	634	442	207	175	284	954	99	1,912	1,295	1,029	982	1,101	597	535	733	1,466	-
37	46492	Maywood city	4,849	1,835	72	298	549	558	662	324	336	447	1,504	99	147	116	164	163	160	154	196	100	625	10
37	48648	Monrovia city	6,886	6,981	102	752	749	823	978	403	327	680	1,872	200	977	778	674	937	719	745	339	696	1,083	33
37	48816	Montebello city	9,575	8,868	289	626	922	1,674	1,044	876	494	887	2,240	523	1,373	1,164	857	1,011	788	692	666	757	1,503	57
37	48914	Monterey Park city	8,811	11,014	196	497	1,034	923	785	718	584	817	2,603	654	2,314	1,284	1,213	1,086	1,013	730	354	698	2,171	151
37	52526	Norwalk city	8,908	17,414	159	677	1,058	788	1,162	929	424	1,092	2,218	401	2,570	1,409	1,778	2,143	1,685	1,350	1,264	1,712	3,412	91
37	55156	Palmdale city	11,314	26,445	262	451	517	993	1,348	837	973	1,583	3,883	467	1,709	2,142	2,986	3,106	2,988	2,632	1,701	2,540	6,535	106
37	55380	Palos Verdes Estates city	425	4,391	25	67	62	36	46	8	14	51	67	49	860	606	592	441	438	304	170	332	648	-
37	55618	Paramount city	7,901	6,615	196	353	960	879	706	717	523	1,008	2,233	326	759	486	673	699	618	422	434	715	1,715	94

SCAG Region Renter Households Gross Rent as Percentage of Household Income and Owner Households Mortgage Payment as Percentage of Household Income

County	fips	CITY	Households: Renter	Households: Owner	Renter: Less than 10%	Renter: 10% to 14.9%	Renter: 15% to 19.9%	Renter: 20% to 24.9%	Renter: 25% to 29.9%	Renter: 30% to 34.9%	Renter: 35% to 39.9%	Renter: 40% to 49.9%	Renter: 50% or More	Renter: Not Computed	Owner: Less than 10%	Owner: 10% to 14.9%	Owner: 15% to 19.9%	Owner: 20% to 24.9%	Owner: 25% to 29.9%	Owner: 30% to 34.9%	Owner: 35% to 39.9%	Owner: 40% to 49.9%	Owner: 50% or More	Owner: Not Computed
37	56000	Pasadena city	29,518	25,149	937	1,985	3,565	3,499	3,344	2,823	1,742	2,641	7,654	1,328	3,578	2,579	2,839	3,014	2,735	2,101	1,441	2,077	4,553	232
37	56924	Pico Rivera city	5,137	11,106	52	217	548	466	788	474	395	698	1,323	176	2,021	1,146	1,440	1,212	1,072	786	621	772	1,986	50
37	58072	Pomona city	16,119	22,570	264	803	1,726	1,444	1,568	1,520	1,301	1,701	5,052	740	2,255	2,213	2,121	2,136	2,265	2,555	1,711	2,342	4,858	114
37	59514	Rancho Palos Verdes city	2,891	11,527	104	155	275	459	284	239	205	172	703	295	2,354	1,194	1,480	1,157	1,067	835	559	930	1,940	11
37	60018	Redondo Beach city	13,734	14,624	575	1,127	2,107	2,166	1,938	1,245	596	981	2,542	457	1,817	1,983	1,562	2,158	1,555	1,282	1,165	937	2,063	102
37	62602	Rolling Hills city	15	598	-	-	3	10	-	-	2	-	-	-	110	99	47	58	47	37	18	28	147	7
37	62644	Rolling Hills Estates city	235	2,578	-	15	48	51	9	41	23	-	26	22	529	272	251	337	245	178	111	200	455	-
37	62896	Rosemead city	6,916	7,284	155	318	609	753	630	459	608	1,018	2,000	366	1,323	749	793	659	665	470	445	612	1,544	24
37	66070	San Dimas city	3,224	9,045	99	278	238	478	398	258	317	352	625	181	1,319	830	1,159	1,346	853	789	439	773	1,474	63
37	66140	San Fernando city	2,933	3,019	10	286	228	294	258	208	283	428	771	167	322	258	322	309	299	250	179	295	744	41
37	67042	San Gabriel city	6,678	5,943	262	353	749	593	700	638	396	726	1,843	418	910	529	733	753	469	586	420	619	875	49
37	68224	San Marino city	233	4,045	57	10	20	15	26	18	-	-	27	60	897	557	402	310	230	304	260	289	788	8
37	69088	Santa Clarita city	14,814	40,188	341	794	1,403	1,780	2,154	1,381	882	1,491	3,976	612	3,599	3,181	5,103	5,569	4,697	3,975	2,741	4,078	7,139	106
37	69154	Santa Fe Springs city	2,191	2,778	29	100	206	248	314	284	225	282	454	49	263	223	492	209	293	241	228	338	467	24
37	70000	Santa Monica city	32,330	13,111	1,912	3,276	3,821	4,160	3,640	2,368	1,991	2,480	7,692	990	2,016	1,246	1,769	1,659	1,219	850	530	1,069	2,574	179
37	71806	Sierra Madre city	1,624	2,942	49	247	138	185	166	303	60	52	363	61	408	434	430	347	280	212	217	144	470	-
37	71876	Signal Hill city	2,074	2,071	155	99	220	330	161	238	86	257	335	193	159	192	261	165	237	305	164	214	350	24
37	72996	South El Monte city	2,598	2,378	118	113	121	176	317	296	171	372	615	299	497	187	273	207	150	203	150	256	400	55
37	73080	South Gate city	13,039	10,710	349	644	1,565	1,609	1,379	1,043	1,264	1,411	3,368	407	1,295	1,144	924	1,068	1,020	765	698	1,156	2,615	25
37	73220	South Pasadena city	5,180	4,618	380	541	848	734	502	372	228	482	899	194	850	434	702	380	571	363	257	306	721	34
37	78148	Temple City city	4,228	7,553	63	324	604	577	455	285	411	363	922	224	1,370	842	904	742	713	582	605	430	1,309	56
37	80000	Torrance city	23,562	30,737	754	2,061	3,069	3,396	2,688	1,707	1,517	2,763	4,630	977	5,123	3,509	3,513	3,699	2,868	2,486	1,875	2,861	4,646	157
37	82422	Vernon city	19	4	-	8	-	2	2	2	-	-	5	-	2	-	2	-	-	-	-	-	-	-
37	83332	Walnut city	822	7,790	25	13	44	39	85	59	57	97	208	195	1,033	810	884	1,248	795	626	311	714	1,329	40
37	84200	West Covina city	10,477	19,933	86	644	986	1,110	1,084	1,230	659	1,215	3,168	295	2,450	2,020	2,610	2,177	2,032	1,582	1,661	2,134	3,219	48
37	84410	West Hollywood city	18,317	5,106	839	1,849	1,705	2,010	2,383	1,511	1,060	1,380	5,026	554	370	415	521	497	420	508	311	714	1,280	70
37	84438	Westlake Village city	365	2,889	-	10	40	66	23	46	10	35	89	46	386	264	352	253	376	308	171	280	490	9
37	85292	Whittier city	10,985	15,834	133	816	1,343	1,579	1,393	932	880	1,214	2,421	274	2,424	1,368	1,757	2,087	1,781	1,186	975	1,504	2,724	28
37	99999	Unincorporated	108,507	183,680	3,051	6,662	10,511	11,843	12,621	9,464	7,051	10,992	30,255	6,057	24,513	17,364	20,331	21,085	18,241	15,256	11,501	16,564	37,525	1,300
		Los Angeles County	1,634,084	1,544,182	42,870	109,482	168,964	186,673	182,405	143,006	112,319	165,982	453,356	69,027	201,615	150,231	165,551	169,708	150,483	125,081	99,200	142,168	329,952	10,193
59	947	Aliso Viejo city	5,710	10,224	202	360	796	755	753	591	449	654	1,032	118	412	603	1,170	1,500	1,356	1,125	1,011	1,128	1,853	66
59	2000	Anaheim city	48,632	47,369	520	2,159	4,210	5,552	5,302	5,510	4,045	5,861	13,927	1,546	6,562	4,232	5,214	5,528	4,920	4,279	2,943	4,068	9,513	110
59	8100	Brea city	4,669	9,455	127	300	535	779	689	259	439	336	986	219	1,411	991	1,126	1,182	1,046	693	686	743	1,527	50
59	8786	Buena Park city	9,204	13,314	123	587	897	975	1,026	890	978	1,012	2,344	372	1,635	1,461	1,681	1,352	1,389	1,157	818	1,184	2,596	41
59	16532	Costa Mesa city	23,081	16,376	438	1,416	2,376	3,666	2,850	2,328	1,745	2,074	5,508	680	2,725	1,867	1,589	1,948	1,496	1,441	599	1,411	3,205	95
59	17750	Cypress city	4,630	10,924	31	400	367	489	661	635	396	429	852	370	1,689	1,194	1,438	1,275	1,141	1,141	737	545	1,737	27
59	17946	Dana Point city	5,419	9,402	114	280	446	580	619	487	504	695	1,434	260	1,599	1,085	1,018	828	610	854	718	575	2,014	101
59	25380	Fountain Valley city	5,246	13,294	163	141	561	803	746	510	510	477	1,109	226	2,515	1,408	1,439	1,703	1,130	1,237	639	1,117	2,033	73
59	28000	Fullerton city	20,362	24,002	528	1,355	2,052	2,373	1,883	1,872	1,584	1,959	5,777	979	3,879	2,228	2,668	2,670	2,541	1,827	1,824	2,110	4,103	152
59	29000	Garden Grove city	17,555	26,613	393	979	1,437	1,635	1,797	1,585	1,568	1,893	5,306	962	4,413	2,376	3,068	2,735	2,405	2,228	1,832	2,328	5,115	113
59	36000	Huntington Beach city	28,608	46,020	850	1,905	3,732	4,589	3,672	2,557	2,258	2,331	5,881	833	7,205	5,057	6,101	5,095	4,328	3,694	3,035	3,542	7,683	280
59	36770	Irvine city	32,343	38,899	913	1,950	4,258	4,760	3,867	2,793	1,963	2,729	6,906	2,204	4,395	4,026	4,587	4,801	4,521	3,398	2,514	3,349	6,976	332
59	39178	Laguna Beach city	4,278	6,964	295	423	549	331	442	222	121	458	1,102	335	1,401	748	748	739	531	345	366	538	1,471	77
59	39220	Laguna Hills city	2,483	8,133	67	127	122	287	226	245	94	407	798	110	1,221	772	918	956	761	785	527	616	1,536	41
59	39248	Laguna Niguel city	6,005	18,581	145	211	616	809	606	653	488	670	1,624	183	1,745	1,653	2,240	2,629	1,907	1,557	1,115	1,755	3,746	234
59	39259	Laguna Woods city	2,774	9,877	23	72	125	139	141	270	217	190	1,121	476	1,562	967	1,130	1,048	704	708	606	601	2,343	208
59	39290	La Habra city	7,959	10,097	172	382	887	1,229	961	706	507	1,073	1,816	226	1,496	944	1,481	1,157	967	705	660	966	1,665	56
59	39496	Lake Forest city	6,867	18,888	204	307	952	961	1,115	860	428	689	1,181	170	1,631	2,235	2,001	2,562	2,625	1,872	1,025	1,696	3,150	91
59	40256	La Palma city	1,064	3,722	-	23	200	111	132	56	52	170	210	110	635	383	476	388	421	325	217	292	576	9
59	43224	Los Alamitos city	2,264	1,925	64	157	282	441	289	145	198	150	487	51	342	211	269	209	206	201	195	96	196	-
59	48256	Mission Viejo city	6,881	26,621	117	198	645	1,087	762	678	761	716	1,668	249	3,183	2,736	3,462	3,286	3,446	2,217	1,701	2,257	4,259	74
59	51182	Newport Beach city	15,211	20,359	886	1,316	2,303	2,125	1,758	1,167	619	964	3,310	763	3,956	2,536	2,089	1,960	1,646	1,271	816	1,354	4,544	187
59	53980	Orange city	14,899	26,582	248	1,177	1,608	1,692	2,013	1,679	1,234	1,478	3,207	563	3,341	2,573	2,712	3,280	2,968	2,567	1,982	2,530	4,475	154
59	57526	Placentia city	5,236	10,722	39	372	468	541	696	501	382	388	1,661	188	1,660	904	1,289	1,223	1,434	871	694	987	1,598	62
59	59587	Rancho Santa Margarita city	4,326	12,271	-	165	540	440	869	317	321	565	1,015	94	661	779	1,484	1,777	1,478	1,351	1,261	1,560	1,913	7
59	65084	San Clemente city	7,593	15,604	196	515	924	928	810	740	509	714	1,614	643	1,861	1,190	1,456	1,888	1,586	1,329	1,095	1,473	3,596	130
59	68028	San Juan Capistrano city	2,077	9,439	92	74	170	303	202	129	92	273	606	136	1,123	700	981	1,013	1,002	808	610	819	2,339	44
59	69000	Santa Ana city	37,803	37,912	788	2,116	3,794	4,911	4,611	3,730	2,364	4,522	9,955	1,012	5,529	3,690	3,744	3,522	3,584	2,736	2,260	3,916	8,721	210
59	70686	Seal Beach city	2,873	9,789	132	199	464	304	419	167	236	184	543	225	2,871	1,525	1,009	997	683	506	508	609	1,017	64
59	73962	Stanton city	5,614	5,358	169	404	652	499	557	408	484	538	1,676	227	958	489	499	506	606	518	333	452	974	23
59	80854	Tustin city	11,516	12,611	125	945	1,510	1,486	1,442	1,391	1,136	894	2,375	212	1,475	1,083	1,589	1,597	1,350	1,072	960	1,210	2,228	47
59	82744	Villa Park city	26	2,004	-	-	-	-	16	-	-	-	-	10	384	185	254	168	124	165	169	137	418	-
59	84550	Westminster city	11,351	14,887	108	435	949	1,175	1,425	996	665	1,178	3,934	486	2,504	1,579	1,805	1,885	1,295	1,423	826	1,013	2,542	15
59	86832	Yorba Linda city	3,368	18,041	100	276	273	333	414	225	160	349	979	259	2,183	1,672	2,508	2,512	2,091	1,466	1,037	1,598	2,894	80
59	99999	Unincorporated	7,322	32,473	285	266	876	607	1,106	750	579	689	1,711	453	4,713	2,847	3,569	3,268	3,273	2,488	2,606	3,075	6,363	271
		Orange County	375,249	598,752	8,657	21,992	40,576	47,695	44,877	36,052	28,086	37,709	93,655	15,950	84,875	58,929	68,812	69,187	61,571	50,360	38,925	51,650	110,919	3,524
65	3820	Banning city	3,358	8,063	33	251	211	367	407	241	119	505	1,020	204	1,258	1,247	1,038	1,026	631	478	488	523	1,290	84
65	4758	Beaumont city	2,653	6,629	66	84	236	383	324	229	156	400	685	90	671	537	700	823	618	767	484	764	1,206	59

SCAG Region Renter Households Gross Rent as Percentage of Household Income and Owner Households Mortgage Payment as Percentage of Household Income

County	fips	CITY	Households: Renter	Households: Owner	Renter: Less than 10%	Renter: 10% to 14.9%	Renter: 15% to 19.9%	Renter: 20% to 24.9%	Renter: 25% to 29.9%	Renter: 30% to 34.9%	Renter: 35% to 39.9%	Renter: 40% to 49.9%	Renter: 50% or More	Renter: Not Computed	Owner: Less than 10%	Owner: 10% to 14.9%	Owner: 15% to 19.9%	Owner: 20% to 24.9%	Owner: 25% to 29.9%	Owner: 30% to 34.9%	Owner: 35% to 39.9%	Owner: 40% to 49.9%	Owner: 50% or More	Owner: Not Computed
65	7218	Blythe city	2,284	2,695	131	212	444	129	272	159	151	149	535	102	577	383	430	262	241	195	56	129	349	73
65	9864	Calimesa city	483	2,606	28	11	-	38	92	25	21	12	168	88	574	394	383	351	185	203	97	111	256	52
65	10928	Canyon Lake city	662	3,136	110	-	81	16	46	20	12	44	290	43	253	289	249	497	433	356	253	261	498	47
65	12048	Cathedral City city	5,902	12,205	68	198	305	689	568	850	381	611	2,059	173	1,058	1,176	1,243	1,273	1,202	1,126	920	1,268	2,865	74
65	14260	Coachella city	3,191	5,497	53	78	301	469	412	301	154	342	981	100	518	423	672	477	531	485	445	425	1,512	9
65	16350	Corona city	12,437	30,410	132	573	1,013	1,450	1,837	1,192	1,048	1,248	3,564	380	2,030	2,150	3,685	3,787	3,720	3,021	2,316	3,448	6,119	134
65	18996	Desert Hot Springs city	3,480	3,803	77	186	303	447	281	349	105	343	1,262	127	310	328	379	464	449	220	333	355	799	166
65	33182	Hemet city	10,218	16,698	108	409	466	849	1,320	958	772	1,461	3,455	420	2,659	2,213	1,764	1,833	1,455	1,258	1,011	1,376	3,048	81
65	36434	Indian Wells city	284	2,308	71	-	11	-	52	12	30	29	27	52	577	407	210	169	186	68	73	213	394	11
65	36448	Indio city	9,225	15,292	223	315	703	1,268	1,015	1,041	931	944	2,452	333	2,063	1,138	1,491	1,631	1,411	1,514	1,143	1,692	3,129	80
65	39486	Lake Elsinore city	4,104	9,350	45	147	596	370	389	421	378	415	1,211	132	595	511	732	785	1,284	764	1,042	998	2,538	101
65	40354	La Quinta city	3,734	11,704	74	264	275	462	510	536	301	303	855	154	1,416	1,299	1,268	1,450	1,266	1,172	783	742	2,160	148
65	46842	Menifee city	4,568	20,439	33	98	381	359	611	329	269	683	1,471	334	2,168	1,823	2,198	2,252	2,118	1,983	1,307	2,239	4,243	108
65	49270	Moreno Valley city	14,635	34,067	197	538	1,057	1,460	1,573	1,470	1,132	1,708	4,894	606	2,214	2,116	3,461	4,024	3,730	3,424	2,671	4,410	7,829	188
65	50076	Murrieta city	6,628	22,350	73	201	748	843	858	599	672	780	1,642	212	1,281	1,885	2,405	2,861	2,827	2,640	1,568	2,426	4,398	59
65	51560	Norco city	1,052	5,900	10	83	55	57	63	138	101	143	278	124	654	494	543	834	667	699	343	550	1,105	11
65	55184	Palm Desert city	7,677	16,183	143	208	724	890	841	1,142	621	695	1,939	474	2,612	1,953	1,743	1,815	1,794	964	745	1,384	2,991	182
65	55254	Palm Springs city	9,675	14,688	320	525	1,165	1,094	1,080	802	797	1,012	2,239	641	1,859	1,808	1,378	1,572	1,410	1,082	751	1,391	3,295	142
65	56700	Perris city	4,330	8,458	111	80	290	568	626	280	377	440	1,303	255	598	474	684	909	779	894	822	885	2,305	108
65	59500	Rancho Mirage city	1,260	7,400	43	78	133	67	143	108	117	159	275	137	1,371	679	673	771	697	490	496	501	1,606	116
65	62000	Riverside city	35,874	52,540	912	1,756	3,191	4,792	4,415	3,324	2,562	3,823	9,657	1,442	6,624	4,966	5,968	6,201	5,851	4,521	3,803	4,574	9,739	293
65	67112	San Jacinto city	3,396	7,761	97	136	405	402	274	246	192	390	1,073	181	962	771	846	834	908	554	408	750	1,635	93
65	78120	Temecula city	8,116	20,965	69	342	851	1,252	978	673	638	766	2,251	296	1,050	1,450	2,296	2,652	2,706	2,239	2,010	2,175	4,286	101
65	85446	Wildomar city	1,792	7,279	26	39	201	110	198	164	208	268	444	134	701	552	661	700	935	468	824	840	1,557	41
65	99999	Unincorporated	30,926	104,815	764	1,889	3,206	3,956	3,048	2,729	1,967	2,751	7,966	2,650	12,713	10,618	10,847	11,225	11,534	8,983	6,863	10,586	20,655	791
		Riverside County	191,944	453,241	4,017	8,701	17,352	22,787	22,233	18,338	14,212	20,424	53,996	9,884	49,366	42,084	47,947	51,478	49,568	40,568	32,055	45,016	91,807	3,352
71	296	Adelanto city	2,588	3,883	58	81	115	275	309	248	77	123	1,078	224	165	244	443	338	461	414	347	466	992	13
71	2364	Apple Valley town	6,511	15,827	55	240	686	585	491	445	422	648	2,394	545	1,551	1,705	1,751	2,355	1,586	1,221	1,105	1,141	3,306	106
71	4030	Barstow city	4,249	3,973	169	446	643	407	387	420	218	450	854	255	724	732	540	629	388	368	94	226	262	10
71	6434	Big Bear Lake city	1,030	1,396	-	32	72	125	123	47	75	97	398	61	240	76	120	132	111	46	85	156	430	-
71	13210	Chino city	5,770	14,825	51	253	824	624	555	789	350	778	1,257	289	1,449	1,237	1,419	1,706	1,615	1,546	1,088	1,837	2,890	38
71	13214	Chino Hills city	3,676	18,216	148	87	542	311	440	475	288	336	795	254	1,453	1,523	2,250	2,723	2,396	1,868	1,583	1,673	2,715	32
71	14890	Colton city	6,994	8,133	103	345	592	585	941	687	524	699	2,304	214	663	1,031	881	1,005	640	594	561	851	1,864	43
71	24680	Fontana city	12,694	31,847	167	624	1,316	1,570	1,530	1,098	1,344	1,432	3,195	418	2,205	2,143	3,021	3,692	3,827	3,019	2,488	3,631	7,649	172
71	30658	Grand Terrace city	1,439	2,801	14	59	175	218	220	62	92	94	451	54	356	341	368	307	352	234	169	257	417	-
71	33434	Hesperia city	6,439	17,100	145	438	506	730	576	426	654	709	2,056	199	1,815	1,651	2,012	1,889	1,661	1,359	1,315	1,351	3,876	171
71	33588	Highland city	4,682	9,632	102	207	432	511	439	356	236	470	1,687	242	967	1,136	1,376	1,313	1,013	852	471	867	1,620	17
71	42370	Loma Linda city	4,916	3,455	48	514	595	545	448	489	238	416	1,284	339	487	457	501	439	431	305	82	324	405	24
71	48788	Montclair city	3,531	5,381	111	250	372	584	342	406	253	261	831	121	816	605	503	565	590	614	436	472	765	15
71	50734	Needles city	958	1,245	64	2	64	154	42	66	105	59	238	164	213	242	182	180	79	86	41	57	158	7
71	53896	Ontario city	19,232	27,934	588	1,097	2,363	2,114	2,684	1,766	1,576	1,601	4,811	632	3,201	2,308	3,163	3,528	3,355	2,449	1,916	2,447	5,426	141
71	59451	Rancho Cucamonga city	17,520	36,733	321	617	2,192	2,355	2,322	1,825	1,380	1,817	4,298	393	2,945	3,115	4,138	5,330	4,222	3,561	2,848	3,600	6,785	189
71	59962	Redlands city	9,467	15,073	141	554	1,188	1,605	999	789	490	997	2,425	279	2,276	1,589	2,228	1,925	1,603	1,190	822	1,310	2,007	123
71	60466	Rialto city	7,783	16,579	143	336	567	758	701	722	653	858	2,726	319	1,593	1,466	1,824	1,984	1,620	1,505	1,060	1,952	3,521	54
71	65000	San Bernardino city	27,021	30,526	599	1,179	2,471	2,802	2,757	2,279	1,835	2,945	8,962	1,192	3,833	2,726	3,262	3,605	2,928	2,635	1,974	2,515	6,855	193
71	80994	Twentynine Palms city	6,278	4,492	333	508	771	634	493	414	624	514	959	1,028	969	756	716	515	233	407	237	178	409	72
71	81344	Upland city	10,134	14,533	231	598	1,143	1,331	1,101	1,108	769	1,174	2,449	230	2,250	1,553	1,765	1,860	1,487	1,139	940	1,040	2,398	101
71	82590	Victorville city	10,043	18,799	224	509	796	782	1,104	817	632	979	3,561	639	1,684	1,371	1,986	2,472	2,417	1,642	1,776	1,675	3,523	253
71	87042	Yucaipa city	3,848	13,342	174	309	435	426	293	230	238	425	1,148	170	1,613	1,441	1,945	1,632	1,605	1,140	981	1,058	1,787	140
71	87056	Yucca Valley town	2,660	5,687	74	224	304	368	252	267	66	278	706	121	692	748	980	767	475	347	162	425	1,029	62
71	99999	Unincorporated	24,905	63,016	690	2,126	2,682	2,878	2,289	1,809	1,255	2,258	6,447	2,471	9,202	7,546	7,772	6,957	6,793	5,033	3,295	4,918	10,842	658
		San Bernardino County	204,368	384,428	4,753	11,635	21,846	23,277	21,838	18,040	14,394	20,418	57,314	10,853	43,362	37,742	45,146	47,848	41,888	33,574	25,876	34,427	71,931	2,634
111	10046	Camarillo city	6,261	16,699	122	257	721	987	722	596	548	625	1,419	264	2,294	1,628	1,810	2,288	2,214	1,433	1,068	1,408	2,451	105
111	24092	Fillmore city	1,393	2,901	43	45	147	156	124	112	153	173	410	30	231	326	270	266	403	294	213	251	647	-
111	49138	Moorpark city	1,774	8,959	-	71	188	233	273	209	225	83	492	-	874	610	1,152	1,320	853	1,052	691	871	1,528	8
111	53476	Ojai city	1,303	1,774	11	102	92	207	175	146	21	136	291	122	187	156	310	233	201	158	56	88	347	38
111	54652	Oxnard city	21,236	28,314	334	759	1,949	2,002	2,833	2,398	1,728	2,434	6,178	621	3,902	2,896	2,640	2,947	2,601	2,443	1,813	2,895	6,053	124
111	58296	Port Hueneme city	3,188	3,695	5	96	166	496	399	326	201	227	795	477	392	359	540	323	468	187	296	296	825	9
111	65042	Ventura city	16,526	22,002	377	1,148	1,950	2,087	1,926	1,436	1,556	1,705	3,703	638	3,592	2,188	2,633	2,597	2,657	1,911	1,342	1,920	3,122	40
111	70042	Santa Paula city	3,662	4,711	19	86	330	492	456	278	362	366	1,048	225	623	564	632	384	496	381	265	377	959	30
111	72016	Simi Valley city	9,059	29,890	150	441	1,043	1,321	1,213	857	749	866	2,042	377	2,634	2,589	3,325	4,305	3,302	2,943	2,310	3,012	5,447	23
111	78582	Thousand Oaks city	10,403	32,819	203	558	1,399	1,519	1,648	705	848	876	2,271	376	3,802	3,627	4,266	4,483	3,409	2,747	2,133	2,943	5,238	171
111	99999	Unincorporated	8,382	22,227	254	738	832	683	1,132	785	418	845	1,770	925	3,111	2,095	2,665	2,371	2,363	1,795	1,508	1,894	4,303	122
		Ventura County	83,187	173,991	1,518	4,301	8,817	10,183	10,901	7,848	6,809	8,336	20,419	4,055	21,642	17,038	20,243	21,517	18,967	15,344	11,695	15,955	30,920	670
		SCAG Region	2,508,976	3,180,855	62,537	157,620	259,306	292,582	284,691	225,204	177,060	255,332	683,511	111,133	404,966	308,721	351,050	363,119	325,169	267,162	209,434	291,459	639,277	20,498

SCAG Region Renter Households Gross Rent as Percentage of Household Income and Owner Households Mortgage Payment of Household Income as Percentage

County	fips	CITY	Household: Renter	Household: Owner	Renter: Less than 10%	Renter: 10% to 14.9%	Renter: 15% to 19.9%	Renter: 20% to 24.9%	Renter: 25% to 29.9%	Renter: 30% to 34.9%	Renter: 35% to 39.9%	Renter: 40% to 49.9%	Renter: 50% or More	Renter: Not Computed	Owner: Less than 10%	Owner: 10% to 14.9%	Owner: 15% to 19.9%	Owner: 20% to 24.9%	Owner: 25% to 29.9%	Owner: 30% to 34.9%	Owner: 35% to 39.9%	Owner: 40% to 49.9%	Owner: 50% or More	Owner: Not Computed
25	8058	Brawley city	3,310	3,613	3.1%	7.8%	4.2%	14.9%	9.8%	8.4%	6.3%	9.4%	27.6%	8.5%	18.6%	10.4%	13.1%	9.7%	12.0%	6.9%	6.0%	9.2%	13.9%	0.3%
25	9710	Calexico city	4,611	5,519	2.0%	5.6%	6.1%	8.6%	17.2%	7.1%	8.0%	12.9%	27.4%	5.1%	11.0%	6.3%	12.4%	14.5%	10.0%	10.1%	5.5%	11.8%	18.0%	0.4%
25	9878	Calipatria city	344	594	5.5%	10.5%	13.1%	13.7%	12.8%	13.4%	5.5%	12.2%	13.4%	0.0%	29.1%	5.7%	12.8%	17.5%	5.9%	12.0%	1.0%	2.5%	12.5%	1.0%
25	21782	El Centro city	6,500	6,761	4.0%	7.3%	8.0%	9.6%	11.4%	10.9%	5.7%	13.7%	26.3%	3.1%	15.6%	10.7%	14.7%	12.4%	10.5%	7.1%	5.7%	9.3%	13.8%	0.2%
25	34246	Holtville city	747	889	5.0%	6.7%	13.8%	6.4%	15.5%	5.8%	4.8%	14.1%	20.2%	7.8%	18.8%	9.4%	15.4%	18.4%	6.3%	12.3%	0.0%	2.7%	16.6%	0.0%
25	36280	Imperial city	1,248	2,543	1.1%	9.1%	17.1%	6.5%	18.0%	18.0%	7.5%	11.9%	7.3%	3.5%	7.9%	10.2%	5.7%	13.4%	12.7%	7.9%	12.0%	11.0%	19.3%	0.0%
25	84606	Westmorland city	255	301	0.0%	4.3%	14.5%	3.1%	17.6%	10.6%	4.3%	10.6%	24.3%	10.6%	9.6%	12.6%	21.6%	13.6%	11.0%	8.0%	5.6%	8.0%	10.0%	0.0%
25	99999	Unincorporated	3,129	6,041	6.4%	9.7%	13.0%	8.7%	4.9%	8.4%	4.4%	11.0%	17.0%	16.5%	20.0%	13.8%	12.8%	12.3%	9.1%	9.0%	7.3%	4.8%	9.6%	1.2%
		Imperial County	20,144	26,261	3.6%	7.5%	8.7%	9.8%	12.1%	9.5%	6.2%	12.2%	23.7%	6.8%	15.6%	10.3%	12.8%	12.9%	10.3%	8.5%	6.4%	8.5%	14.3%	0.5%
37	394	Agoura Hills city	1,456	6,415	2.3%	8.0%	5.6%	15.7%	12.2%	10.6%	4.3%	4.2%	32.3%	4.7%	10.8%	14.0%	12.1%	14.5%	8.7%	6.2%	4.3%	10.8%	18.3%	0.2%
37	884	Alhambra city	16,387	12,699	2.9%	8.0%	12.6%	10.6%	11.9%	9.0%	5.4%	9.3%	25.8%	4.4%	15.3%	12.2%	10.5%	12.2%	7.5%	7.7%	6.1%	6.7%	19.7%	2.2%
37	2462	Arcadia city	6,807	12,129	1.8%	7.8%	11.3%	12.1%	10.8%	9.0%	6.3%	8.7%	24.8%	7.3%	16.9%	13.0%	11.9%	9.9%	10.0%	7.5%	4.6%	8.1%	16.8%	1.1%
37	2896	Artesia city	1,838	2,560	1.6%	8.5%	4.7%	12.0%	9.2%	6.9%	6.4%	18.0%	30.8%	1.9%	18.5%	8.8%	8.6%	8.0%	6.7%	3.9%	9.3%	8.8%	27.5%	0.0%
37	3274	Avalon city	773	337	1.3%	5.3%	15.1%	7.1%	13.1%	13.7%	4.1%	9.7%	18.6%	11.9%	20.2%	25.2%	7.4%	9.8%	0.0%	7.1%	3.0%	13.4%	13.9%	0.0%
37	3386	Azusa city	6,101	6,963	1.3%	4.0%	11.1%	12.9%	11.1%	10.4%	6.1%	9.5%	30.4%	3.1%	12.7%	9.7%	11.6%	9.2%	12.7%	8.6%	9.6%	10.9%	14.5%	0.4%
37	3666	Baldwin Park city	6,509	11,204	1.8%	2.9%	7.7%	11.1%	15.1%	9.7%	6.3%	11.6%	29.0%	4.7%	13.0%	8.9%	9.5%	9.2%	9.7%	7.9%	7.3%	9.1%	25.1%	0.4%
37	4870	Bell city	6,560	2,478	1.6%	6.8%	13.0%	10.5%	11.3%	8.0%	6.9%	11.2%	29.4%	1.3%	10.9%	9.9%	10.3%	11.1%	11.4%	7.6%	7.4%	8.7%	21.5%	1.2%
37	4982	Bellflower city	13,909	8,824	2.3%	7.9%	11.1%	11.5%	13.8%	10.2%	7.0%	8.8%	25.3%	2.3%	15.8%	9.1%	10.3%	11.5%	9.6%	7.8%	6.9%	8.9%	19.8%	0.3%
37	4996	Bell Gardens city	7,438	2,460	2.2%	10.1%	10.5%	12.3%	10.8%	8.2%	7.7%	7.4%	29.6%	1.2%	12.6%	8.1%	9.6%	7.4%	9.4%	9.2%	4.3%	9.3%	27.8%	2.2%
37	6308	Beverly Hills city	7,900	6,516	4.9%	7.8%	9.6%	8.3%	9.8%	10.0%	6.0%	9.8%	28.8%	4.9%	16.7%	10.9%	8.9%	5.6%	6.6%	3.7%	5.8%	7.0%	33.3%	1.4%
37	7946	Bradbury city	8	276	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	14.5%	11.6%	11.6%	6.2%	8.3%	8.7%	11.6%	5.4%	22.1%	0.0%
37	8954	Burbank city	22,393	18,112	2.8%	7.4%	12.2%	13.3%	14.8%	8.5%	6.1%	7.8%	24.0%	3.1%	11.8%	10.9%	10.5%	11.6%	8.5%	9.3%	6.2%	9.4%	21.6%	0.3%
37	9598	Calabasas city	1,672	5,960	2.7%	7.1%	6.5%	11.1%	2.8%	15.6%	11.5%	8.8%	28.3%	5.5%	10.2%	8.9%	11.2%	10.7%	12.7%	6.4%	5.5%	10.2%	23.7%	0.5%
37	11530	Carson city	5,503	19,224	3.7%	6.7%	11.6%	16.3%	11.2%	7.7%	10.2%	5.7%	20.6%	6.3%	14.9%	8.6%	12.2%	12.6%	8.9%	8.1%	5.5%	9.7%	18.6%	0.9%
37	12552	Cerritos city	2,713	12,714	2.1%	6.4%	5.3%	8.7%	10.9%	7.5%	9.8%	9.9%	24.4%	15.0%	17.4%	11.7%	11.4%	13.8%	7.9%	7.7%	7.0%	6.1%	16.2%	0.7%
37	13756	Claremont city	3,574	7,681	3.0%	7.0%	7.1%	12.0%	13.6%	12.1%	7.7%	6.6%	26.3%	4.6%	13.2%	9.3%	14.6%	15.1%	13.0%	6.8%	6.9%	5.7%	14.9%	0.3%
37	14974	Commerce city	1,638	1,668	3.6%	13.4%	9.3%	9.1%	16.5%	8.2%	4.3%	7.0%	26.6%	1.9%	25.5%	8.1%	6.5%	5.0%	9.2%	6.7%	3.2%	15.5%	20.2%	0.0%
37	15044	Compton city	9,882	12,476	2.7%	7.2%	8.9%	8.7%	9.0%	7.9%	6.6%	7.8%	36.0%	5.0%	9.5%	8.3%	8.9%	10.6%	8.6%	7.8%	6.3%	10.4%	28.4%	1.0%
37	16742	Covina city	6,174	8,720	1.2%	6.8%	10.0%	14.2%	10.2%	10.0%	9.9%	10.2%	23.7%	3.9%	12.3%	11.6%	12.1%	14.5%	11.6%	7.4%	8.5%	6.6%	15.1%	0.3%
37	17498	Cudahy city	4,401	1,029	1.5%	11.1%	9.0%	9.6%	17.8%	7.3%	8.5%	12.2%	22.2%	0.7%	13.1%	7.1%	8.4%	14.3%	12.7%	7.4%	11.8%	6.6%	18.7%	0.0%
37	17568	Culver City city	6,699	9,579	4.2%	7.7%	13.2%	14.7%	10.6%	7.7%	6.0%	11.0%	19.0%	5.9%	11.5%	12.3%	11.4%	11.1%	11.3%	8.2%	7.2%	10.1%	16.1%	0.7%
37	19192	Diamond Bar city	2,836	15,245	3.0%	5.6%	5.8%	5.9%	7.4%	11.2%	13.8%	9.6%	27.5%	10.3%	12.1%	8.9%	13.1%	13.2%	10.4%	9.8%	5.5%	8.4%	18.0%	0.6%
37	19766	Downey city	15,216	16,879	1.4%	4.9%	11.9%	13.8%	11.7%	10.1%	8.1%	10.9%	22.6%	4.8%	15.1%	9.7%	8.8%	12.4%	9.2%	9.1%	5.9%	8.9%	20.4%	0.6%
37	19990	Duarte city	1,944	4,486	0.6%	7.0%	6.9%	11.5%	19.9%	6.1%	9.6%	14.1%	17.4%	6.9%	14.7%	6.6%	11.4%	9.4%	11.2%	10.2%	6.8%	8.6%	20.8%	0.3%
37	22230	El Monte city	17,278	11,838	2.3%	7.0%	8.1%	11.3%	9.3%	8.5%	8.4%	12.2%	30.3%	2.7%	15.2%	9.4%	11.1%	8.4%	5.6%	7.6%	5.8%	11.5%	25.1%	0.4%
37	22412	El Segundo city	4,036	3,069	4.6%	14.9%	14.4%	14.7%	16.6%	6.3%	3.9%	8.4%	14.9%	1.4%	13.6%	11.0%	9.8%	12.9%	9.9%	10.8%	6.8%	11.6%	13.1%	0.6%
37	28168	Gardena city	10,869	9,516	1.5%	4.7%	13.2%	8.7%	11.4%	7.5%	7.1%	9.4%	32.0%	4.4%	15.9%	9.6%	10.6%	9.4%	11.8%	7.8%	4.8%	9.4%	20.3%	0.3%
37	30000	Glendale city	43,984	28,165	1.5%	6.1%	9.9%	10.1%	11.1%	8.1%	6.0%	11.2%	32.8%	3.3%	11.1%	10.8%	9.7%	11.6%	10.3%	7.4%	5.8%	10.3%	22.3%	0.6%
37	30014	Glendora city	4,428	12,010	1.0%	7.4%	10.8%	11.9%	14.7%	12.3%	8.0%	8.2%	20.6%	4.9%	13.6%	10.7%	12.1%	11.4%	11.5%	8.6%	7.6%	8.5%	15.6%	0.5%
37	32506	Hawaiian Gardens city	1,899	2,027	1.3%	10.5%	10.5%	10.0%	6.4%	16.2%	5.9%	6.0%	30.0%	3.2%	10.4%	2.8%	6.2%	15.4%	10.4%	13.4%	6.2%	9.8%	25.5%	0.0%
37	32548	Hawthorne city	20,035	7,397	1.6%	7.0%	13.8%	12.7%	11.6%	8.3%	6.1%	9.4%	25.5%	3.8%	10.4%	9.0%	9.4%	9.1%	8.7%	7.9%	8.1%	10.2%	26.5%	0.6%
37	33364	Hermosa Beach city	4,990	4,236	5.5%	11.8%	17.1%	13.8%	11.1%	7.3%	9.5%	8.2%	13.8%	1.9%	17.6%	10.8%	15.7%	10.8%	7.6%	7.5%	6.8%	6.5%	15.3%	1.3%
37	33518	Hidden Hills city	18	620	22.2%	61.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	16.7%	14.2%	13.2%	11.9%	9.0%	9.4%	4.5%	6.5%	8.7%	22.6%	0.0%
37	36056	Huntington Park city	10,599	4,197	2.4%	6.6%	10.9%	9.9%	9.8%	9.8%	6.0%	14.4%	27.8%	2.4%	11.6%	8.2%	6.8%	9.9%	10.7%	9.0%	6.7%	9.3%	27.7%	0.2%
37	36490	Industry city	71	52	11.3%	23.9%	11.3%	28.2%	11.3%	7.0%	0.0%	0.0%	4.2%	2.8%	21.2%	0.0%	5.8%	13.5%	3.8%	15.4%	0.0%	3.8%	36.5%	0.0%
37	36546	Inglewood city	23,683	13,487	2.4%	5.6%	10.4%	13.5%	10.1%	8.5%	7.8%	10.6%	27.7%	3.3%	8.6%	8.3%	9.6%	9.5%	9.3%	9.1%	7.3%	10.9%	26.5%	0.7%
37	36826	Irwindale city	127	247	5.5%	8.7%	2.4%	39.4%	11.8%	9.4%	0.0%	7.9%	10.2%	4.7%	16.2%	17.4%	13.4%	8.5%	8.1%	6.9%	5.7%	10.9%	13.0%	0.0%
37	39003	La Cañada Flintridge city	599	6,175	0.0%	4.2%	26.2%	10.9%	8.7%	7.2%	7.8%	8.3%	19.0%	7.7%	19.5%	12.4%	10.1%	10.5%	8.2%	7.6%	3.4%	7.5%	20.8%	0.0%
37	39304	La Habra Heights city	28	1,895	0.0%	0.0%	0.0%	0.0%	0.0%	50.0%	0.0%	0.0%	21.4%	28.6%	19.2%	12.8%	6.9%	11.5%	9.3%	7.1%	3.3%	8.5%	20.8%	0.6%
37	39892	Lakewood city	6,633	18,279	1.7%	8.1%	12.8%	16.4%	12.4%	11.3%	7.1%	8.4%	17.4%	4.4%	14.4%	12.3%	11.2%	11.6%	12.4%	8.2%	6.6%	7.4%	15.4%	0.4%
37	40032	La Mirada city	2,686	12,007	3.8%	4.1%	7.4%	7.3%	5.2%	11.8%	8.2%	13.0%	35.1%	4.1%	16.2%	10.0%	12.4%	13.7%	11.2%	7.2%	5.9%	8.3%	14.4%	0.6%
37	40130	Lancaster city	15,723	26,307	2.3%	4.0%	8.0%	11.4%	9.6%	6.5%	6.0%	11.9%	32.3%	8.0%	10.2%	9.0%	11.0%	12.0%	10.3%	9.0%	7.8%	10.3%	18.8%	1.8%
37	40340	La Puente city	3,738	5,981	0.8%	3.9%	11.5%	11.7%	11.6%	9.1%	10.6%	10.1%	27.1%	3.5%	11.9%	11.3%	11.6%	11.7%	6.3%	5.8%	9.3%	9.7%	22.2%	0.0%
37	40830	La Verne city	2,439	9,432	2.2%	8.1%	10.1%	17.2%	12.0%	11.5%	2.6%	6.6%	21.9%	7.7%	15.1%	9.2%	11.8%	13.2%	9.3%	10.3%	5.8%	7.4%	17.7%	0.2%
37	40886	Lawndale city	6,373	3,047	1.8%	6.6%	9.4%	11.5%	9.7%	7.3%	9.1%	10.3%	30.3%	4.1%	12.7%	9.1%	17.3%	7.9%	10.0%	5.9%	2.3%	10.0%	24.2%	0.6%
37	42468	Lomita city	4,093	3,542	1.2%	10.8%	16.1%	16.3%	12.0%	14.8%	3.4%	7.9%	14.1%	3.4%	16.3%	5.7%	17.5%	16.1%	11.6%	7.5%	4.8%	5.6%	14.4%	0.4%
37	43000	Long Beach city	92,566	68,406	2.1%	5.8%	11.4%	12.5%	11.7%	8.7%	6.8%	9.8%	27.9%	3.3%	15.1%	9.8%	10.3%	10.7%	9.8%	9.0%	6.7%	9.1%	19.2%	0.4%
37	44000	Los Angeles city	786,598	511,752	2.6%	6.6%	9.8%	11.0%	10.8%	8.8%	7.0%	10.3%	28.8%	4.2%	11.8%	9.3%	9.9%	10.1%	9.4%	7.7%	6.6%	9.5%	24.9%	0.7%
37	44574	Lynwood city	7,258	7,022	0.8%	4.4%	11.5%	11.8%	9.5%	7.8%	6.1%	12.4%	32.2%	3.6%	8.8%	10.4%	9.6%	8.7%	9.2%	8.2%	6.8%	10.9%	26.6%	0.7%
37	45246	Malibu city	1,337	3,819	7.3%	10.4%	6.2%	8.7%	4.9%	15.4%	1.4%	2.8%	26.6%	16.3%	23.5%	10.1%	10.5%	5.1%	7.8%	4.5%	2.3%	9.1%	26.5%	0.7%
37	45400	Manhattan Beach city	4,231	9,650	6.0%	12.8%	15.2%	15.0%	10.4%	4.9%	4.1%	6.7%	22.5%	2.3%	19.8%	13.4%	10.7%	10.2%	11.4%	6.2%	5.5%	7.6%	15.2%	0.0%
37	46492	Maywood city	4,849	1,835	1.5%	6.1%	11.3%	11.5%	13.7%	6.7%	6.9%	9.2%	31.0%	2.0%	8.0%	6.3%	8.9%	8.9%	8.7%	8.4%	10.7%	5.4%	34.1%	0.5%
37	48648	Monrovia city	6,886	6,981	1.5%	10.9%	10.9%	12.0%	14.2%	5.9%	4.7%	9.9%	27.2%	2.9%	14.0%	11.1%	9.7%	13.4%	10.3%	10.7%	4.9%	10.0%	15.5%	0.5%
37	48816	Montebello city	9,575	8,868	3.0%	6.5%	9.6%	17.5%	10.9%	9.1%	5.2%	9.3%	23.4%	5.5%	15.5%	13.1%	9.7%	11.4%	8.9%	7.8%	7.5%	8.5%	16.9%	0.6%
37	48914	Monterey Park city	8,811	11,014	2.2%	5.6%	11.7%	10.5%	8.9%	8.1%	6.6%	9.3%	29.5%	7.4%	21.0%	11.7%	11.0%	9.9%	9.2%	6.6%	3.2%	6.3%	19.7%	1.4%
37	52526	Norwalk city	8,908	17,414	1.8%	7.6%	11.9%	8.8%	13.0%	10.4%	4.8%	12.3%	24.9%	4.5%	14.8%	8.1%	10.2%	12.3%	9.7%	7.8%	7.3%	9.8%	19.6%	0.5%
37	55156	Palmdale city	11,314	26,445	2.3%	4.0%	4.6%	8.8%	11.9%	7.4%	8.6%	14.0%	34.3%	4.1%	6.5%	8.1%	11.3%	11.7%	11.3%	10.0%	6.4%	9.6%	24.7%	0.4%
37	55380	Palos Verdes Estates city	425	4,391	5.9%	15.8%	14.6%	8.5%	10.8%	1.9%	3.3%	12.0%	15.8%	11.5%	19.6%	13.8%	13.5%	10.0%	10.0%	6.9%	3.9%	7.6%	14.8%	0.0%
37	55618	Paramount city	7,901	6,615	2.5%	4.5%	12.2%	11.1%	8.9%	9.1%	6.6%	12.8%	28.3%	4.1%	11.5%	7.3%	10.2%	10.6%	9.3%	6.4%	6.6%	10.8%	25.9%	1.4%

SCAG Region Renter Households Gross Rent as Percentage of Household Income and Owner Households Mortgage Payment of Household Income as Percentage

County	fips	CITY	Household: Renter	Household: Owner	Renter: Less than 10%	Renter: 10% to 14.9%	Renter: 15% to 19.9%	Renter: 20% to 24.9%	Renter: 25% to 29.9%	Renter: 30% to 34.9%	Renter: 35% to 39.9%	Renter: 40% to 49.9%	Renter: 50% or More	Renter: Not Computed	Owner: Less than 10%	Owner: 10% to 14.9%	Owner: 15% to 19.9%	Owner: 20% to 24.9%	Owner: 25% to 29.9%	Owner: 30% to 34.9%	Owner: 35% to 39.9%	Owner: 40% to 49.9%	Owner: 50% or More	Owner: Not Computed
37	56000	Pasadena city	29,518	25,149	3.2%	6.7%	12.1%	11.9%	11.3%	9.6%	5.9%	8.9%	25.9%	4.5%	14.2%	10.3%	11.3%	12.0%	10.9%	8.4%	5.7%	8.3%	18.1%	0.9%
37	56924	Pico Rivera city	5,137	11,106	1.0%	4.2%	10.7%	9.1%	15.3%	9.2%	7.7%	13.6%	25.8%	3.4%	18.2%	10.3%	13.0%	10.9%	9.7%	7.1%	5.6%	7.0%	17.9%	0.5%
37	58072	Pomona city	16,119	22,570	1.6%	5.0%	10.7%	9.0%	9.7%	9.4%	8.1%	10.6%	31.3%	4.6%	10.0%	9.8%	9.4%	9.5%	10.0%	11.3%	7.6%	10.4%	21.5%	0.5%
37	59514	Rancho Palos Verdes city	2,891	11,527	3.6%	5.4%	9.5%	15.9%	9.8%	8.3%	7.1%	5.9%	24.3%	10.2%	20.4%	10.4%	12.8%	10.0%	9.3%	7.2%	4.8%	8.1%	16.8%	0.1%
37	60018	Redondo Beach city	13,734	14,624	4.2%	8.2%	15.3%	15.8%	14.1%	9.1%	4.3%	7.1%	18.5%	3.3%	12.4%	13.6%	10.7%	14.8%	10.6%	8.8%	8.0%	6.4%	14.1%	0.7%
37	62602	Rolling Hills city	15	598	0.0%	0.0%	20.0%	66.7%	0.0%	0.0%	13.3%	0.0%	0.0%	0.0%	18.4%	16.6%	7.9%	9.7%	7.9%	6.2%	3.0%	4.7%	24.6%	1.2%
37	62644	Rolling Hills Estates city	235	2,578	0.0%	6.4%	20.4%	21.7%	3.8%	17.4%	9.8%	0.0%	11.1%	9.4%	20.5%	10.6%	9.7%	13.1%	9.5%	6.9%	4.3%	7.8%	17.6%	0.0%
37	62896	Rosemead city	6,916	7,284	2.2%	4.6%	8.8%	10.9%	9.1%	6.6%	8.8%	14.7%	28.9%	5.3%	18.2%	10.3%	10.9%	9.0%	9.1%	6.5%	6.1%	8.4%	21.2%	0.3%
37	66070	San Dimas city	3,224	9,045	3.1%	8.6%	7.4%	14.8%	12.3%	8.0%	9.8%	10.9%	19.4%	5.6%	14.6%	9.2%	12.8%	14.9%	9.4%	8.7%	4.9%	8.5%	16.3%	0.7%
37	66140	San Fernando city	2,933	3,019	0.3%	9.8%	7.8%	10.0%	8.8%	7.1%	9.6%	14.6%	26.3%	5.7%	10.7%	8.5%	10.7%	10.2%	9.9%	8.3%	5.9%	9.8%	24.6%	1.4%
37	67042	San Gabriel city	6,678	5,943	3.9%	5.3%	11.2%	8.9%	10.5%	9.6%	5.9%	10.9%	27.6%	6.3%	15.3%	8.9%	12.3%	12.7%	7.9%	9.9%	7.1%	10.4%	14.7%	0.8%
37	68224	San Marino city	233	4,045	24.5%	4.3%	8.6%	6.4%	11.2%	7.7%	0.0%	0.0%	11.6%	25.8%	22.2%	13.8%	9.9%	7.7%	5.7%	7.5%	6.4%	7.1%	19.5%	0.2%
37	69088	Santa Clarita city	14,814	40,188	2.3%	5.4%	9.5%	12.0%	14.5%	9.3%	6.0%	10.1%	26.8%	4.1%	9.0%	7.9%	12.7%	13.9%	11.7%	9.9%	6.8%	10.1%	17.8%	0.3%
37	69154	Santa Fe Springs city	2,191	2,778	1.3%	4.6%	9.4%	11.3%	14.3%	13.0%	10.3%	12.9%	20.7%	2.2%	9.5%	8.0%	17.7%	7.5%	10.5%	8.7%	8.2%	12.2%	16.8%	0.9%
37	70000	Santa Monica city	32,330	13,111	5.9%	10.1%	11.8%	12.9%	11.3%	7.3%	6.2%	7.7%	23.8%	3.1%	15.4%	9.5%	13.5%	12.7%	9.3%	6.5%	4.0%	8.2%	19.6%	1.4%
37	71806	Sierra Madre city	1,624	2,942	3.0%	15.2%	8.5%	11.4%	10.2%	18.7%	3.7%	3.2%	22.4%	3.8%	13.9%	14.8%	14.6%	11.8%	9.5%	7.2%	7.4%	4.9%	16.0%	0.0%
37	71876	Signal Hill city	2,074	2,071	7.5%	4.8%	10.6%	15.9%	7.8%	11.5%	4.1%	12.4%	16.2%	9.3%	7.7%	9.3%	12.6%	8.0%	11.4%	14.7%	7.9%	10.3%	16.9%	1.2%
37	72996	South El Monte city	2,598	2,378	4.5%	4.3%	4.7%	6.8%	12.2%	11.4%	6.6%	14.3%	23.7%	11.5%	20.9%	7.9%	11.5%	8.7%	6.3%	8.5%	6.3%	10.8%	16.8%	2.3%
37	73080	South Gate city	13,039	10,710	2.7%	4.9%	12.0%	12.3%	10.6%	8.0%	9.7%	10.8%	25.8%	3.1%	12.1%	10.7%	8.6%	10.0%	9.5%	7.1%	6.5%	10.8%	24.4%	0.2%
37	73220	South Pasadena city	5,180	4,618	7.3%	10.4%	16.4%	14.2%	9.7%	7.2%	4.4%	9.3%	17.4%	3.7%	18.4%	9.4%	15.2%	8.2%	12.4%	7.9%	5.6%	6.6%	15.6%	0.7%
37	78148	Temple City city	4,228	7,553	1.5%	7.7%	14.3%	13.6%	10.8%	6.7%	9.7%	8.6%	21.8%	5.3%	18.1%	11.1%	12.0%	9.8%	9.4%	7.7%	8.0%	5.7%	17.3%	0.7%
37	80000	Torrance city	23,562	30,737	3.2%	8.7%	13.0%	14.4%	11.4%	7.2%	6.4%	11.7%	19.7%	4.1%	16.7%	11.4%	11.4%	12.0%	9.3%	8.1%	6.1%	9.3%	15.1%	0.5%
37	82422	Vernon city	19	4	0.0%	42.1%	0.0%	10.5%	10.5%	10.5%	0.0%	0.0%	26.3%	0.0%	50.0%	0.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
37	83332	Walnut city	822	7,790	3.0%	1.6%	5.4%	4.7%	10.3%	7.2%	6.9%	11.8%	25.3%	23.7%	13.3%	10.4%	11.3%	16.0%	10.2%	8.0%	4.0%	9.2%	17.1%	0.5%
37	84200	West Covina city	10,477	19,933	0.8%	6.1%	9.4%	10.6%	10.3%	11.7%	6.3%	11.6%	30.2%	2.8%	12.3%	10.1%	13.1%	10.9%	10.2%	7.9%	8.3%	10.7%	16.1%	0.2%
37	84410	West Hollywood city	18,317	5,106	4.6%	10.1%	9.3%	11.0%	13.0%	8.2%	5.8%	7.5%	27.4%	3.0%	7.2%	8.1%	10.2%	9.7%	8.2%	9.9%	6.1%	14.0%	25.1%	1.4%
37	84438	Westlake Village city	365	2,889	0.0%	2.7%	11.0%	18.1%	6.3%	12.6%	2.7%	9.6%	24.4%	12.6%	13.4%	9.1%	12.2%	8.8%	13.0%	10.7%	5.9%	9.7%	17.0%	0.3%
37	85292	Whittier city	10,985	15,834	1.2%	7.4%	12.2%	14.4%	12.7%	8.5%	8.0%	11.1%	22.0%	2.5%	15.3%	8.6%	11.1%	13.2%	11.2%	7.5%	6.2%	9.5%	17.2%	0.2%
37	99999	Unincorporated	108,507	183,680	2.8%	6.1%	9.7%	10.9%	11.6%	8.7%	6.5%	10.1%	27.9%	5.6%	13.3%	9.5%	11.1%	11.5%	9.9%	8.3%	6.3%	9.0%	20.4%	0.7%
		Los Angeles County	1,634,084	1,544,182	2.6%	6.7%	10.3%	11.4%	11.2%	8.8%	6.9%	10.2%	27.7%	4.2%	13.1%	9.7%	10.7%	11.0%	9.7%	8.1%	6.4%	9.2%	21.4%	0.7%
59	947	Aliso Viejo city	5,710	10,224	3.5%	6.3%	13.9%	13.2%	13.2%	10.4%	7.9%	11.5%	18.1%	2.1%	4.0%	5.9%	11.4%	14.7%	13.3%	11.0%	9.9%	11.0%	18.1%	0.6%
59	2000	Anaheim city	48,632	47,369	1.1%	4.4%	8.7%	11.4%	10.9%	11.3%	8.3%	12.1%	28.6%	3.2%	13.9%	8.9%	11.0%	11.7%	10.4%	9.0%	6.2%	8.6%	20.1%	0.2%
59	8100	Brea city	4,669	9,455	2.7%	6.4%	11.5%	16.7%	14.8%	5.5%	9.4%	7.2%	21.1%	4.7%	14.9%	10.5%	11.9%	12.5%	11.1%	7.3%	7.3%	7.9%	16.2%	0.5%
59	8786	Buena Park city	9,204	13,314	1.3%	6.4%	9.7%	10.6%	11.1%	9.7%	10.6%	11.0%	25.5%	4.0%	12.3%	11.0%	12.6%	10.2%	10.4%	8.7%	6.1%	8.9%	19.5%	0.3%
59	16532	Costa Mesa city	23,081	16,376	1.9%	6.1%	10.3%	15.9%	12.3%	10.1%	7.6%	9.0%	23.9%	2.9%	16.6%	11.4%	9.7%	11.9%	9.1%	8.8%	3.7%	8.6%	19.6%	0.6%
59	17750	Cypress city	4,630	10,924	0.7%	8.6%	7.9%	10.6%	14.3%	13.7%	8.6%	9.3%	18.4%	8.0%	15.5%	10.9%	13.2%	11.7%	10.4%	10.4%	6.7%	5.0%	15.9%	0.2%
59	17946	Dana Point city	5,419	9,402	2.1%	5.2%	8.2%	10.7%	11.4%	9.0%	9.3%	12.8%	26.5%	4.8%	17.0%	11.5%	10.8%	8.8%	6.5%	9.1%	7.6%	6.1%	21.4%	1.1%
59	25380	Fountain Valley city	5,246	13,294	3.1%	2.7%	10.7%	15.3%	14.2%	9.7%	9.7%	9.1%	21.1%	4.3%	18.9%	10.6%	10.8%	12.8%	8.5%	9.3%	4.8%	8.4%	15.3%	0.5%
59	28000	Fullerton city	20,362	24,002	2.6%	6.7%	10.1%	11.7%	9.2%	9.2%	7.8%	9.6%	28.4%	4.8%	16.2%	9.3%	11.1%	11.1%	10.6%	7.6%	7.6%	8.8%	17.1%	0.6%
59	29000	Garden Grove city	17,555	26,613	2.2%	5.6%	8.2%	9.3%	10.2%	9.0%	8.9%	10.8%	30.2%	5.5%	16.6%	8.9%	11.5%	10.3%	9.0%	8.4%	6.9%	8.7%	19.2%	0.4%
59	36000	Huntington Beach city	28,608	46,020	3.0%	6.7%	13.0%	16.0%	12.8%	8.9%	7.9%	8.1%	20.6%	2.9%	15.7%	11.0%	13.3%	11.1%	9.4%	8.0%	6.6%	7.7%	16.7%	0.6%
59	36770	Irvine city	32,343	38,899	2.8%	6.0%	13.2%	14.7%	12.0%	8.6%	6.1%	8.4%	21.4%	6.8%	11.3%	10.3%	11.8%	12.3%	11.6%	8.7%	6.5%	8.6%	17.9%	0.9%
59	39178	Laguna Beach city	4,278	6,964	6.9%	9.9%	12.8%	7.7%	10.3%	5.2%	2.8%	10.7%	25.8%	7.8%	20.1%	10.7%	10.7%	10.6%	7.6%	5.0%	5.3%	7.7%	21.1%	1.1%
59	39220	Laguna Hills city	2,483	8,133	2.7%	5.1%	4.9%	11.6%	9.1%	9.9%	3.8%	16.4%	32.1%	4.4%	15.0%	9.5%	11.3%	11.8%	9.4%	9.7%	6.5%	7.6%	18.9%	0.5%
59	39248	Laguna Niguel city	6,005	18,581	2.4%	3.5%	10.3%	13.5%	10.1%	10.9%	8.1%	11.2%	27.0%	3.0%	9.4%	8.9%	12.1%	14.1%	10.3%	8.4%	6.0%	9.4%	20.2%	1.3%
59	39259	Laguna Woods city	2,774	9,877	0.8%	2.6%	4.5%	5.0%	5.1%	9.7%	7.8%	6.8%	40.4%	17.2%	15.8%	9.8%	11.4%	10.6%	7.1%	7.2%	6.1%	6.1%	23.7%	2.1%
59	39290	La Habra city	7,959	10,097	2.2%	4.8%	11.1%	15.4%	12.1%	8.9%	6.4%	13.5%	22.8%	2.8%	14.8%	9.3%	14.7%	11.5%	9.6%	7.0%	6.5%	9.6%	16.5%	0.6%
59	39496	Lake Forest city	6,867	18,888	3.0%	4.5%	13.9%	14.0%	16.2%	12.5%	6.2%	10.0%	17.2%	2.5%	8.6%	11.8%	10.6%	13.6%	13.9%	9.9%	5.4%	9.0%	16.7%	0.5%
59	40256	La Palma city	1,064	3,722	0.0%	2.2%	18.8%	10.4%	12.4%	5.3%	4.9%	16.0%	19.7%	10.3%	17.1%	10.3%	12.8%	10.4%	11.3%	8.7%	5.8%	7.8%	15.5%	0.2%
59	43224	Los Alamitos city	2,264	1,925	2.8%	6.9%	12.5%	19.5%	12.8%	6.4%	8.7%	6.6%	21.5%	2.3%	17.8%	11.0%	14.0%	10.9%	10.7%	10.4%	10.1%	5.0%	10.2%	0.0%
59	48256	Mission Viejo city	6,881	26,621	1.7%	2.9%	9.4%	15.8%	11.1%	9.9%	11.1%	10.4%	24.2%	3.6%	12.0%	10.3%	13.0%	12.3%	12.9%	8.3%	6.4%	8.5%	16.0%	0.3%
59	51182	Newport Beach city	15,211	20,359	5.8%	8.7%	15.1%	14.0%	11.6%	7.7%	4.1%	6.3%	21.8%	5.0%	19.4%	12.5%	10.3%	9.6%	8.1%	6.2%	4.0%	6.7%	22.3%	0.9%
59	53980	Orange city	14,899	26,582	1.7%	7.9%	10.8%	11.4%	13.5%	11.3%	8.3%	9.9%	21.5%	3.8%	12.6%	9.7%	10.2%	12.3%	11.2%	9.7%	7.5%	9.5%	16.8%	0.6%
59	57526	Placentia city	5,236	10,722	0.7%	7.1%	8.9%	10.3%	13.3%	9.6%	7.3%	7.4%	31.7%	3.6%	15.5%	8.4%	12.0%	11.4%	13.4%	8.1%	6.5%	9.2%	14.9%	0.6%
59	59587	Rancho Santa Margarita city	4,326	12,271	0.0%	3.8%	12.5%	10.2%	20.1%	7.3%	7.4%	13.1%	23.5%	2.2%	5.4%	6.3%	12.1%	14.5%	12.0%	11.0%	10.3%	12.7%	15.6%	0.1%
59	65084	San Clemente city	7,593	15,604	2.6%	6.8%	12.2%	12.2%	10.7%	9.7%	6.7%	9.4%	21.3%	8.5%	11.9%	7.6%	9.3%	12.1%	10.2%	8.5%	7.0%	9.4%	23.0%	0.8%
59	68028	San Juan Capistrano city	2,077	9,439	4.4%	3.6%	8.2%	14.6%	9.7%	6.2%	4.4%	13.1%	29.2%	6.5%	11.9%	7.4%	10.4%	10.7%	10.6%	8.6%	6.5%	8.7%	24.8%	0.5%
59	69000	Santa Ana city	37,803	37,912	2.1%	5.6%	10.0%	13.0%	12.2%	9.9%	6.3%	12.0%	26.3%	2.7%	14.6%	9.7%	9.9%	9.3%	9.5%	7.2%	6.0%	10.3%	23.0%	0.6%
59	70686	Seal Beach city	2,873	9,789	4.6%	6.9%	16.2%	10.6%	14.6%	5.8%	8.2%	6.4%	18.9%	7.8%	29.3%	15.6%	10.3%	10.2%	7.0%	5.2%	5.2%	6.2%	10.4%	0.7%
59	73962	Stanton city	5,614	5,358	3.0%	7.2%	11.6%	8.9%	9.9%	7.3%	8.6%	9.6%	29.9%	4.0%	17.9%	9.1%	9.3%	9.4%	11.3%	9.7%	6.2%	8.4%	18.2%	0.4%
59	80854	Tustin city	11,516	12,611	1.1%	8.2%	13.1%	12.9%	12.5%	12.1%	9.9%	7.8%	20.6%	1.8%	11.7%	8.6%	12.6%	12.7%	10.7%	8.5%	7.6%	9.6%	17.7%	0.4%
59	82744	Villa Park city	26	2,004	0.0%	0.0%	0.0%	0.0%	61.5%	0.0%	0.0%	0.0%	0.0%	38.5%	19.2%	9.2%	12.7%	8.4%	6.2%	8.2%	8.4%	6.8%	20.9%	0.0%
59	84550	Westminster city	11,351	14,887	1.0%	3.8%	8.4%	10.4%	12.6%	8.8%	5.9%	10.4%	34.7%	4.3%	16.8%	10.6%	12.1%	12.7%	8.7%	9.6%	5.5%	6.8%	17.1%	0.1%
59	86832	Yorba Linda city	3,368	18,041	3.0%	8.2%	8.1%	9.9%	12.3%	6.7%	4.8%	10.4%	29.1%	7.7%	12.1%	9.3%	13.9%	13.9%	11.6%	8.1%	5.7%	8.9%	16.0%	0.4%
59	99999	Unincorporated	7,322	32,473	3.9%	3.6%	12.0%	8.3%	15.1%	10.2%	7.9%	9.4%	23.4%	6.2%	14.5%	8.8%	11.0%	10.1%	10.1%	7.7%	8.0%	9.5%	19.6%	0.8%
		Orange County	375,249	598,752	2.3%	5.9%	10.8%	12.7%	12.0%	9.6%	7.5%	10.0%	25.0%	4.3%	14.2%	9.8%	11.5%	11.6%	10.3%	8.4%	6.5%	8.6%	18.5%	0.6%
65	3820	Banning city	3,358	8,063	1.0%	7.5%	6.3%	10.9%	12.1%	7.2%	3.5%	15.0%	30.4%	6.1%	15.6%	15.5%	12.9%	12.7%	7.8%	5.9%	6.1%	6.5%	16.0%	1.0%
65	4758	Beaumont city	2,653	6,629	2.5%	3.2%	8.9%	14.4%	12.2%	8.6%	5.9%	15.1%	25.8%	3.4%	10.1%	8.1%	10.6%	12.4%	9.3%	11.6%	7.3%	11.5%	18.2%	0.9%

SCAG Region Renter Households Gross Rent as Percentage of Household Income and Owner Households Mortgage Payment of Household Income as Percentage

County	fips	CITY	Household: Renter	Household: Owner	Renter: Less than 10%	Renter: 10% to 14.9%	Renter: 15% to 19.9%	Renter: 20% to 24.9%	Renter: 25% to 29.9%	Renter: 30% to 34.9%	Renter: 35% to 39.9%	Renter: 40% to 49.9%	Renter: 50% or More	Renter: Not Computed	Owner: Less than 10%	Owner: 10% to 14.9%	Owner: 15% to 19.9%	Owner: 20% to 24.9%	Owner: 25% to 29.9%	Owner: 30% to 34.9%	Owner: 35% to 39.9%	Owner: 40% to 49.9%	Owner: 50% or More	Owner: Not Computed
65	7218	Blythe city	2,284	2,695	5.7%	9.3%	19.4%	5.6%	11.9%	7.0%	6.6%	6.5%	23.4%	4.5%	21.4%	14.2%	16.0%	9.7%	8.9%	7.2%	2.1%	4.8%	12.9%	2.7%
65	9864	Calimesa city	483	2,606	5.8%	2.3%	0.0%	7.9%	19.0%	5.2%	4.3%	2.5%	34.8%	18.2%	22.0%	15.1%	14.7%	13.5%	7.1%	7.8%	3.7%	4.3%	9.8%	2.0%
65	10928	Canyon Lake city	662	3,136	16.6%	0.0%	12.2%	2.4%	6.9%	3.0%	1.8%	6.6%	43.8%	6.5%	8.1%	9.2%	7.9%	15.8%	13.8%	11.4%	8.1%	8.3%	15.9%	1.5%
65	12048	Cathedral City city	5,902	12,205	1.2%	3.4%	5.2%	11.7%	9.6%	14.4%	6.5%	10.4%	34.9%	2.9%	8.7%	9.6%	10.2%	10.4%	9.8%	9.2%	7.5%	10.4%	23.5%	0.6%
65	14260	Coachella city	3,191	5,497	1.7%	2.4%	9.4%	14.7%	12.9%	9.4%	4.8%	10.7%	30.7%	3.1%	9.4%	7.7%	12.2%	8.7%	9.7%	8.8%	8.1%	7.7%	27.5%	0.2%
65	16350	Corona city	12,437	30,410	1.1%	4.6%	8.1%	11.7%	14.8%	9.6%	8.4%	10.0%	28.7%	3.1%	6.7%	7.1%	12.1%	12.5%	12.2%	9.9%	7.6%	11.3%	20.1%	0.4%
65	18996	Desert Hot Springs city	3,480	3,803	2.2%	5.3%	8.7%	12.8%	8.1%	10.0%	3.0%	9.9%	36.3%	3.6%	8.2%	8.6%	10.0%	12.2%	11.8%	5.8%	8.8%	9.3%	21.0%	4.4%
65	33182	Hemet city	10,218	16,698	1.1%	4.0%	4.6%	8.3%	12.9%	9.4%	7.6%	14.3%	33.8%	4.1%	15.9%	13.3%	10.6%	11.0%	8.7%	7.5%	6.1%	8.2%	18.3%	0.5%
65	36434	Indian Wells city	284	2,308	25.0%	0.0%	3.9%	0.0%	18.3%	4.2%	10.6%	10.2%	9.5%	18.3%	25.0%	17.6%	9.1%	7.3%	8.1%	2.9%	3.2%	9.2%	17.1%	0.5%
65	36448	Indio city	9,225	15,292	2.4%	3.4%	7.6%	13.7%	11.0%	11.3%	10.1%	10.2%	26.6%	3.6%	13.5%	7.4%	9.8%	10.7%	9.2%	9.9%	7.5%	11.1%	20.5%	0.5%
65	39486	Lake Elsinore city	4,104	9,350	1.1%	3.6%	14.5%	9.0%	9.5%	10.3%	9.2%	10.1%	29.5%	3.2%	6.4%	5.5%	7.8%	8.4%	13.7%	8.2%	11.1%	10.7%	27.1%	1.1%
65	40354	La Quinta city	3,734	11,704	2.0%	7.1%	7.4%	12.4%	13.7%	14.4%	8.1%	8.1%	22.9%	4.1%	12.1%	11.1%	10.8%	12.4%	10.8%	10.0%	6.7%	6.3%	18.5%	1.3%
65	46842	Menifee city	4,568	20,439	0.7%	2.1%	8.3%	7.9%	13.4%	7.2%	5.9%	15.0%	32.2%	7.3%	10.6%	8.9%	10.8%	11.0%	10.4%	9.7%	6.4%	11.0%	20.8%	0.5%
65	49270	Moreno Valley city	14,635	34,067	1.3%	3.7%	7.2%	10.0%	10.7%	10.0%	7.7%	11.7%	33.4%	4.1%	6.5%	6.2%	10.2%	11.8%	10.9%	10.1%	7.8%	12.9%	23.0%	0.6%
65	50076	Murrieta city	6,628	22,350	1.1%	3.0%	11.3%	12.7%	12.9%	9.0%	10.1%	11.8%	24.8%	3.2%	5.7%	8.4%	10.8%	12.8%	12.6%	11.8%	7.0%	10.9%	19.7%	0.3%
65	51560	Norco city	1,052	5,900	1.0%	7.9%	5.2%	5.4%	6.0%	13.1%	9.6%	13.6%	26.4%	11.8%	11.1%	8.4%	9.2%	14.1%	11.3%	11.8%	5.8%	9.3%	18.7%	0.2%
65	55184	Palm Desert city	7,677	16,183	1.9%	2.7%	9.4%	11.6%	11.0%	14.9%	8.1%	9.1%	25.3%	6.2%	16.1%	12.1%	10.8%	11.2%	11.1%	6.0%	4.6%	8.6%	18.5%	1.1%
65	55254	Palm Springs city	9,675	14,688	3.3%	5.4%	12.0%	11.3%	11.2%	8.3%	8.2%	10.5%	23.1%	6.6%	12.7%	12.3%	9.4%	10.7%	9.6%	7.4%	5.1%	9.5%	22.4%	1.0%
65	56700	Perris city	4,330	8,458	2.6%	1.8%	6.7%	13.1%	14.5%	6.5%	8.7%	10.2%	30.1%	5.9%	7.1%	5.6%	8.1%	10.7%	9.2%	10.6%	9.7%	10.5%	27.3%	1.3%
65	59500	Rancho Mirage city	1,260	7,400	3.4%	6.2%	10.6%	5.3%	11.3%	8.6%	9.3%	12.6%	21.8%	10.9%	18.5%	9.2%	9.1%	10.4%	9.4%	6.6%	6.7%	6.8%	21.7%	1.6%
65	62000	Riverside city	35,874	52,540	2.5%	4.9%	8.9%	13.4%	12.3%	9.3%	7.1%	10.7%	26.9%	4.0%	12.6%	9.5%	11.4%	11.8%	11.1%	8.6%	7.2%	8.7%	18.5%	0.6%
65	67112	San Jacinto city	3,396	7,761	2.9%	4.0%	11.9%	11.8%	8.1%	7.2%	5.7%	11.5%	31.6%	5.3%	12.4%	9.9%	10.9%	10.7%	11.7%	7.1%	5.3%	9.7%	21.1%	1.2%
65	78120	Temecula city	8,116	20,965	0.9%	4.2%	10.5%	15.4%	12.1%	8.3%	7.9%	9.4%	27.7%	3.6%	5.0%	6.9%	11.0%	12.6%	12.9%	10.7%	9.6%	10.4%	20.4%	0.5%
65	85446	Wildomar city	1,792	7,279	1.5%	2.2%	11.2%	6.1%	11.0%	9.2%	11.6%	15.0%	24.8%	7.5%	9.6%	7.6%	9.1%	9.6%	12.8%	6.4%	11.3%	11.5%	21.4%	0.6%
65	99999	Unincorporated	30,926	104,815	2.5%	6.1%	10.4%	12.8%	9.9%	8.8%	6.4%	8.9%	25.8%	8.6%	12.1%	10.1%	10.3%	10.7%	11.0%	8.6%	6.5%	10.1%	19.7%	0.8%
		Riverside County	191,944	453,241	2.1%	4.5%	9.0%	11.9%	11.6%	9.6%	7.4%	10.6%	28.1%	5.1%	10.9%	9.3%	10.6%	11.4%	10.9%	9.0%	7.1%	9.9%	20.3%	0.7%
71	296	Adelanto city	2,588	3,883	2.2%	3.1%	4.4%	10.6%	11.9%	9.6%	3.0%	4.8%	41.7%	8.7%	4.2%	6.3%	11.4%	8.7%	11.9%	10.7%	8.9%	12.0%	25.5%	0.3%
71	2364	Apple Valley town	6,511	15,827	0.8%	3.7%	10.5%	9.0%	7.5%	6.8%	6.5%	10.0%	36.8%	8.4%	9.8%	10.8%	11.1%	14.9%	10.0%	7.7%	7.0%	7.2%	20.9%	0.7%
71	4030	Barstow city	4,249	3,973	4.0%	10.5%	15.1%	9.6%	9.1%	9.9%	5.1%	10.6%	20.1%	6.0%	18.2%	18.4%	13.6%	15.8%	9.8%	9.3%	2.4%	5.7%	6.6%	0.3%
71	6434	Big Bear Lake city	1,030	1,396	0.0%	3.1%	7.0%	12.1%	11.9%	4.6%	7.3%	9.4%	38.6%	5.9%	17.2%	5.4%	8.6%	9.5%	8.0%	3.3%	6.1%	11.2%	30.8%	0.0%
71	13210	Chino city	5,770	14,825	0.9%	4.4%	14.3%	10.8%	9.6%	13.7%	6.1%	13.5%	21.8%	5.0%	9.8%	8.3%	9.6%	11.5%	10.9%	10.4%	7.3%	12.4%	19.5%	0.3%
71	13214	Chino Hills city	3,676	18,216	4.0%	2.4%	14.7%	8.5%	12.0%	12.9%	7.8%	9.1%	21.6%	6.9%	8.0%	8.4%	12.4%	14.9%	13.2%	10.3%	8.7%	9.2%	14.9%	0.2%
71	14890	Colton city	6,994	8,133	1.5%	4.9%	8.5%	8.4%	13.5%	9.8%	7.5%	10.0%	32.9%	3.1%	8.2%	12.7%	10.8%	12.4%	7.9%	7.3%	6.9%	10.5%	22.9%	0.5%
71	24680	Fontana city	12,694	31,847	1.3%	4.9%	10.4%	12.4%	12.1%	8.6%	10.6%	11.3%	25.2%	3.3%	6.9%	6.7%	9.5%	11.6%	12.0%	9.5%	7.8%	11.4%	24.0%	0.5%
71	30658	Grand Terrace city	1,439	2,801	1.0%	4.1%	12.2%	15.1%	15.3%	4.3%	6.4%	6.5%	31.3%	3.8%	12.7%	12.2%	13.1%	11.0%	12.6%	8.4%	6.0%	9.2%	14.9%	0.0%
71	33434	Hesperia city	6,439	17,100	2.3%	6.8%	7.9%	11.3%	8.9%	6.6%	10.2%	11.0%	31.9%	3.1%	10.6%	9.7%	11.8%	11.0%	9.7%	7.9%	7.7%	7.9%	22.7%	1.0%
71	33588	Highland city	4,682	9,632	2.2%	4.4%	9.2%	10.9%	9.4%	7.6%	5.0%	10.0%	36.0%	5.2%	10.0%	11.8%	14.3%	13.6%	10.5%	8.8%	4.9%	9.0%	16.8%	0.2%
71	42370	Loma Linda city	4,916	3,455	1.0%	10.5%	12.1%	11.1%	9.1%	9.9%	4.8%	8.5%	26.1%	6.9%	14.1%	13.2%	14.5%	12.7%	12.5%	8.8%	2.4%	9.4%	11.7%	0.7%
71	48788	Montclair city	3,531	5,381	3.1%	7.1%	10.5%	16.5%	9.7%	11.5%	7.2%	7.4%	23.5%	3.4%	15.2%	11.2%	9.3%	10.5%	11.0%	11.4%	8.1%	8.8%	14.2%	0.3%
71	50734	Needles city	958	1,245	6.7%	0.2%	6.7%	16.1%	4.4%	6.9%	11.0%	6.2%	24.8%	17.1%	17.1%	19.4%	14.6%	14.5%	6.3%	6.9%	3.3%	4.6%	12.7%	0.6%
71	53896	Ontario city	19,232	27,934	3.1%	5.7%	12.3%	11.0%	14.0%	9.2%	8.2%	8.3%	25.0%	3.3%	11.5%	8.3%	11.3%	12.6%	12.0%	8.8%	6.9%	8.8%	19.4%	0.5%
71	59451	Rancho Cucamonga city	17,520	36,733	1.8%	3.5%	12.5%	13.4%	13.3%	10.4%	7.9%	10.4%	24.5%	2.2%	8.0%	8.5%	11.3%	14.5%	11.5%	9.7%	7.8%	9.8%	18.5%	0.5%
71	59962	Redlands city	9,467	15,073	1.5%	5.9%	12.5%	17.0%	10.6%	8.3%	5.2%	10.5%	25.6%	2.9%	15.1%	10.5%	14.8%	12.8%	10.6%	7.9%	5.5%	8.7%	13.3%	0.8%
71	60466	Rialto city	7,783	16,579	1.8%	4.3%	7.3%	9.7%	9.0%	9.3%	8.4%	11.0%	35.0%	4.1%	9.6%	8.8%	11.0%	12.0%	9.8%	9.1%	6.4%	11.8%	21.2%	0.3%
71	65000	San Bernardino city	27,021	30,526	2.2%	4.4%	9.1%	10.4%	10.2%	8.4%	6.8%	10.9%	33.2%	4.4%	12.6%	8.9%	10.7%	11.8%	9.6%	8.6%	6.5%	8.2%	22.5%	0.6%
71	80994	Twentynine Palms city	6,278	4,492	5.3%	8.1%	12.3%	10.1%	7.9%	6.6%	9.9%	8.2%	15.3%	16.4%	21.6%	16.8%	15.9%	11.5%	5.2%	9.1%	5.3%	4.0%	9.1%	1.6%
71	81344	Upland city	10,134	14,533	2.3%	5.9%	11.3%	13.1%	10.9%	10.9%	7.6%	11.6%	24.2%	2.3%	15.5%	10.7%	12.1%	12.8%	10.2%	7.8%	6.5%	7.2%	16.5%	0.7%
71	82590	Victorville city	10,043	18,799	2.2%	5.1%	7.9%	7.8%	11.0%	8.1%	6.3%	9.7%	35.5%	6.4%	9.0%	7.3%	10.6%	13.1%	12.9%	8.7%	9.4%	8.9%	18.7%	1.3%
71	87042	Yucaipa city	3,848	13,342	4.5%	8.0%	11.3%	11.1%	7.6%	6.0%	6.2%	11.0%	29.8%	4.4%	12.1%	10.8%	14.6%	12.2%	12.0%	8.5%	7.4%	7.9%	13.4%	1.0%
71	87056	Yucca Valley town	2,660	5,687	2.8%	8.4%	11.4%	13.8%	9.5%	10.0%	2.5%	10.5%	26.5%	4.5%	12.2%	13.2%	17.2%	13.5%	8.4%	6.1%	2.8%	7.5%	18.1%	1.1%
71	99999	Unincorporated	24,905	63,016	2.8%	8.5%	10.8%	11.6%	9.2%	7.3%	5.0%	9.1%	25.9%	9.9%	14.6%	12.0%	12.3%	11.0%	10.8%	8.0%	5.2%	7.8%	17.2%	1.0%
		San Bernardino County	204,368	384,428	2.3%	5.7%	10.7%	11.4%	10.7%	8.8%	7.0%	10.0%	28.0%	5.3%	11.3%	9.8%	11.7%	12.4%	10.9%	8.7%	6.7%	9.0%	18.7%	0.7%
111	10046	Camarillo city	6,261	16,699	1.9%	4.1%	11.5%	15.8%	11.5%	9.5%	8.8%	10.0%	22.7%	4.2%	13.7%	9.7%	10.8%	13.7%	13.3%	8.6%	6.4%	8.4%	14.7%	0.6%
111	24092	Fillmore city	1,393	2,901	3.1%	3.2%	10.6%	11.2%	8.9%	8.0%	11.0%	12.4%	29.4%	2.2%	8.0%	11.2%	9.3%	9.2%	13.9%	10.1%	7.3%	8.7%	22.3%	0.0%
111	49138	Moorpark city	1,774	8,959	0.0%	4.0%	10.6%	13.1%	15.4%	11.8%	12.7%	4.7%	27.7%	0.0%	9.8%	6.8%	12.9%	14.7%	9.5%	11.7%	7.7%	9.7%	17.1%	0.1%
111	53476	Ojai city	1,303	1,774	0.8%	7.8%	7.1%	15.9%	13.4%	11.2%	1.6%	10.4%	22.3%	9.4%	10.5%	8.8%	17.5%	13.1%	11.3%	8.9%	3.2%	5.0%	19.6%	2.1%
111	54652	Oxnard city	21,236	28,314	1.6%	3.6%	9.2%	9.4%	13.3%	11.3%	8.1%	11.5%	29.1%	2.9%	13.8%	10.2%	9.3%	10.4%	9.2%	8.6%	6.4%	10.2%	21.4%	0.4%
111	58296	Port Hueneme city	3,188	3,695	0.2%	3.0%	5.2%	15.6%	12.5%	10.2%	6.3%	7.1%	24.9%	15.0%	10.6%	9.7%	14.6%	8.7%	12.7%	5.1%	8.0%	8.0%	22.3%	0.2%
111	65042	Ventura city	16,526	22,002	2.3%	6.9%	11.8%	12.6%	11.7%	8.7%	9.4%	10.3%	22.4%	3.9%	16.3%	9.9%	12.0%	11.8%	12.1%	8.7%	6.1%	8.7%	14.2%	0.2%
111	70042	Santa Paula city	3,662	4,711	0.5%	2.3%	9.0%	13.4%	12.5%	7.6%	9.9%	10.0%	28.6%	6.1%	13.2%	12.0%	13.4%	8.2%	10.5%	8.1%	5.6%	8.0%	20.4%	0.6%
111	72016	Simi Valley city	9,059	29,890	1.7%	4.9%	11.5%	14.6%	13.4%	9.5%	8.3%	9.6%	22.5%	4.2%	8.8%	8.7%	11.1%	14.4%	11.0%	9.8%	7.7%	10.1%	18.2%	0.1%
111	78582	Thousand Oaks city	10,403	32,819	2.0%	5.4%	13.4%	14.6%	15.8%	6.8%	8.2%	8.4%	21.8%	3.6%	11.6%	11.1%	13.0%	13.7%	10.4%	8.4%	6.5%	9.0%	16.0%	0.5%
111	99999	Unincorporated	8,382	22,227	3.0%	8.8%	9.9%	8.1%	13.5%	9.4%	5.0%	10.1%	21.1%	11.0%	14.0%	9.4%	12.0%	10.7%	10.6%	8.1%	6.8%	8.5%	19.4%	0.5%
		Ventura County	83,187	173,991	1.8%	5.2%	10.6%	12.2%	13.1%	9.4%	8.2%	10.0%	24.5%	4.9%	12.4%	9.8%	11.6%	12.4%	10.9%	8.8%	6.7%	9.2%	17.8%	0.4%
		SCAG Region	2,508,976	3,180,855	2.5%	6.3%	10.3%	11.7%	11.3%	9.0%	7.1%	10.2%	27.2%	4.4%	12.7%	9.7%	11.0%	11.4%	10.2%	8.4%	6.6%	9.2%	20.1%	0.6%

SCAG Region Households by Tenure-With or Lacking Telephone Service

County	fips	CITY	Households	Households: Owner	Households: Owner with Phone	Households: Owner without Phone	Households: Renter	Households: Renter with Phone	Households: Renter without Phone
25	8058	Brawley city	6,923	3,613	3,593	20	3,310	3,148	162
25	9710	Calexico city	10,130	5,519	5,467	52	4,611	4,403	208
25	9878	Calipatria city	938	594	594	0	344	321	23
25	21782	El Centro city	13,261	6,761	6,678	83	6,500	5,691	809
25	34246	Holtville city	1,636	889	889	0	747	692	55
25	36280	Imperial city	3,791	2,543	2,515	28	1,248	1,207	41
25	84606	Westmorland city	556	301	301	0	255	237	18
25	99999	Unincorporated	9,170	6,041	5,856	185	3,129	2,731	398
		Imperial County	46,405	26,261	25,893	368	20,144	18,430	1,714
37	394	Agoura Hills city	7,871	6,415	6,415	0	1,456	1,282	174
37	884	Alhambra city	29,086	12,699	12,560	139	16,387	15,740	647
37	2462	Arcadia city	18,936	12,129	12,052	77	6,807	6,585	222
37	2896	Artesia city	4,398	2,560	2,560	0	1,838	1,688	150
37	3274	Avalon city	1,110	337	337	0	773	727	46
37	3386	Azusa city	13,064	6,963	6,847	116	6,101	5,836	265
37	3666	Baldwin Park city	17,713	11,204	10,877	327	6,509	6,137	372
37	4870	Bell city	9,038	2,478	2,440	38	6,560	6,420	140
37	4982	Bellflower city	22,733	8,824	8,717	107	13,909	12,976	933
37	4996	Bell Gardens city	9,898	2,460	2,392	68	7,438	7,023	415
37	6308	Beverly Hills city	14,416	6,516	6,467	49	7,900	7,677	223
37	7946	Bradbury city	284	276	273	3	8	8	0
37	8954	Burbank city	40,505	18,112	17,972	140	22,393	21,219	1,174
37	9598	Calabasas city	7,632	5,960	5,960	0	1,672	1,556	116
37	11530	Carson city	24,727	19,224	19,005	219	5,503	5,403	100
37	12552	Cerritos city	15,427	12,714	12,699	15	2,713	2,571	142
37	13756	Claremont city	11,255	7,681	7,671	10	3,574	3,342	232
37	14974	Commerce city	3,306	1,668	1,632	36	1,638	1,579	59
37	15044	Compton city	22,358	12,476	12,292	184	9,882	9,416	466
37	16742	Covina city	14,894	8,720	8,665	55	6,174	6,008	166
37	17498	Cudahy city	5,430	1,029	998	31	4,401	4,310	91
37	17568	Culver City city	16,278	9,579	9,520	59	6,699	6,500	199
37	19192	Diamond Bar city	18,081	15,245	15,069	176	2,836	2,725	111
37	19766	Downey city	32,095	16,879	16,589	290	15,216	14,025	1,191
37	19990	Duarte city	6,430	4,486	4,381	105	1,944	1,786	158
37	22230	El Monte city	29,116	11,838	11,710	128	17,278	16,290	988
37	22412	El Segundo city	7,105	3,069	3,058	11	4,036	3,933	103

SCAG Region Households by Tenure-With or Lacking Telephone Service

County	fips	CITY	Households	Households: Owner	Households: Owner with Phone	Households: Owner without Phone	Households: Renter	Households: Renter with Phone	Households: Renter without Phone
37	28168	Gardena city	20,385	9,516	9,446	70	10,869	10,296	573
37	30000	Glendale city	72,149	28,165	27,948	217	43,984	42,976	1,008
37	30014	Glendora city	16,438	12,010	11,853	157	4,428	4,246	182
37	32506	Hawaiian Gardens city	3,926	2,027	1,980	47	1,899	1,862	37
37	32548	Hawthorne city	27,432	7,397	7,368	29	20,035	19,349	686
37	33364	Hermosa Beach city	9,226	4,236	4,193	43	4,990	4,857	133
37	33518	Hidden Hills city	638	620	620	0	18	18	0
37	36056	Huntington Park city	14,796	4,197	4,171	26	10,599	10,237	362
37	36490	Industry city	123	52	52	0	71	71	0
37	36546	Inglewood city	37,170	13,487	13,406	81	23,683	22,548	1,135
37	36826	Irwindale city	374	247	235	12	127	116	11
37	39003	La Cañada Flintridge city	6,774	6,175	6,175	0	599	578	21
37	39304	La Habra Heights city	1,923	1,895	1,895	0	28	28	0
37	39892	Lakewood city	24,912	18,279	17,870	409	6,633	6,345	288
37	40032	La Mirada city	14,693	12,007	11,927	80	2,686	2,537	149
37	40130	Lancaster city	42,030	26,307	25,484	823	15,723	14,347	1,376
37	40340	La Puente city	9,719	5,981	5,924	57	3,738	3,483	255
37	40830	La Verne city	11,871	9,432	9,378	54	2,439	2,323	116
37	40886	Lawndale city	9,420	3,047	3,022	25	6,373	6,129	244
37	42468	Lomita city	7,635	3,542	3,533	9	4,093	3,934	159
37	43000	Long Beach city	160,972	68,406	67,616	790	92,566	85,759	6,807
37	44000	Los Angeles city	1,298,350	511,752	507,354	4,398	786,598	746,818	39,780
37	44574	Lynwood city	14,280	7,022	6,912	110	7,258	6,866	392
37	45246	Malibu city	5,156	3,819	3,819	0	1,337	1,290	47
37	45400	Manhattan Beach city	13,881	9,650	9,640	10	4,231	4,109	122
37	46492	Maywood city	6,684	1,835	1,782	53	4,849	4,637	212
37	48648	Monrovia city	13,867	6,981	6,943	38	6,886	6,677	209
37	48816	Montebello city	18,443	8,868	8,807	61	9,575	9,007	568
37	48914	Monterey Park city	19,825	11,014	10,931	83	8,811	8,695	116
37	52526	Norwalk city	26,322	17,414	17,211	203	8,908	8,505	403
37	55156	Palmdale city	37,759	26,445	26,161	284	11,314	10,898	416
37	55380	Palos Verdes Estates city	4,816	4,391	4,391	0	425	419	6
37	55618	Paramount city	14,516	6,615	6,474	141	7,901	7,540	361
37	56000	Pasadena city	54,667	25,149	24,921	228	29,518	28,511	1,007
37	56924	Pico Rivera city	16,243	11,106	11,019	87	5,137	4,778	359
37	58072	Pomona city	38,689	22,570	22,313	257	16,119	15,308	811
37	59514	Rancho Palos Verdes city	14,418	11,527	11,491	36	2,891	2,821	70

SCAG Region Households by Tenure-With or Lacking Telephone Service

County	fips	CITY	Households	Households: Owner	Households: Owner with Phone	Households: Owner without Phone	Households: Renter	Households: Renter with Phone	Households: Renter without Phone
37	60018	Redondo Beach city	28,358	14,624	14,443	181	13,734	13,230	504
37	62602	Rolling Hills city	613	598	598	0	15	15	0
37	62644	Rolling Hills Estates city	2,813	2,578	2,578	0	235	235	0
37	62896	Rosemead city	14,200	7,284	7,267	17	6,916	6,814	102
37	66070	San Dimas city	12,269	9,045	8,812	233	3,224	2,982	242
37	66140	San Fernando city	5,952	3,019	2,932	87	2,933	2,772	161
37	67042	San Gabriel city	12,621	5,943	5,926	17	6,678	6,346	332
37	68224	San Marino city	4,278	4,045	4,000	45	233	233	0
37	69088	Santa Clarita city	55,002	40,188	39,985	203	14,814	14,498	316
37	69154	Santa Fe Springs city	4,969	2,778	2,740	38	2,191	1,981	210
37	70000	Santa Monica city	45,441	13,111	12,982	129	32,330	31,331	999
37	71806	Sierra Madre city	4,566	2,942	2,871	71	1,624	1,583	41
37	71876	Signal Hill city	4,145	2,071	2,012	59	2,074	1,908	166
37	72996	South El Monte city	4,976	2,378	2,323	55	2,598	2,415	183
37	73080	South Gate city	23,749	10,710	10,630	80	13,039	12,439	600
37	73220	South Pasadena city	9,798	4,618	4,603	15	5,180	5,135	45
37	78148	Temple City city	11,781	7,553	7,505	48	4,228	4,119	109
37	80000	Torrance city	54,299	30,737	30,442	295	23,562	22,113	1,449
37	82422	Vernon city	23	4	4	0	19	19	0
37	83332	Walnut city	8,612	7,790	7,749	41	822	794	28
37	84200	West Covina city	30,410	19,933	19,808	125	10,477	10,016	461
37	84410	West Hollywood city	23,423	5,106	5,066	40	18,317	17,751	566
37	84438	Westlake Village city	3,254	2,889	2,878	11	365	365	0
37	85292	Whittier city	26,819	15,834	15,657	177	10,985	10,161	824
37	99999	Unincorporated	292,187	183,680	181,730	1,950	108,507	103,097	5,410
		Los Angeles County	3,178,266	1,544,182	1,528,964	15,218	1,634,084	1,554,032	80,052
59	947	Aliso Viejo city	15,934	10,224	9,973	251	5,710	5,611	99
59	2000	Anaheim city	96,001	47,369	46,871	498	48,632	46,883	1,749
59	8100	Brea city	14,124	9,455	9,359	96	4,669	4,442	227
59	8786	Buena Park city	22,518	13,314	13,230	84	9,204	8,869	335
59	16532	Costa Mesa city	39,457	16,376	16,229	147	23,081	21,720	1,361
59	17750	Cypress city	15,554	10,924	10,870	54	4,630	4,402	228
59	17946	Dana Point city	14,821	9,402	9,389	13	5,419	5,248	171
59	25380	Fountain Valley city	18,540	13,294	13,192	102	5,246	4,932	314
59	28000	Fullerton city	44,364	24,002	23,797	205	20,362	18,976	1,386
59	29000	Garden Grove city	44,168	26,613	26,456	157	17,555	17,060	495

SCAG Region Households by Tenure-With or Lacking Telephone Service

County	fips	CITY	Households	Households: Owner	Households: Owner with Phone	Households: Owner without Phone	Households: Renter	Households: Renter with Phone	Households: Renter without Phone
59	36000	Huntington Beach city	74,628	46,020	45,410	610	28,608	26,649	1,959
59	36770	Irvine city	71,242	38,899	38,669	230	32,343	31,364	979
59	39178	Laguna Beach city	11,242	6,964	6,894	70	4,278	4,250	28
59	39220	Laguna Hills city	10,616	8,133	8,125	8	2,483	2,416	67
59	39248	Laguna Niguel city	24,586	18,581	18,537	44	6,005	5,910	95
59	39259	Laguna Woods city	12,651	9,877	9,832	45	2,774	2,735	39
59	39290	La Habra city	18,056	10,097	9,957	140	7,959	7,519	440
59	39496	Lake Forest city	25,755	18,888	18,752	136	6,867	6,647	220
59	40256	La Palma city	4,786	3,722	3,722	0	1,064	1,055	9
59	43224	Los Alamitos city	4,189	1,925	1,915	10	2,264	2,197	67
59	48256	Mission Viejo city	33,502	26,621	26,512	109	6,881	6,784	97
59	51182	Newport Beach city	35,570	20,359	20,312	47	15,211	14,635	576
59	53980	Orange city	41,481	26,582	26,251	331	14,899	13,896	1,003
59	57526	Placentia city	15,958	10,722	10,678	44	5,236	4,891	345
59	59587	Rancho Santa Margarita city	16,597	12,271	12,146	125	4,326	4,269	57
59	65084	San Clemente city	23,197	15,604	15,515	89	7,593	7,250	343
59	68028	San Juan Capistrano city	11,516	9,439	9,394	45	2,077	2,077	0
59	69000	Santa Ana city	75,715	37,912	37,364	548	37,803	35,870	1,933
59	70686	Seal Beach city	12,662	9,789	9,774	15	2,873	2,828	45
59	73962	Stanton city	10,972	5,358	5,279	79	5,614	5,397	217
59	80854	Tustin city	24,127	12,611	12,487	124	11,516	11,213	303
59	82744	Villa Park city	2,030	2,004	2,004	0	26	26	0
59	84550	Westminster city	26,238	14,887	14,730	157	11,351	11,046	305
59	86832	Yorba Linda city	21,409	18,041	17,802	239	3,368	3,286	82
59	99999	Unincorporated	39,795	32,473	32,371	102	7,322	7,154	168
		Orange County	974,001	598,752	593,798	4,954	375,249	359,507	15,742
65	3820	Banning city	11,421	8,063	7,986	77	3,358	3,126	232
65	4758	Beaumont city	9,282	6,629	6,438	191	2,653	2,388	265
65	7218	Blythe city	4,979	2,695	2,587	108	2,284	2,095	189
65	9864	Calimesa city	3,089	2,606	2,585	21	483	469	14
65	10928	Canyon Lake city	3,798	3,136	3,040	96	662	563	99
65	12048	Cathedral City city	18,107	12,205	12,139	66	5,902	5,639	263
65	14260	Coachella city	8,688	5,497	5,400	97	3,191	2,852	339
65	16350	Corona city	42,847	30,410	30,070	340	12,437	11,837	600
65	18996	Desert Hot Springs city	7,283	3,803	3,669	134	3,480	3,174	306
65	33182	Hemet city	26,916	16,698	16,381	317	10,218	9,449	769

SCAG Region Households by Tenure-With or Lacking Telephone Service

County	fips	CITY	Households	Households: Owner	Households: Owner with Phone	Households: Owner without Phone	Households: Renter	Households: Renter with Phone	Households: Renter without Phone
65	36434	Indian Wells city	2,592	2,308	2,308	0	284	284	0
65	36448	Indio city	24,517	15,292	15,038	254	9,225	8,330	895
65	39486	Lake Elsinore city	13,454	9,350	9,063	287	4,104	3,384	720
65	40354	La Quinta city	15,438	11,704	11,633	71	3,734	3,640	94
65	46842	Menifee city	25,007	20,439	19,786	653	4,568	4,027	541
65	49270	Moreno Valley city	48,702	34,067	33,727	340	14,635	13,779	856
65	50076	Murrieta city	28,978	22,350	21,780	570	6,628	5,863	765
65	51560	Norco city	6,952	5,900	5,866	34	1,052	965	87
65	55184	Palm Desert city	23,860	16,183	16,054	129	7,677	7,223	454
65	55254	Palm Springs city	24,363	14,688	14,490	198	9,675	9,024	651
65	56700	Perris city	12,788	8,458	8,285	173	4,330	3,931	399
65	59500	Rancho Mirage city	8,660	7,400	7,339	61	1,260	1,223	37
65	62000	Riverside city	88,414	52,540	52,180	360	35,874	34,211	1,663
65	67112	San Jacinto city	11,157	7,761	7,654	107	3,396	3,093	303
65	78120	Temecula city	29,081	20,965	20,504	461	8,116	7,308	808
65	85446	Wildomar city	9,071	7,279	7,175	104	1,792	1,678	114
65	99999	Unincorporated	135,741	104,815	102,956	1,859	30,926	28,964	1,962
		Riverside County	645,185	453,241	446,133	7,108	191,944	178,519	13,425
71	296	Adelanto city	6,471	3,883	3,862	21	2,588	2,425	163
71	2364	Apple Valley town	22,338	15,827	15,705	122	6,511	6,355	156
71	4030	Barstow city	8,222	3,973	3,917	56	4,249	3,947	302
71	6434	Big Bear Lake city	2,426	1,396	1,294	102	1,030	857	173
71	13210	Chino city	20,595	14,825	14,602	223	5,770	5,372	398
71	13214	Chino Hills city	21,892	18,216	18,031	185	3,676	3,456	220
71	14890	Colton city	15,127	8,133	8,059	74	6,994	6,669	325
71	24680	Fontana city	44,541	31,847	31,495	352	12,694	12,298	396
71	30658	Grand Terrace city	4,240	2,801	2,801	0	1,439	1,408	31
71	33434	Hesperia city	23,539	17,100	16,768	332	6,439	6,224	215
71	33588	Highland city	14,314	9,632	9,595	37	4,682	4,596	86
71	42370	Loma Linda city	8,371	3,455	3,416	39	4,916	4,689	227
71	48788	Montclair city	8,912	5,381	5,350	31	3,531	3,367	164
71	50734	Needles city	2,203	1,245	1,204	41	958	848	110
71	53896	Ontario city	47,166	27,934	27,432	502	19,232	18,464	768
71	59451	Rancho Cucamonga city	54,253	36,733	36,221	512	17,520	16,541	979
71	59962	Redlands city	24,540	15,073	14,974	99	9,467	8,942	525
71	60466	Rialto city	24,362	16,579	16,423	156	7,783	7,447	336

SCAG Region Households by Tenure-With or Lacking Telephone Service

County	fips	CITY	Households	Households: Owner	Households: Owner with Phone	Households: Owner without Phone	Households: Renter	Households: Renter with Phone	Households: Renter without Phone
71	65000	San Bernardino city	57,547	30,526	30,129	397	27,021	25,787	1,234
71	80994	Twentynine Palms city	10,770	4,492	4,353	139	6,278	5,724	554
71	81344	Upland city	24,667	14,533	14,378	155	10,134	9,695	439
71	82590	Victorville city	28,842	18,799	18,575	224	10,043	9,587	456
71	87042	Yucaipa city	17,190	13,342	13,086	256	3,848	3,603	245
71	87056	Yucca Valley town	8,347	5,687	5,612	75	2,660	2,497	163
71	99999	Unincorporated	87,921	63,016	61,889	1,127	24,905	23,441	1,464
		San Bernardino County	588,796	384,428	379,171	5,257	204,368	194,239	10,129
111	10046	Camarillo city	22,960	16,699	16,619	80	6,261	6,102	159
111	24092	Fillmore city	4,294	2,901	2,849	52	1,393	1,228	165
111	49138	Moorpark city	10,733	8,959	8,898	61	1,774	1,746	28
111	53476	Ojai city	3,077	1,774	1,774	0	1,303	1,277	26
111	54652	Oxnard city	49,550	28,314	28,117	197	21,236	19,273	1,963
111	58296	Port Hueneme city	6,883	3,695	3,668	27	3,188	2,933	255
111	65042	Ventura city	38,528	22,002	21,692	310	16,526	15,853	673
111	70042	Santa Paula city	8,373	4,711	4,705	6	3,662	3,439	223
111	72016	Simi Valley city	38,949	29,890	29,648	242	9,059	8,778	281
111	78582	Thousand Oaks city	43,222	32,819	32,649	170	10,403	9,903	500
111	99999	Unincorporated	30,609	22,227	22,035	192	8,382	8,053	329
		Ventura County	257,178	173,991	172,654	1,337	83,187	78,585	4,602
		SCAG Region	5,689,831	3,180,855	3,146,613	34,242	2,508,976	2,383,312	125,664

Source: American Community Survey (ACS) 2005-09 5-year data.

SCAG Region Housing & Households by Tenure-With Kitchen or Lacking Kitchen

County	fips	CITY	Housing Units	Housing: with Kitchen	Housing: Lacking Kitchen	Households	Household: Owner	Owner Households with Kitchen	Owner Households Lacking Kitchen	Households: Renter	Renter Households with Kitchen	Renter Households Lacking Kitchen
25	8058	Brawley city	7,845	7,601	244	6,923	3,613	3,561	52	3,310	3,277	33
25	9710	Calexico city	10,810	10,662	148	10,130	5,519	5,455	64	4,611	4,600	11
25	9878	Calipatria city	1,093	1,044	49	938	594	594	0	344	344	0
25	21782	El Centro city	14,318	14,086	232	13,261	6,761	6,753	8	6,500	6,443	57
25	34246	Holtville city	1,759	1,733	26	1,636	889	875	14	747	747	0
25	36280	Imperial city	4,016	3,906	110	3,791	2,543	2,515	28	1,248	1,193	55
25	84606	Westmorland city	672	641	31	556	301	298	3	255	255	0
25	99999	Unincorporated	12,376	11,910	466	9,170	6,041	5,977	64	3,129	3,110	19
		Imperial County	52,889	51,583	1,306	46,405	26,261	26,028	233	20,144	19,969	175
37	394	Agoura Hills city	8,168	8,024	144	7,871	6,415	6,415	0	1,456	1,411	45
37	884	Alhambra city	30,760	30,081	679	29,086	12,699	12,618	81	16,387	16,090	297
37	2462	Arcadia city	19,405	19,084	321	18,936	12,129	12,117	12	6,807	6,672	135
37	2896	Artesia city	4,485	4,446	39	4,398	2,560	2,560	0	1,838	1,830	8
37	3274	Avalon city	1,808	1,798	10	1,110	337	337	0	773	763	10
37	3386	Azusa city	13,462	13,177	285	13,064	6,963	6,963	0	6,101	6,033	68
37	3666	Baldwin Park city	18,273	17,759	514	17,713	11,204	11,117	87	6,509	6,407	102
37	4870	Bell city	9,463	9,252	211	9,038	2,478	2,457	21	6,560	6,503	57
37	4982	Bellflower city	23,848	23,237	611	22,733	8,824	8,755	69	13,909	13,710	199
37	4996	Bell Gardens city	10,094	9,750	344	9,898	2,460	2,395	65	7,438	7,236	202
37	6308	Beverly Hills city	15,726	15,250	476	14,416	6,516	6,481	35	7,900	7,625	275
37	7946	Bradbury city	314	304	10	284	276	276	0	8	8	0
37	8954	Burbank city	42,623	41,428	1,195	40,505	18,112	18,034	78	22,393	21,943	450
37	9598	Calabasas city	7,954	7,909	45	7,632	5,960	5,960	0	1,672	1,660	12
37	11530	Carson city	25,421	25,014	407	24,727	19,224	19,151	73	5,503	5,444	59
37	12552	Cerritos city	15,642	15,456	186	15,427	12,714	12,662	52	2,713	2,579	134
37	13756	Claremont city	11,664	11,428	236	11,255	7,681	7,670	11	3,574	3,468	106
37	14974	Commerce city	3,403	3,376	27	3,306	1,668	1,661	7	1,638	1,638	0
37	15044	Compton city	23,665	23,154	511	22,358	12,476	12,453	23	9,882	9,852	30
37	16742	Covina city	15,474	15,061	413	14,894	8,720	8,700	20	6,174	6,090	84
37	17498	Cudahy city	5,689	5,582	107	5,430	1,029	1,017	12	4,401	4,357	44
37	17568	Culver City city	16,958	16,429	529	16,278	9,579	9,540	39	6,699	6,562	137
37	19192	Diamond Bar city	18,649	18,448	201	18,081	15,245	15,209	36	2,836	2,773	63
37	19766	Downey city	33,539	32,484	1,055	32,095	16,879	16,851	28	15,216	14,755	461
37	19990	Duarte city	6,639	6,496	143	6,430	4,486	4,450	36	1,944	1,934	10
37	22230	El Monte city	30,367	29,692	675	29,116	11,838	11,772	66	17,278	17,052	226
37	22412	El Segundo city	7,280	7,173	107	7,105	3,069	3,069	0	4,036	3,985	51
37	28168	Gardena city	21,513	21,010	503	20,385	9,516	9,466	50	10,869	10,723	146

SCAG Region Housing & Households by Tenure-With Kitchen or Lacking Kitchen

County	fips	CITY	Housing Units	Housing: with Kitchen	Housing: Lacking Kitchen	Households	Household: Owner	Owner Households with Kitchen	Owner Households Lacking Kitchen	Households: Renter	Renter Households with Kitchen	Renter Households Lacking Kitchen
37	30000	Glendale city	75,563	73,717	1,846	72,149	28,165	28,033	132	43,984	42,922	1,062
37	30014	Glendora city	17,090	16,793	297	16,438	12,010	11,967	43	4,428	4,401	27
37	32506	Hawaiian Gardens city	4,155	4,084	71	3,926	2,027	2,027	0	1,899	1,891	8
37	32548	Hawthorne city	28,941	27,745	1,196	27,432	7,397	7,367	30	20,035	19,689	346
37	33364	Hermosa Beach city	10,019	9,920	99	9,226	4,236	4,236	0	4,990	4,928	62
37	33518	Hidden Hills city	655	651	4	638	620	616	4	18	18	0
37	36056	Huntington Park city	15,761	15,358	403	14,796	4,197	4,190	7	10,599	10,445	154
37	36490	Industry city	128	128	0	123	52	52	0	71	71	0
37	36546	Inglewood city	39,377	37,909	1,468	37,170	13,487	13,452	35	23,683	23,141	542
37	36826	Irwindale city	395	381	14	374	247	247	0	127	124	3
37	39003	La Cañada Flintridge city	7,037	6,994	43	6,774	6,175	6,175	0	599	599	0
37	39304	La Habra Heights city	2,041	2,041	0	1,923	1,895	1,895	0	28	28	0
37	39892	Lakewood city	25,710	25,255	455	24,912	18,279	18,203	76	6,633	6,463	170
37	40032	La Mirada city	15,105	14,933	172	14,693	12,007	11,983	24	2,686	2,538	148
37	40130	Lancaster city	46,058	44,903	1,155	42,030	26,307	26,119	188	15,723	15,463	260
37	40340	La Puente city	9,966	9,805	161	9,719	5,981	5,954	27	3,738	3,706	32
37	40830	La Verne city	12,203	12,037	166	11,871	9,432	9,396	36	2,439	2,389	50
37	40886	Lawndale city	9,961	9,892	69	9,420	3,047	3,047	0	6,373	6,347	26
37	42468	Lomita city	8,085	7,942	143	7,635	3,542	3,542	0	4,093	3,976	117
37	43000	Long Beach city	173,932	169,160	4,772	160,972	68,406	68,240	166	92,566	91,089	1,477
37	44000	Los Angeles city	1,385,394	1,343,552	41,842	1,298,350	511,752	509,575	2,177	786,598	767,335	19,263
37	44574	Lynwood city	15,079	14,519	560	14,280	7,022	7,013	9	7,258	7,101	157
37	45246	Malibu city	6,656	6,539	117	5,156	3,819	3,819	0	1,337	1,324	13
37	45400	Manhattan Beach city	15,137	15,000	137	13,881	9,650	9,650	0	4,231	4,173	58
37	46492	Maywood city	6,972	6,608	364	6,684	1,835	1,813	22	4,849	4,648	201
37	48648	Monrovia city	14,493	14,145	348	13,867	6,981	6,907	74	6,886	6,735	151
37	48816	Montebello city	19,352	18,689	663	18,443	8,868	8,810	58	9,575	9,330	245
37	48914	Monterey Park city	20,549	19,989	560	19,825	11,014	10,900	114	8,811	8,534	277
37	52526	Norwalk city	27,201	26,534	667	26,322	17,414	17,374	40	8,908	8,784	124
37	55156	Palmdale city	41,733	39,083	2,650	37,759	26,445	26,374	71	11,314	11,068	246
37	55380	Palos Verdes Estates city	5,142	5,098	44	4,816	4,391	4,391	0	425	425	0
37	55618	Paramount city	15,426	14,964	462	14,516	6,615	6,576	39	7,901	7,868	33
37	56000	Pasadena city	58,798	57,689	1,109	54,667	25,149	25,065	84	29,518	29,170	348
37	56924	Pico Rivera city	16,707	16,497	210	16,243	11,106	11,083	23	5,137	5,072	65
37	58072	Pomona city	41,180	40,068	1,112	38,689	22,570	22,514	56	16,119	15,801	318
37	59514	Rancho Palos Verdes city	14,989	14,774	215	14,418	11,527	11,527	0	2,891	2,737	154
37	60018	Redondo Beach city	30,079	29,480	599	28,358	14,624	14,595	29	13,734	13,523	211
37	62602	Rolling Hills city	664	664	0	613	598	598	0	15	15	0

SCAG Region Housing & Households by Tenure-With Kitchen or Lacking Kitchen

County	fips	CITY	Housing Units	Housing: with Kitchen	Housing: Lacking Kitchen	Households	Household: Owner	Owner Households with Kitchen	Owner Households Lacking Kitchen	Households: Renter	Renter Households with Kitchen	Renter Households Lacking Kitchen
37	62644	Rolling Hills Estates city	2,927	2,918	9	2,813	2,578	2,578	0	235	235	0
37	62896	Rosemead city	14,693	14,318	375	14,200	7,284	7,240	44	6,916	6,795	121
37	66070	San Dimas city	12,568	12,412	156	12,269	9,045	9,011	34	3,224	3,146	78
37	66140	San Fernando city	6,168	6,040	128	5,952	3,019	3,002	17	2,933	2,911	22
37	67042	San Gabriel city	13,190	12,635	555	12,621	5,943	5,943	0	6,678	6,306	372
37	68224	San Marino city	4,537	4,492	45	4,278	4,045	4,000	45	233	233	0
37	69088	Santa Clarita city	57,167	56,563	604	55,002	40,188	40,165	23	14,814	14,743	71
37	69154	Santa Fe Springs city	5,188	5,020	168	4,969	2,778	2,767	11	2,191	2,147	44
37	70000	Santa Monica city	48,570	47,248	1,322	45,441	13,111	13,097	14	32,330	31,287	1,043
37	71806	Sierra Madre city	4,809	4,704	105	4,566	2,942	2,920	22	1,624	1,612	12
37	71876	Signal Hill city	4,384	4,296	88	4,145	2,071	2,058	13	2,074	2,066	8
37	72996	South El Monte city	5,065	5,027	38	4,976	2,378	2,378	0	2,598	2,581	17
37	73080	South Gate city	24,556	23,850	706	23,749	10,710	10,626	84	13,039	12,804	235
37	73220	South Pasadena city	10,224	10,171	53	9,798	4,618	4,618	0	5,180	5,127	53
37	78148	Temple City city	12,478	12,133	345	11,781	7,553	7,506	47	4,228	4,094	134
37	80000	Torrance city	57,068	55,741	1,327	54,299	30,737	30,675	62	23,562	23,116	446
37	82422	Vernon city	27	27	0	23	4	4	0	19	19	0
37	83332	Walnut city	8,817	8,750	67	8,612	7,790	7,764	26	822	814	8
37	84200	West Covina city	31,638	30,879	759	30,410	19,933	19,871	62	10,477	10,121	356
37	84410	West Hollywood city	25,261	24,863	398	23,423	5,106	5,093	13	18,317	18,050	267
37	84438	Westlake Village city	3,398	3,398	0	3,254	2,889	2,889	0	365	365	0
37	85292	Whittier city	27,840	26,854	986	26,819	15,834	15,761	73	10,985	10,631	354
37	99999	Unincorporated	309,516	300,836	8,680	292,187	183,680	182,937	743	108,507	106,521	1,986
		Los Angeles County	3,370,108	3,279,017	91,091	3,178,266	1,544,182	1,538,384	5,798	1,634,084	1,598,698	35,386
59	947	Aliso Viejo city	16,704	16,301	403	15,934	10,224	10,042	182	5,710	5,645	65
59	2000	Anaheim city	101,297	97,816	3,481	96,001	47,369	47,266	103	48,632	47,340	1,292
59	8100	Brea city	14,596	14,186	410	14,124	9,455	9,455	0	4,669	4,459	210
59	8786	Buena Park city	23,328	22,707	621	22,518	13,314	13,284	30	9,204	8,958	246
59	16532	Costa Mesa city	41,768	40,772	996	39,457	16,376	16,344	32	23,081	22,922	159
59	17750	Cypress city	16,142	15,683	459	15,554	10,924	10,882	42	4,630	4,503	127
59	17946	Dana Point city	16,854	16,781	73	14,821	9,402	9,394	8	5,419	5,354	65
59	25380	Fountain Valley city	19,025	18,629	396	18,540	13,294	13,239	55	5,246	4,936	310
59	28000	Fullerton city	46,350	44,789	1,561	44,364	24,002	23,899	103	20,362	19,742	620
59	29000	Garden Grove city	45,636	44,531	1,105	44,168	26,613	26,460	153	17,555	17,177	378
59	36000	Huntington Beach city	78,094	77,118	976	74,628	46,020	45,979	41	28,608	28,245	363
59	36770	Irvine city	75,331	74,476	855	71,242	38,899	38,791	108	32,343	31,871	472
59	39178	Laguna Beach city	13,522	13,271	251	11,242	6,964	6,906	58	4,278	4,180	98

SCAG Region Housing & Households by Tenure-With Kitchen or Lacking Kitchen

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59	39220	Laguna Hills city	11,334	10,969	365	10,616	8,133	8,094	39	2,483	2,398	85
59	39248	Laguna Niguel city	26,026	25,948	78	24,586	18,581	18,528	53	6,005	5,980	25
59	39259	Laguna Woods city	14,249	14,227	22	12,651	9,877	9,855	22	2,774	2,774	0
59	39290	La Habra city	19,001	18,499	502	18,056	10,097	10,063	34	7,959	7,727	232
59	39496	Lake Forest city	26,868	26,348	520	25,755	18,888	18,835	53	6,867	6,691	176
59	40256	La Palma city	4,962	4,920	42	4,786	3,722	3,722	0	1,064	1,054	10
59	43224	Los Alamitos city	4,272	4,192	80	4,189	1,925	1,914	11	2,264	2,253	11
59	48256	Mission Viejo city	34,364	34,124	240	33,502	26,621	26,555	66	6,881	6,815	66
59	51182	Newport Beach city	41,275	40,515	760	35,570	20,359	20,313	46	15,211	15,106	105
59	53980	Orange city	43,246	42,604	642	41,481	26,582	26,562	20	14,899	14,730	169
59	57526	Placentia city	16,483	16,084	399	15,958	10,722	10,713	9	5,236	5,067	169
59	59587	Rancho Santa Margarita city	17,012	16,857	155	16,597	12,271	12,245	26	4,326	4,295	31
59	65084	San Clemente city	25,194	24,877	317	23,197	15,604	15,547	57	7,593	7,393	200
59	68028	San Juan Capistrano city	11,975	11,812	163	11,516	9,439	9,417	22	2,077	2,051	26
59	69000	Santa Ana city	78,724	77,265	1,459	75,715	37,912	37,811	101	37,803	37,353	450
59	70686	Seal Beach city	14,288	14,123	165	12,662	9,789	9,767	22	2,873	2,838	35
59	73962	Stanton city	11,622	11,324	298	10,972	5,358	5,335	23	5,614	5,466	148
59	80854	Tustin city	25,473	24,978	495	24,127	12,611	12,594	17	11,516	11,295	221
59	82744	Villa Park city	2,135	2,077	58	2,030	2,004	1,987	17	26	26	0
59	84550	Westminster city	27,314	26,545	769	26,238	14,887	14,831	56	11,351	11,083	268
59	86832	Yorba Linda city	21,955	21,331	624	21,409	18,041	17,822	219	3,368	3,205	163
59	99999	Unincorporated	42,071	41,475	596	39,795	32,473	32,448	25	7,322	7,244	78
		Orange County	1,028,490	1,008,154	20,336	974,001	598,752	596,899	1,853	375,249	368,176	7,073
65	3820	Banning city	12,570	12,255	315	11,421	8,063	8,052	11	3,358	3,303	55
65	4758	Beaumont city	10,330	10,026	304	9,282	6,629	6,550	79	2,653	2,595	58
65	7218	Blythe city	6,108	6,056	52	4,979	2,695	2,695	0	2,284	2,284	0
65	9864	Calimesa city	3,340	3,244	96	3,089	2,606	2,606	0	483	441	42
65	10928	Canyon Lake city	4,195	4,113	82	3,798	3,136	3,136	0	662	598	64
65	12048	Cathedral City city	22,533	22,248	285	18,107	12,205	12,201	4	5,902	5,883	19
65	14260	Coachella city	9,136	9,004	132	8,688	5,497	5,491	6	3,191	3,159	32
65	16350	Corona city	44,950	43,850	1,100	42,847	30,410	30,271	139	12,437	12,204	233
65	18996	Desert Hot Springs city	9,495	8,870	625	7,283	3,803	3,791	12	3,480	3,453	27
65	33182	Hemet city	30,329	29,093	1,236	26,916	16,698	16,675	23	10,218	9,947	271
65	36434	Indian Wells city	4,973	4,857	116	2,592	2,308	2,308	0	284	284	0
65	36448	Indio city	29,063	28,371	692	24,517	15,292	15,283	9	9,225	9,077	148
65	39486	Lake Elsinore city	14,934	14,338	596	13,454	9,350	9,246	104	4,104	4,019	85
65	40354	La Quinta city	21,700	21,532	168	15,438	11,704	11,664	40	3,734	3,708	26

SCAG Region Housing & Households by Tenure-With Kitchen or Lacking Kitchen

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65	46842	Menifee city	27,201	26,304	897	25,007	20,439	20,322	117	4,568	4,461	107
65	49270	Moreno Valley city	52,985	50,279	2,706	48,702	34,067	33,902	165	14,635	14,512	123
65	50076	Murrieta city	31,941	30,854	1,087	28,978	22,350	22,296	54	6,628	6,525	103
65	51560	Norco city	7,394	7,224	170	6,952	5,900	5,900	0	1,052	1,041	11
65	55184	Palm Desert city	35,394	35,146	248	23,860	16,183	16,166	17	7,677	7,554	123
65	55254	Palm Springs city	36,427	36,080	347	24,363	14,688	14,632	56	9,675	9,632	43
65	56700	Perris city	14,045	13,357	688	12,788	8,458	8,436	22	4,330	4,326	4
65	59500	Rancho Mirage city	13,931	13,752	179	8,660	7,400	7,377	23	1,260	1,183	77
65	62000	Riverside city	95,322	92,650	2,672	88,414	52,540	52,481	59	35,874	35,372	502
65	67112	San Jacinto city	12,703	12,200	503	11,157	7,761	7,730	31	3,396	3,396	0
65	78120	Temecula city	30,583	30,276	307	29,081	20,965	20,955	10	8,116	8,088	28
65	85446	Wildomar city	9,882	9,589	293	9,071	7,279	7,238	41	1,792	1,792	0
65	99999	Unincorporated	157,791	152,544	5,247	135,741	104,815	104,455	360	30,926	30,584	342
		Riverside County	749,255	728,112	21,143	645,185	453,241	451,859	1,382	191,944	189,421	2,523
71	296	Adelanto city	7,662	7,070	592	6,471	3,883	3,839	44	2,588	2,555	33
71	2364	Apple Valley town	24,503	23,544	959	22,338	15,827	15,752	75	6,511	6,470	41
71	4030	Barstow city	9,867	9,343	524	8,222	3,973	3,973	0	4,249	4,159	90
71	6434	Big Bear Lake city	9,641	8,908	733	2,426	1,396	1,332	64	1,030	962	68
71	13210	Chino city	21,520	20,835	685	20,595	14,825	14,813	12	5,770	5,631	139
71	13214	Chino Hills city	22,710	22,410	300	21,892	18,216	18,161	55	3,676	3,582	94
71	14890	Colton city	16,261	16,001	260	15,127	8,133	8,108	25	6,994	6,844	150
71	24680	Fontana city	47,604	46,625	979	44,541	31,847	31,770	77	12,694	12,548	146
71	30658	Grand Terrace city	4,315	4,262	53	4,240	2,801	2,801	0	1,439	1,411	28
71	33434	Hesperia city	25,419	24,568	851	23,539	17,100	17,044	56	6,439	6,409	30
71	33588	Highland city	15,198	14,963	235	14,314	9,632	9,632	0	4,682	4,639	43
71	42370	Loma Linda city	9,126	8,805	321	8,371	3,455	3,455	0	4,916	4,615	301
71	48788	Montclair city	9,512	9,387	125	8,912	5,381	5,376	5	3,531	3,518	13
71	50734	Needles city	3,052	2,716	336	2,203	1,245	1,217	28	958	852	106
71	53896	Ontario city	50,084	48,848	1,236	47,166	27,934	27,902	32	19,232	18,987	245
71	59451	Rancho Cucamonga city	56,955	56,095	860	54,253	36,733	36,644	89	17,520	17,155	365
71	59962	Redlands city	26,244	25,555	689	24,540	15,073	15,044	29	9,467	9,243	224
71	60466	Rialto city	26,166	25,138	1,028	24,362	16,579	16,553	26	7,783	7,566	217
71	65000	San Bernardino city	62,522	60,966	1,556	57,547	30,526	30,476	50	27,021	26,762	259
71	80994	Twentynine Palms city	12,189	11,783	406	10,770	4,492	4,414	78	6,278	6,278	0
71	81344	Upland city	25,944	25,195	749	24,667	14,533	14,491	42	10,134	9,767	367
71	82590	Victorville city	32,055	30,229	1,826	28,842	18,799	18,779	20	10,043	9,924	119
71	87042	Yucaipa city	18,909	18,436	473	17,190	13,342	13,300	42	3,848	3,807	41

SCAG Region Housing & Households by Tenure-With Kitchen or Lacking Kitchen

County	fips	CITY	Housing Units	Housing: with Kitchen	Housing: Lacking Kitchen	Households	Household: Owner	Owner Households with Kitchen	Owner Households Lacking Kitchen	Households: Renter	Renter Households with Kitchen	Renter Households Lacking Kitchen
71	87056	Yucca Valley town	9,864	9,533	331	8,347	5,687	5,675	12	2,660	2,636	24
71	99999	Unincorporated	128,836	122,352	6,484	87,921	63,016	62,669	347	24,905	24,468	437
		San Bernardino County	676,158	653,567	22,591	588,796	384,428	383,220	1,208	204,368	200,788	3,580
111	10046	Camarillo city	24,058	23,770	288	22,960	16,699	16,690	9	6,261	6,069	192
111	24092	Fillmore city	4,369	4,308	61	4,294	2,901	2,901	0	1,393	1,357	36
111	49138	Moorpark city	11,227	11,048	179	10,733	8,959	8,959	0	1,774	1,774	0
111	53476	Ojai city	3,302	3,177	125	3,077	1,774	1,774	0	1,303	1,269	34
111	54652	Oxnard city	52,523	51,573	950	49,550	28,314	28,242	72	21,236	21,007	229
111	58296	Port Hueneme city	7,825	7,632	193	6,883	3,695	3,658	37	3,188	3,103	85
111	65042	Ventura city	40,647	40,188	459	38,528	22,002	21,977	25	16,526	16,278	248
111	70042	Santa Paula city	8,872	8,788	84	8,373	4,711	4,711	0	3,662	3,613	49
111	72016	Simi Valley city	39,863	39,405	458	38,949	29,890	29,881	9	9,059	8,950	109
111	78582	Thousand Oaks city	45,030	44,406	624	43,222	32,819	32,723	96	10,403	10,274	129
111	99999	Unincorporated	33,849	33,131	718	30,609	22,227	22,121	106	8,382	8,324	58
		Ventura County	271,565	267,426	4,139	257,178	173,991	173,637	354	83,187	82,018	1,169
		SCAG Region	6,148,465	5,987,859	160,606	5,689,831	3,180,855	3,170,027	10,828	2,508,976	2,459,070	49,906

Source: American Community Survey (ACS) 2005-09 5-year data.

SCAG Region Housing & Households by Tenure-With Plumbing or Lacking Plumbing

County	fips	CITY	Housing Units	Housing: with Plumbing	Housing: Lacking Plumbing	Households	Households: Owner	Owner Households with Plumbing	Owner Households Lacking Plumbing	Households: Renter	Renter Households with Plumbing	Renter Households Lacking Plumbing
25	8058	Brawley city	7,845	7,718	127	6,923	3,613	3,607	6	3,310	3,272	38
25	9710	Calexico city	10,810	10,756	54	10,130	5,519	5,465	54	4,611	4,611	0
25	9878	Calipatria city	1,093	1,032	61	938	594	582	12	344	344	0
25	21782	El Centro city	14,318	14,268	50	13,261	6,761	6,761	0	6,500	6,475	25
25	34246	Holtville city	1,759	1,745	14	1,636	889	875	14	747	747	0
25	36280	Imperial city	4,016	3,894	122	3,791	2,543	2,489	54	1,248	1,207	41
25	84606	Westmorland city	672	664	8	556	301	301	0	255	255	0
25	99999	Unincorporated	12,376	11,931	445	9,170	6,041	5,915	126	3,129	3,093	36
		Imperial County	52,889	52,008	881	46,405	26,261	25,995	266	20,144	20,004	140
37	394	Agoura Hills city	8,168	8,168	0	7,871	6,415	6,415	0	1,456	1,456	0
37	884	Alhambra city	30,760	30,620	140	29,086	12,699	12,644	55	16,387	16,302	85
37	2462	Arcadia city	19,405	19,393	12	18,936	12,129	12,117	12	6,807	6,807	0
37	2896	Artesia city	4,485	4,442	43	4,398	2,560	2,548	12	1,838	1,838	0
37	3274	Avalon city	1,808	1,768	40	1,110	337	337	0	773	733	40
37	3386	Azusa city	13,462	13,383	79	13,064	6,963	6,963	0	6,101	6,066	35
37	3666	Baldwin Park city	18,273	18,090	183	17,713	11,204	11,156	48	6,509	6,454	55
37	4870	Bell city	9,463	9,376	87	9,038	2,478	2,478	0	6,560	6,513	47
37	4982	Bellflower city	23,848	23,663	185	22,733	8,824	8,789	35	13,909	13,759	150
37	4996	Bell Gardens city	10,094	10,005	89	9,898	2,460	2,432	28	7,438	7,397	41
37	6308	Beverly Hills city	15,726	15,530	196	14,416	6,516	6,482	34	7,900	7,805	95
37	7946	Bradbury city	314	314	0	284	276	276	0	8	8	0
37	8954	Burbank city	42,623	42,501	122	40,505	18,112	18,078	34	22,393	22,343	50
37	9598	Calabasas city	7,954	7,942	12	7,632	5,960	5,960	0	1,672	1,660	12
37	11530	Carson city	25,421	25,337	84	24,727	19,224	19,190	34	5,503	5,489	14
37	12552	Cerritos city	15,642	15,600	42	15,427	12,714	12,672	42	2,713	2,713	0
37	13756	Claremont city	11,664	11,653	11	11,255	7,681	7,670	11	3,574	3,574	0
37	14974	Commerce city	3,403	3,403	0	3,306	1,668	1,668	0	1,638	1,638	0
37	15044	Compton city	23,665	23,466	199	22,358	12,476	12,443	33	9,882	9,854	28
37	16742	Covina city	15,474	15,474	0	14,894	8,720	8,720	0	6,174	6,174	0
37	17498	Cudahy city	5,689	5,640	49	5,430	1,029	1,017	12	4,401	4,364	37
37	17568	Culver City city	16,958	16,878	80	16,278	9,579	9,559	20	6,699	6,688	11
37	19192	Diamond Bar city	18,649	18,553	96	18,081	15,245	15,207	38	2,836	2,811	25
37	19766	Downey city	33,539	33,391	148	32,095	16,879	16,851	28	15,216	15,125	91
37	19990	Duarte city	6,639	6,613	26	6,430	4,486	4,460	26	1,944	1,944	0
37	22230	El Monte city	30,367	30,099	268	29,116	11,838	11,781	57	17,278	17,169	109
37	22412	El Segundo city	7,280	7,266	14	7,105	3,069	3,069	0	4,036	4,022	14

SCAG Region Housing & Households by Tenure-With Plumbing or Lacking Plumbing

County	fips	CITY	Housing Units	Housing: with Plumbing	Housing: Lacking Plumbing	Households	Households: Owner	Owner Households with Plumbing	Owner Households Lacking Plumbing	Households: Renter	Renter Households with Plumbing	Renter Households Lacking Plumbing
37	28168	Gardena city	21,513	21,408	105	20,385	9,516	9,485	31	10,869	10,834	35
37	30000	Glendale city	75,563	75,178	385	72,149	28,165	28,029	136	43,984	43,770	214
37	30014	Glendora city	17,090	17,024	66	16,438	12,010	11,975	35	4,428	4,428	0
37	32506	Hawaiian Gardens city	4,155	4,145	10	3,926	2,027	2,027	0	1,899	1,899	0
37	32548	Hawthorne city	28,941	28,460	481	27,432	7,397	7,334	63	20,035	19,829	206
37	33364	Hermosa Beach city	10,019	10,019	0	9,226	4,236	4,236	0	4,990	4,990	0
37	33518	Hidden Hills city	655	651	4	638	620	616	4	18	18	0
37	36056	Huntington Park city	15,761	15,681	80	14,796	4,197	4,197	0	10,599	10,540	59
37	36490	Industry city	128	128	0	123	52	52	0	71	71	0
37	36546	Inglewood city	39,377	38,997	380	37,170	13,487	13,452	35	23,683	23,472	211
37	36826	Irwindale city	395	392	3	374	247	247	0	127	124	3
37	39003	La Cañada Flintridge city	7,037	7,018	19	6,774	6,175	6,156	19	599	599	0
37	39304	La Habra Heights city	2,041	2,041	0	1,923	1,895	1,895	0	28	28	0
37	39892	Lakewood city	25,710	25,634	76	24,912	18,279	18,269	10	6,633	6,633	0
37	40032	La Mirada city	15,105	15,055	50	14,693	12,007	11,971	36	2,686	2,672	14
37	40130	Lancaster city	46,058	45,725	333	42,030	26,307	26,196	111	15,723	15,580	143
37	40340	La Puente city	9,966	9,883	83	9,719	5,981	5,944	37	3,738	3,718	20
37	40830	La Verne city	12,203	12,179	24	11,871	9,432	9,421	11	2,439	2,426	13
37	40886	Lawndale city	9,961	9,950	11	9,420	3,047	3,047	0	6,373	6,362	11
37	42468	Lomita city	8,085	8,034	51	7,635	3,542	3,526	16	4,093	4,084	9
37	43000	Long Beach city	173,932	172,900	1,032	160,972	68,406	68,204	202	92,566	92,057	509
37	44000	Los Angeles city	1,385,394	1,372,641	12,753	1,298,350	511,752	509,927	1,825	786,598	779,699	6,899
37	44574	Lynwood city	15,079	14,910	169	14,280	7,022	6,983	39	7,258	7,177	81
37	45246	Malibu city	6,656	6,575	81	5,156	3,819	3,765	54	1,337	1,337	0
37	45400	Manhattan Beach city	15,137	15,117	20	13,881	9,650	9,638	12	4,231	4,231	0
37	46492	Maywood city	6,972	6,857	115	6,684	1,835	1,813	22	4,849	4,756	93
37	48648	Monrovia city	14,493	14,483	10	13,867	6,981	6,971	10	6,886	6,886	0
37	48816	Montebello city	19,352	19,162	190	18,443	8,868	8,830	38	9,575	9,493	82
37	48914	Monterey Park city	20,549	20,407	142	19,825	11,014	10,980	34	8,811	8,734	77
37	52526	Norwalk city	27,201	27,119	82	26,322	17,414	17,375	39	8,908	8,888	20
37	55156	Palmdale city	41,733	41,187	546	37,759	26,445	26,414	31	11,314	11,096	218
37	55380	Palos Verdes Estates city	5,142	5,098	44	4,816	4,391	4,391	0	425	425	0
37	55618	Paramount city	15,426	15,301	125	14,516	6,615	6,546	69	7,901	7,859	42
37	56000	Pasadena city	58,798	58,377	421	54,667	25,149	25,105	44	29,518	29,344	174
37	56924	Pico Rivera city	16,707	16,662	45	16,243	11,106	11,085	21	5,137	5,137	0
37	58072	Pomona city	41,180	40,952	228	38,689	22,570	22,484	86	16,119	16,055	64
37	59514	Rancho Palos Verdes city	14,989	14,912	77	14,418	11,527	11,527	0	2,891	2,856	35

SCAG Region Housing & Households by Tenure-With Plumbing or Lacking Plumbing

County	fips	CITY	Housing Units	Housing: with Plumbing	Housing: Lacking Plumbing	Households	Households: Owner	Owner Households with Plumbing	Owner Households Lacking Plumbing	Households: Renter	Renter Households with Plumbing	Renter Households Lacking Plumbing
37	60018	Redondo Beach city	30,079	29,989	90	28,358	14,624	14,559	65	13,734	13,726	8
37	62602	Rolling Hills city	664	664	0	613	598	598	0	15	15	0
37	62644	Rolling Hills Estates city	2,927	2,918	9	2,813	2,578	2,578	0	235	235	0
37	62896	Rosemead city	14,693	14,573	120	14,200	7,284	7,284	0	6,916	6,818	98
37	66070	San Dimas city	12,568	12,395	173	12,269	9,045	8,991	54	3,224	3,149	75
37	66140	San Fernando city	6,168	6,109	59	5,952	3,019	3,002	17	2,933	2,911	22
37	67042	San Gabriel city	13,190	13,141	49	12,621	5,943	5,916	27	6,678	6,656	22
37	68224	San Marino city	4,537	4,492	45	4,278	4,045	4,000	45	233	233	0
37	69088	Santa Clarita city	57,167	56,988	179	55,002	40,188	40,157	31	14,814	14,778	36
37	69154	Santa Fe Springs city	5,188	5,177	11	4,969	2,778	2,767	11	2,191	2,191	0
37	70000	Santa Monica city	48,570	48,315	255	45,441	13,111	13,037	74	32,330	32,149	181
37	71806	Sierra Madre city	4,809	4,787	22	4,566	2,942	2,920	22	1,624	1,624	0
37	71876	Signal Hill city	4,384	4,339	45	4,145	2,071	2,060	11	2,074	2,040	34
37	72996	South El Monte city	5,065	5,026	39	4,976	2,378	2,378	0	2,598	2,559	39
37	73080	South Gate city	24,556	24,191	365	23,749	10,710	10,620	90	13,039	12,969	70
37	73220	South Pasadena city	10,224	10,200	24	9,798	4,618	4,618	0	5,180	5,156	24
37	78148	Temple City city	12,478	12,470	8	11,781	7,553	7,545	8	4,228	4,228	0
37	80000	Torrance city	57,068	56,746	322	54,299	30,737	30,659	78	23,562	23,458	104
37	82422	Vernon city	27	27	0	23	4	4	0	19	19	0
37	83332	Walnut city	8,817	8,775	42	8,612	7,790	7,781	9	822	822	0
37	84200	West Covina city	31,638	31,549	89	30,410	19,933	19,911	22	10,477	10,467	10
37	84410	West Hollywood city	25,261	25,072	189	23,423	5,106	5,057	49	18,317	18,220	97
37	84438	Westlake Village city	3,398	3,385	13	3,254	2,889	2,884	5	365	357	8
37	85292	Whittier city	27,840	27,679	161	26,819	15,834	15,783	51	10,985	10,929	56
37	99999	Unincorporated	309,516	306,062	3,454	292,187	183,680	182,871	809	108,507	107,761	746
		Los Angeles County	3,370,108	3,343,899	26,209	3,178,266	1,544,182	1,539,075	5,107	1,634,084	1,622,283	11,801
59	947	Aliso Viejo city	16,704	16,522	182	15,934	10,224	10,042	182	5,710	5,710	0
59	2000	Anaheim city	101,297	100,957	340	96,001	47,369	47,254	115	48,632	48,509	123
59	8100	Brea city	14,596	14,540	56	14,124	9,455	9,455	0	4,669	4,669	0
59	8786	Buena Park city	23,328	23,287	41	22,518	13,314	13,304	10	9,204	9,173	31
59	16532	Costa Mesa city	41,768	41,668	100	39,457	16,376	16,352	24	23,081	23,005	76
59	17750	Cypress city	16,142	16,074	68	15,554	10,924	10,905	19	4,630	4,630	0
59	17946	Dana Point city	16,854	16,734	120	14,821	9,402	9,402	0	5,419	5,299	120
59	25380	Fountain Valley city	19,025	18,968	57	18,540	13,294	13,248	46	5,246	5,235	11
59	28000	Fullerton city	46,350	46,181	169	44,364	24,002	23,951	51	20,362	20,254	108
59	29000	Garden Grove city	45,636	45,376	260	44,168	26,613	26,487	126	17,555	17,459	96

SCAG Region Housing & Households by Tenure-With Plumbing or Lacking Plumbing

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59	36000	Huntington Beach city	78,094	78,002	92	74,628	46,020	45,992	28	28,608	28,544	64
59	36770	Irvine city	75,331	75,130	201	71,242	38,899	38,837	62	32,343	32,204	139
59	39178	Laguna Beach city	13,522	13,390	132	11,242	6,964	6,916	48	4,278	4,278	0
59	39220	Laguna Hills city	11,334	11,295	39	10,616	8,133	8,094	39	2,483	2,483	0
59	39248	Laguna Niguel city	26,026	25,933	93	24,586	18,581	18,495	86	6,005	5,998	7
59	39259	Laguna Woods city	14,249	14,243	6	12,651	9,877	9,871	6	2,774	2,774	0
59	39290	La Habra city	19,001	18,904	97	18,056	10,097	10,052	45	7,959	7,933	26
59	39496	Lake Forest city	26,868	26,722	146	25,755	18,888	18,850	38	6,867	6,759	108
59	40256	La Palma city	4,962	4,954	8	4,786	3,722	3,714	8	1,064	1,064	0
59	43224	Los Alamitos city	4,272	4,236	36	4,189	1,925	1,925	0	2,264	2,264	0
59	48256	Mission Viejo city	34,364	34,260	104	33,502	26,621	26,517	104	6,881	6,881	0
59	51182	Newport Beach city	41,275	41,018	257	35,570	20,359	20,322	37	15,211	15,140	71
59	53980	Orange city	43,246	43,072	174	41,481	26,582	26,543	39	14,899	14,837	62
59	57526	Placentia city	16,483	16,326	157	15,958	10,722	10,722	0	5,236	5,112	124
59	59587	Rancho Santa Margarita city	17,012	17,005	7	16,597	12,271	12,264	7	4,326	4,326	0
59	65084	San Clemente city	25,194	25,043	151	23,197	15,604	15,557	47	7,593	7,540	53
59	68028	San Juan Capistrano city	11,975	11,966	9	11,516	9,439	9,430	9	2,077	2,077	0
59	69000	Santa Ana city	78,724	78,438	286	75,715	37,912	37,805	107	37,803	37,682	121
59	70686	Seal Beach city	14,288	14,266	22	12,662	9,789	9,767	22	2,873	2,873	0
59	73962	Stanton city	11,622	11,596	26	10,972	5,358	5,350	8	5,614	5,596	18
59	80854	Tustin city	25,473	25,362	111	24,127	12,611	12,551	60	11,516	11,475	41
59	82744	Villa Park city	2,135	2,118	17	2,030	2,004	1,987	17	26	26	0
59	84550	Westminster city	27,314	27,244	70	26,238	14,887	14,862	25	11,351	11,333	18
59	86832	Yorba Linda city	21,955	21,708	247	21,409	18,041	17,816	225	3,368	3,346	22
59	99999	Unincorporated	42,071	41,807	264	39,795	32,473	32,411	62	7,322	7,227	95
		Orange County	1,028,490	1,024,345	4,145	974,001	598,752	597,050	1,702	375,249	373,715	1,534
65	3820	Banning city	12,570	12,434	136	11,421	8,063	8,052	11	3,358	3,358	0
65	4758	Beaumont city	10,330	10,184	146	9,282	6,629	6,561	68	2,653	2,622	31
65	7218	Blythe city	6,108	6,089	19	4,979	2,695	2,695	0	2,284	2,265	19
65	9864	Calimesa city	3,340	3,329	11	3,089	2,606	2,606	0	483	472	11
65	10928	Canyon Lake city	4,195	4,099	96	3,798	3,136	3,104	32	662	598	64
65	12048	Cathedral City city	22,533	22,517	16	18,107	12,205	12,205	0	5,902	5,893	9
65	14260	Coachella city	9,136	9,091	45	8,688	5,497	5,497	0	3,191	3,191	0
65	16350	Corona city	44,950	44,704	246	42,847	30,410	30,261	149	12,437	12,437	0
65	18996	Desert Hot Springs city	9,495	9,440	55	7,283	3,803	3,803	0	3,480	3,480	0
65	33182	Hemet city	30,329	30,296	33	26,916	16,698	16,698	0	10,218	10,200	18

SCAG Region Housing & Households by Tenure-With Plumbing or Lacking Plumbing

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65	36434	Indian Wells city	4,973	4,906	67	2,592	2,308	2,308	0	284	284	0
65	36448	Indio city	29,063	28,970	93	24,517	15,292	15,272	20	9,225	9,171	54
65	39486	Lake Elsinore city	14,934	14,612	322	13,454	9,350	9,253	97	4,104	3,997	107
65	40354	La Quinta city	21,700	21,561	139	15,438	11,704	11,611	93	3,734	3,734	0
65	46842	Menifee city	27,201	26,959	242	25,007	20,439	20,317	122	4,568	4,490	78
65	49270	Moreno Valley city	52,985	52,498	487	48,702	34,067	33,910	157	14,635	14,600	35
65	50076	Murrieta city	31,941	31,721	220	28,978	22,350	22,207	143	6,628	6,628	0
65	51560	Norco city	7,394	7,345	49	6,952	5,900	5,900	0	1,052	1,052	0
65	55184	Palm Desert city	35,394	35,347	47	23,860	16,183	16,166	17	7,677	7,647	30
65	55254	Palm Springs city	36,427	36,232	195	24,363	14,688	14,641	47	9,675	9,652	23
65	56700	Perris city	14,045	13,952	93	12,788	8,458	8,458	0	4,330	4,330	0
65	59500	Rancho Mirage city	13,931	13,834	97	8,660	7,400	7,360	40	1,260	1,260	0
65	62000	Riverside city	95,322	94,882	440	88,414	52,540	52,389	151	35,874	35,823	51
65	67112	San Jacinto city	12,703	12,672	31	11,157	7,761	7,730	31	3,396	3,396	0
65	78120	Temecula city	30,583	30,508	75	29,081	20,965	20,955	10	8,116	8,051	65
65	85446	Wildomar city	9,882	9,724	158	9,071	7,279	7,279	0	1,792	1,792	0
65	99999	Unincorporated	157,791	155,809	1,982	135,741	104,815	104,421	394	30,926	30,729	197
		Riverside County	749,255	743,715	5,540	645,185	453,241	451,659	1,582	191,944	191,152	792
71	296	Adelanto city	7,662	7,453	209	6,471	3,883	3,854	29	2,588	2,555	33
71	2364	Apple Valley town	24,503	24,383	120	22,338	15,827	15,759	68	6,511	6,511	0
71	4030	Barstow city	9,867	9,661	206	8,222	3,973	3,960	13	4,249	4,249	0
71	6434	Big Bear Lake city	9,641	9,043	598	2,426	1,396	1,344	52	1,030	987	43
71	13210	Chino city	21,520	21,404	116	20,595	14,825	14,825	0	5,770	5,742	28
71	13214	Chino Hills city	22,710	22,622	88	21,892	18,216	18,128	88	3,676	3,676	0
71	14890	Colton city	16,261	16,139	122	15,127	8,133	8,111	22	6,994	6,894	100
71	24680	Fontana city	47,604	47,367	237	44,541	31,847	31,776	71	12,694	12,615	79
71	30658	Grand Terrace city	4,315	4,290	25	4,240	2,801	2,801	0	1,439	1,439	0
71	33434	Hesperia city	25,419	25,185	234	23,539	17,100	17,037	63	6,439	6,439	0
71	33588	Highland city	15,198	15,128	70	14,314	9,632	9,626	6	4,682	4,682	0
71	42370	Loma Linda city	9,126	9,017	109	8,371	3,455	3,455	0	4,916	4,807	109
71	48788	Montclair city	9,512	9,489	23	8,912	5,381	5,358	23	3,531	3,531	0
71	50734	Needles city	3,052	2,934	118	2,203	1,245	1,217	28	958	912	46
71	53896	Ontario city	50,084	49,766	318	47,166	27,934	27,791	143	19,232	19,232	0
71	59451	Rancho Cucamonga city	56,955	56,763	192	54,253	36,733	36,661	72	17,520	17,488	32
71	59962	Redlands city	26,244	26,137	107	24,540	15,073	15,060	13	9,467	9,407	60
71	60466	Rialto city	26,166	25,905	261	24,362	16,579	16,510	69	7,783	7,695	88

SCAG Region Housing & Households by Tenure-With Plumbing or Lacking Plumbing

County	fips	CITY	Housing Units	Housing: with Plumbing	Housing: Lacking Plumbing	Households	Households: Owner	Owner Households with Plumbing	Owner Households Lacking Plumbing	Households: Renter	Renter Households with Plumbing	Renter Households Lacking Plumbing
71	65000	San Bernardino city	62,522	62,061	461	57,547	30,526	30,440	86	27,021	26,913	108
71	80994	Twentynine Palms city	12,189	12,002	187	10,770	4,492	4,487	5	6,278	6,278	0
71	81344	Upland city	25,944	25,776	168	24,667	14,533	14,458	75	10,134	10,122	12
71	82590	Victorville city	32,055	31,661	394	28,842	18,799	18,769	30	10,043	10,017	26
71	87042	Yucaipa city	18,909	18,853	56	17,190	13,342	13,327	15	3,848	3,807	41
71	87056	Yucca Valley town	9,864	9,817	47	8,347	5,687	5,675	12	2,660	2,660	0
71	99999	Unincorporated	128,836	124,679	4,157	87,921	63,016	62,678	338	24,905	24,767	138
		San Bernardino County	676,158	667,535	8,623	588,796	384,428	383,107	1,321	204,368	203,425	943
111	10046	Camarillo city	24,058	23,954	104	22,960	16,699	16,687	12	6,261	6,208	53
111	24092	Fillmore city	4,369	4,357	12	4,294	2,901	2,901	0	1,393	1,381	12
111	49138	Moorpark city	11,227	11,166	61	10,733	8,959	8,917	42	1,774	1,774	0
111	53476	Ojai city	3,302	3,280	22	3,077	1,774	1,774	0	1,303	1,303	0
111	54652	Oxnard city	52,523	52,067	456	49,550	28,314	28,228	86	21,236	21,167	69
111	58296	Port Hueneme city	7,825	7,764	61	6,883	3,695	3,672	23	3,188	3,188	0
111	65042	Ventura city	40,647	40,591	56	38,528	22,002	22,002	0	16,526	16,508	18
111	70042	Santa Paula city	8,872	8,823	49	8,373	4,711	4,697	14	3,662	3,662	0
111	72016	Simi Valley city	39,863	39,803	60	38,949	29,890	29,881	9	9,059	9,032	27
111	78582	Thousand Oaks city	45,030	44,888	142	43,222	32,819	32,705	114	10,403	10,375	28
111	99999	Unincorporated	33,849	33,340	509	30,609	22,227	22,047	180	8,382	8,353	29
		Ventura County	271,565	270,033	1,532	257,178	173,991	173,511	480	83,187	82,951	236
		SCAG Region	6,148,465	6,101,535	46,930	5,689,831	3,180,855	3,170,397	10,458	2,508,976	2,493,530	15,446

Source: American Community Survey (ACS) 2005-09 5-year data.

SCAG Region Workers by Place of Residence with Occupation in Farm

County	fips	CITY	Total Worker	Total Worker: Male	Worker: Male-Occupation (Farm)	Total Worker: Female	Worker: Female-Occupation (Farm)
25	8058	Brawley city	8,114	4,284	615	3,830	71
25	9710	Calexico city	12,774	6,768	500	6,006	242
25	9878	Calipatria city	1,149	652	111	497	18
25	21782	El Centro city	15,105	8,417	314	6,688	189
25	34246	Holtville city	1,803	899	127	904	0
25	36280	Imperial city	5,050	2,801	135	2,249	10
25	84606	Westmorland city	470	303	84	167	13
25	99999	Unincorporated	9,811	5,842	564	3,969	171
		Imperial County Total	54,276	29,966	2,450	24,310	714
37	394	Agoura Hills city	11,830	6,390	0	5,440	0
37	884	Alhambra city	41,120	21,478	123	19,642	11
37	2462	Arcadia city	26,920	14,380	24	12,540	13
37	2896	Artesia city	7,330	4,214	0	3,116	0
37	3274	Avalon city	1,818	919	21	899	0
37	3386	Azusa city	22,463	12,065	122	10,398	227
37	3666	Baldwin Park city	31,794	18,472	101	13,322	135
37	4870	Bell city	14,680	9,196	191	5,484	98
37	4982	Bellflower city	32,689	17,645	0	15,044	34
37	4996	Bell Gardens city	17,140	10,299	183	6,841	137
37	6308	Beverly Hills city	15,484	7,917	0	7,567	0
37	7946	Bradbury city	439	201	0	238	3
37	8954	Burbank city	53,260	28,463	100	24,797	95
37	9598	Calabasas city	10,218	5,802	0	4,416	0
37	11530	Carson city	42,345	20,928	82	21,417	12
37	12552	Cerritos city	23,734	12,620	0	11,114	0
37	13756	Claremont city	16,616	8,530	9	8,086	0
37	14974	Commerce city	5,115	2,807	8	2,308	0
37	15044	Compton city	34,035	18,736	116	15,299	66
37	16742	Covina city	22,383	11,675	69	10,708	0
37	17498	Cudahy city	9,640	5,999	54	3,641	26
37	17568	Culver City city	20,434	9,873	0	10,561	0
37	19192	Diamond Bar city	28,124	15,327	13	12,797	28
37	19766	Downey city	47,505	26,466	9	21,039	66
37	19990	Duarte city	9,475	5,357	10	4,118	0
37	22230	El Monte city	50,801	30,568	185	20,233	151
37	22412	El Segundo city	9,474	5,108	12	4,366	39
37	28168	Gardena city	26,105	13,622	7	12,483	0

SCAG Region Workers by Place of Residence with Occupation in Farm

County	fips	CITY	Total Worker	Total Worker: Male	Worker: Male-Occupation (Farm)	Total Worker: Female	Worker: Female-Occupation (Farm)
37	30000	Glendale city	94,015	50,425	22	43,590	24
37	30014	Glendora city	23,071	11,862	29	11,209	17
37	32506	Hawaiian Gardens city	6,678	4,248	0	2,430	0
37	32548	Hawthorne city	38,030	20,473	35	17,557	13
37	33364	Hermosa Beach city	12,798	6,955	0	5,843	0
37	33518	Hidden Hills city	897	535	0	362	0
37	36056	Huntington Park city	25,514	15,224	150	10,290	88
37	36490	Industry city	261	177	0	84	0
37	36546	Inglewood city	50,343	25,827	98	24,516	73
37	36826	Irwindale city	589	322	0	267	0
37	39003	La Cañada Flintridge city	9,164	5,124	6	4,040	0
37	39304	La Habra Heights city	2,639	1,575	0	1,064	0
37	39892	Lakewood city	39,330	20,039	17	19,291	0
37	40032	La Mirada city	22,584	12,130	9	10,454	0
37	40130	Lancaster city	51,189	28,512	229	22,677	0
37	40340	La Puente city	17,816	10,665	47	7,151	45
37	40830	La Verne city	15,514	7,931	72	7,583	0
37	40886	Lawndale city	13,838	8,422	0	5,416	0
37	42468	Lomita city	10,567	5,549	9	5,018	0
37	43000	Long Beach city	214,696	116,342	304	98,354	193
37	44000	Los Angeles city	1,802,571	1,006,062	3,557	796,509	1,602
37	44574	Lynwood city	25,471	15,007	81	10,464	65
37	45246	Malibu city	6,094	3,529	0	2,565	0
37	45400	Manhattan Beach city	17,714	9,838	0	7,876	0
37	46492	Maywood city	11,378	7,385	26	3,993	34
37	48648	Monrovia city	19,352	10,035	33	9,317	0
37	48816	Montebello city	26,248	14,137	28	12,111	19
37	48914	Monterey Park city	26,877	14,430	0	12,447	0
37	52526	Norwalk city	44,583	24,802	188	19,781	60
37	55156	Palmdale city	53,910	29,531	149	24,379	38
37	55380	Palos Verdes Estates city	5,550	3,295	0	2,255	0
37	55618	Paramount city	22,555	13,188	9	9,367	10
37	56000	Pasadena city	69,952	37,662	76	32,290	32
37	56924	Pico Rivera city	28,177	15,695	29	12,482	45
37	58072	Pomona city	63,788	37,210	77	26,578	134
37	59514	Rancho Palos Verdes city	17,125	9,919	12	7,206	0
37	60018	Redondo Beach city	38,987	20,750	62	18,237	16
37	62602	Rolling Hills city	741	425	0	316	0

SCAG Region Workers by Place of Residence with Occupation in Farm

County	fips	CITY	Total Worker	Total Worker: Male	Worker: Male-Occupation (Farm)	Total Worker: Female	Worker: Female-Occupation (Farm)
37	62644	Rolling Hills Estates city	3,335	1,926	0	1,409	0
37	62896	Rosemead city	22,759	12,914	73	9,845	14
37	66070	San Dimas city	17,370	9,096	15	8,274	0
37	66140	San Fernando city	10,389	5,683	26	4,706	23
37	67042	San Gabriel city	19,042	10,086	53	8,956	0
37	68224	San Marino city	5,664	3,018	0	2,646	0
37	69088	Santa Clarita city	84,283	46,590	310	37,693	15
37	69154	Santa Fe Springs city	7,019	3,775	0	3,244	0
37	70000	Santa Monica city	48,652	25,322	0	23,330	0
37	71806	Sierra Madre city	5,640	3,033	0	2,607	0
37	71876	Signal Hill city	5,600	2,888	30	2,712	0
37	72996	South El Monte city	8,975	5,685	160	3,290	10
37	73080	South Gate city	38,955	22,128	136	16,827	68
37	73220	South Pasadena city	12,964	6,402	0	6,562	0
37	78148	Temple City city	18,207	9,309	14	8,898	0
37	80000	Torrance city	70,501	37,828	28	32,673	35
37	82422	Vernon city	40	21	0	19	0
37	83332	Walnut city	14,734	7,707	0	7,027	0
37	84200	West Covina city	48,577	25,590	69	22,987	25
37	84410	West Hollywood city	22,767	14,262	2	8,505	0
37	84438	Westlake Village city	3,653	1,893	0	1,760	0
37	85292	Whittier city	38,799	20,678	89	18,121	0
37	99999	Unincorporated	450,876	251,009	1,512	199,867	734
		Los Angele County Total	4,522,378	2,497,137	9,310	2,025,241	4,573
59	947	Aliso Viejo city	23,847	12,313	14	11,534	0
59	2000	Anaheim city	157,330	89,162	381	68,168	145
59	8100	Brea city	19,207	9,961	31	9,246	9
59	8786	Buena Park city	36,486	20,141	0	16,345	39
59	16532	Costa Mesa city	59,193	33,812	100	25,381	17
59	17750	Cypress city	22,847	12,004	0	10,843	0
59	17946	Dana Point city	18,565	10,457	24	8,108	0
59	25380	Fountain Valley city	27,115	14,720	32	12,395	14
59	28000	Fullerton city	63,837	35,178	134	28,659	32
59	29000	Garden Grove city	74,149	42,305	119	31,844	120
59	36000	Huntington Beach city	102,113	55,803	77	46,310	7
59	36770	Irvine city	100,295	54,838	16	45,457	14
59	39178	Laguna Beach city	13,167	7,593	0	5,574	0

SCAG Region Workers by Place of Residence with Occupation in Farm

County	fips	CITY	Total Worker	Total Worker: Male	Worker: Male-Occupation (Farm)	Total Worker: Female	Worker: Female-Occupation (Farm)
59	39220	Laguna Hills city	16,662	9,403	0	7,259	19
59	39248	Laguna Niguel city	32,040	17,189	0	14,851	0
59	39259	Laguna Woods city	3,083	1,233	0	1,850	0
59	39290	La Habra city	28,969	16,434	111	12,535	71
59	39496	Lake Forest city	41,296	22,416	148	18,880	7
59	40256	La Palma city	7,387	3,712	16	3,675	0
59	43224	Los Alamitos city	5,358	2,888	4	2,470	25
59	48256	Mission Viejo city	47,877	25,909	92	21,968	8
59	51182	Newport Beach city	41,528	24,290	142	17,238	7
59	53980	Orange city	67,130	37,303	259	29,827	22
59	57526	Placentia city	24,578	13,911	58	10,667	36
59	59587	Rancho Santa Margarita city	25,542	14,482	38	11,060	13
59	65084	San Clemente city	29,395	16,038	14	13,357	35
59	68028	San Juan Capistrano city	15,870	9,007	81	6,863	7
59	69000	Santa Ana city	153,896	95,204	1,505	58,692	492
59	70686	Seal Beach city	9,257	4,865	16	4,392	0
59	73962	Stanton city	17,184	9,650	105	7,534	30
59	80854	Tustin city	36,108	20,088	16	16,020	11
59	82744	Villa Park city	2,643	1,636	0	1,007	0
59	84550	Westminster city	40,665	22,799	58	17,866	0
59	86832	Yorba Linda city	33,453	18,322	0	15,131	31
59	99999	Unincorporated	59,017	34,586	53	24,431	19
		Orange County Total	1,457,089	819,652	3,644	637,437	1,230
65	3820	Banning city	9,697	5,020	20	4,677	0
65	4758	Beaumont city	11,443	6,196	40	5,247	23
65	7218	Blythe city	5,409	2,735	147	2,674	67
65	9864	Calimesa city	2,846	1,451	0	1,395	0
65	10928	Canyon Lake city	4,850	2,708	0	2,142	0
65	12048	Cathedral City city	22,969	12,976	164	9,993	34
65	14260	Coachella city	14,276	8,248	685	6,028	523
65	16350	Corona city	69,907	39,324	277	30,583	101
65	18996	Desert Hot Springs city	8,120	4,695	0	3,425	32
65	33182	Hemet city	21,567	11,686	102	9,881	31
65	36434	Indian Wells city	1,670	957	0	713	0
65	36448	Indio city	33,763	19,416	624	14,347	325
65	39486	Lake Elsinore city	19,802	11,214	53	8,588	31
65	40354	La Quinta city	18,676	9,845	30	8,831	34

SCAG Region Workers by Place of Residence with Occupation in Farm

County	fips	CITY	Total Worker	Total Worker: Male	Worker: Male-Occupation (Farm)	Total Worker: Female	Worker: Female-Occupation (Farm)
65	46842	Menifee city	27,678	15,373	27	12,305	47
65	49270	Moreno Valley city	74,949	41,352	117	33,597	8
65	50076	Murrieta city	40,575	22,780	28	17,795	0
65	51560	Norco city	10,697	5,678	0	5,019	0
65	55184	Palm Desert city	21,480	10,915	72	10,565	0
65	55254	Palm Springs city	21,370	12,861	19	8,509	28
65	56700	Perris city	18,944	10,928	109	8,016	48
65	59500	Rancho Mirage city	5,961	3,383	0	2,578	0
65	62000	Riverside city	130,343	72,992	86	57,351	171
65	67112	San Jacinto city	12,614	7,060	104	5,554	66
65	78120	Temecula city	43,123	23,232	62	19,891	0
65	85446	Wildomar city	13,182	7,680	13	5,502	18
65	99999	Unincorporated	183,966	105,779	3,003	78,187	930
		Riverside County Total	849,877	476,484	5,782	373,393	2,517
71	296	Adelanto city	7,364	4,550	0	2,814	0
71	2364	Apple Valley town	24,785	13,962	51	10,823	8
71	4030	Barstow city	10,065	5,440	22	4,625	0
71	6434	Big Bear Lake city	2,088	1,276	0	812	0
71	13210	Chino city	34,484	18,875	121	15,609	52
71	13214	Chino Hills city	37,032	20,598	0	16,434	0
71	14890	Colton city	21,139	11,280	67	9,859	54
71	24680	Fontana city	80,225	46,888	154	33,337	119
71	30658	Grand Terrace city	5,874	3,304	21	2,570	0
71	33434	Hesperia city	30,017	17,728	49	12,289	0
71	33588	Highland city	20,453	10,798	46	9,655	20
71	42370	Loma Linda city	9,948	5,048	0	4,900	0
71	48788	Montclair city	15,352	8,479	18	6,873	130
71	50734	Needles city	1,838	987	0	851	12
71	53896	Ontario city	77,482	43,555	568	33,927	49
71	59451	Rancho Cucamonga city	84,481	44,609	56	39,872	0
71	59962	Redlands city	32,224	16,568	37	15,656	0
71	60466	Rialto city	39,882	23,536	37	16,346	20
71	65000	San Bernardino city	73,156	40,725	296	32,431	115
71	80994	Twentynine Palms city	8,062	3,934	43	4,128	0
71	81344	Upland city	34,148	18,024	0	16,124	0
71	82590	Victorville city	34,640	19,752	19	14,888	0
71	87042	Yucaipa city	21,989	11,977	8	10,012	0

SCAG Region Workers by Place of Residence with Occupation in Farm

County	fips	CITY	Total Worker	Total Worker: Male	Worker: Male-Occupation (Farm)	Total Worker: Female	Worker: Female-Occupation (Farm)
71	87056	Yucca Valley town	7,714	4,129	0	3,585	0
71	99999	Unincorporated	107,115	61,399	559	45,716	44
		San Bernardino County Total	821,557	457,421	2,172	364,136	623
111	10046	Camarillo city	30,181	16,518	106	13,663	12
111	24092	Fillmore city	6,498	3,480	246	3,018	176
111	49138	Moorpark city	19,068	11,039	155	8,029	28
111	53476	Ojai city	3,432	1,945	30	1,487	0
111	54652	Oxnard city	81,823	47,490	4,603	34,333	2,414
111	58296	Port Hueneme city	8,394	4,854	217	3,540	76
111	65042	Ventura city	50,615	27,259	317	23,356	58
111	70042	Santa Paula city	11,614	6,569	1,125	5,045	276
111	72016	Simi Valley city	62,226	33,929	61	28,297	38
111	78582	Thousand Oaks city	60,735	33,794	103	26,941	28
111	99999	Unincorporated	42,918	23,884	847	19,034	175
		Ventura County Total	377,504	210,761	7,810	166,743	3,281
		SCAG Region Total	8,082,681	4,491,421	31,168	3,591,260	12,938

SCAG Region Worker by Place of Residence and by Industry Affiliation

COUNTY	FIPS	CITY	Worker	Agriculture, forestry, fishing and hunting, and mining	Construction	Manufacturing	Wholesale trade	Retail trade	Trans-portation and warehousing, and utilities	Information	Finance, insurance, real estate and rental and leasing	Professional, scientific, management, administrative, and waste management services	Educational, health and social services	Arts, entertainment, recreation, accommodation and food services	Other services (except public administration)	Public administration	Armed forces
25	8058	Brawley city	7,908	963	516	510	221	766	405	123	355	243	2,177	518	450	655	6
25	9710	Calexico city	12,298	963	538	730	611	2,925	705	156	532	793	2,574	606	351	762	52
25	9878	Calipatria city	1,119	174	118	14	42	120	93	11	9	31	226	42	30	209	-
25	21782	El Centro city	14,725	755	958	680	406	2,155	760	103	704	859	3,710	983	648	2,004	-
25	34246	Holtville city	1,791	310	68	50	38	208	188	-	76	104	501	97	68	83	-
25	36280	Imperial city	4,829	194	243	165	159	892	302	43	223	264	981	270	119	932	42
25	84606	Westmorland city	452	107	40	17	20	17	38	8	3	29	98	36	11	28	-
25	99999	Unincorporated	9,635	1,305	730	465	239	1,097	743	156	453	502	1,586	846	418	959	136
		Imperial County	52,757	4,771	3,211	2,631	1,736	8,180	3,234	600	2,355	2,825	11,853	3,398	2,095	5,632	236
37	394	Agoura Hills city	11,545	-	375	853	275	1,277	243	405	1,723	2,249	2,472	1,115	411	147	-
37	884	Alhambra city	39,523	172	2,010	4,476	2,157	4,206	2,216	1,520	2,880	3,997	8,037	3,939	1,808	2,043	62
37	2462	Arcadia city	26,043	60	971	1,964	1,830	2,882	884	790	3,178	4,035	5,326	2,328	902	893	-
37	2896	Artesia city	7,230	15	511	983	438	850	262	105	427	369	2,033	731	301	205	-
37	3274	Avalon city	1,728	21	93	-	40	308	177	17	137	89	153	516	83	94	-
37	3386	Azusa city	21,823	321	1,656	3,255	1,047	2,300	870	446	1,349	2,222	4,397	2,043	1,218	699	-
37	3666	Baldwin Park city	31,157	370	2,425	5,947	1,466	3,087	2,294	620	1,357	2,778	5,521	2,430	2,105	757	-
37	4870	Bell city	14,421	264	1,430	2,894	1,257	1,842	960	124	578	1,030	1,963	1,158	661	260	-
37	4982	Bellflower city	32,004	71	2,352	4,217	1,704	3,933	2,487	688	1,526	2,801	6,398	2,951	1,670	1,104	102
37	4996	Bell Gardens city	16,774	340	1,418	3,410	1,481	2,196	1,186	317	519	1,202	2,032	1,503	940	230	-
37	6308	Beverly Hills city	15,368	17	132	965	1,131	2,147	164	940	1,886	2,744	2,653	1,286	1,072	191	40
37	7946	Bradbury city	420	3	36	55	30	27	-	13	55	80	62	38	8	13	-
37	8954	Burbank city	51,744	136	2,383	4,098	1,572	5,151	2,190	6,027	4,100	6,388	9,177	5,620	3,026	1,803	73
37	9598	Calabasas city	9,871	9	410	912	293	964	106	721	1,503	1,703	1,851	799	332	255	13
37	11530	Carson city	41,004	114	1,677	6,147	1,307	4,577	4,302	839	2,242	3,470	9,780	2,923	1,695	1,880	51
37	12552	Cerritos city	22,936	-	707	2,891	1,204	2,683	1,369	617	1,559	2,068	6,179	1,648	982	999	30
37	13756	Claremont city	16,028	37	694	965	471	1,456	414	465	1,137	1,652	6,601	1,018	542	576	-
37	14974	Commerce city	4,933	39	367	798	532	598	311	127	170	391	838	252	294	206	10
37	15044	Compton city	32,765	277	2,129	6,592	1,272	3,615	2,839	624	1,186	2,633	6,282	2,295	2,011	998	12
37	16742	Covina city	21,664	169	1,478	2,364	784	2,444	1,402	549	1,756	2,122	4,719	1,777	1,217	883	-
37	17498	Cudahy city	9,491	93	691	2,466	431	1,397	887	125	290	701	1,154	757	363	132	4
37	17568	Culver City city	19,772	14	412	1,423	469	1,747	636	1,601	1,678	3,805	4,493	1,613	1,120	746	15
37	19192	Diamond Bar city	27,500	136	1,067	3,485	2,269	3,114	1,480	924	2,792	2,750	5,183	2,111	858	1,273	58
37	19766	Downey city	45,710	47	2,948	5,718	3,074	5,497	3,357	1,012	3,643	3,536	9,286	3,717	2,286	1,513	76
37	19990	Duarte city	9,293	77	555	1,045	341	1,152	416	271	754	974	2,309	687	431	255	26
37	22230	El Monte city	49,653	382	4,173	10,171	2,687	5,365	2,937	948	1,923	4,103	7,240	4,585	3,984	1,101	54
37	22412	El Segundo city	9,202	58	184	1,399	193	806	670	482	562	1,632	1,484	810	400	498	24
37	28168	Gardena city	25,268	12	1,339	4,119	1,170	2,895	1,927	734	981	2,421	4,640	2,282	1,513	1,218	17
37	30000	Glendale city	91,892	134	5,249	6,760	3,066	10,969	3,819	5,238	9,104	10,835	20,134	7,963	5,678	2,923	20
37	30014	Glendora city	22,415	220	1,552	2,264	965	2,961	954	455	1,661	2,250	5,244	1,559	1,098	1,212	20
37	32506	Hawaiian Gardens city	6,472	10	538	1,190	149	661	204	61	419	786	648	1,334	373	99	-
37	32548	Hawthorne city	37,259	51	2,205	4,070	1,225	4,288	3,889	975	2,345	3,379	6,570	4,042	2,781	1,317	122
37	33364	Hermosa Beach city	12,482	97	321	1,214	611	885	362	1,085	1,450	2,353	1,958	1,358	501	278	9
37	33518	Hidden Hills city	881	7	23	99	26	92	3	108	172	159	81	59	46	6	-
37	36056	Huntington Park city	25,125	255	2,333	5,687	1,753	3,241	1,236	293	1,062	1,669	3,152	2,817	1,264	363	-
37	36490	Industry city	256	-	3	44	32	18	24	10	3	52	32	20	10	8	-
37	36546	Inglewood city	48,812	171	2,972	4,202	1,232	5,171	4,654	1,228	2,829	5,567	9,968	5,512	3,025	2,175	106
37	36826	Irwindale city	586	2	31	116	9	98	28	17	22	36	75	70	12	70	-
37	39003	La Cañada Flintridge city	8,976	10	257	618	670	568	99	484	1,084	1,868	2,146	572	291	309	-
37	39304	La Habra Heights city	2,630	13	243	372	63	201	62	48	223	303	809	82	68	132	11
37	39892	Lakewood city	37,959	102	1,986	5,226	1,562	4,751	2,798	1,381	2,618	2,882	8,187	2,899	1,820	1,704	43
37	40032	La Mirada city	21,831	57	1,465	2,618	1,248	2,522	1,151	586	1,716	1,769	4,777	1,675	1,144	1,076	27
37	40130	Lancaster city	49,705	523	3,794	5,004	1,007	7,013	2,364	1,284	2,786	4,482	11,183	3,543	2,491	3,733	498
37	40340	La Puente city	17,462	93	1,700	3,011	1,027	2,230	1,275	266	661	1,847	2,757	1,121	1,111	323	40
37	40830	La Verne city	15,181	94	1,249	1,488	614	1,596	661	324	1,502	1,588	3,564	1,224	521	756	-
37	40886	Lawndale city	13,623	-	1,265	1,637	396	1,437	1,150	440	763	1,294	1,700	2,104	1,087	303	47
37	42468	Lomita city	10,222	12	554	1,408	419	1,346	666	249	802	1,038	1,956	864	440	464	4
37	43000	Long Beach city	208,291	1,012	11,953	25,716	8,110	22,031	14,560	5,091	12,468	23,484	42,942	21,610	11,192	7,753	369

SCAG Region Worker by Place of Residence and by Industry Affiliation

COUNTY	FIPS	CITY	Worker	Agriculture, forestry, fishing and hunting, and mining	Construction	Manufacturing	Wholesale trade	Retail trade	Trans-portation and warehousing, and utilities	Information	Finance, insurance, real estate and rental and leasing	Professional, scientific, management, administrative, and waste management services	Educational, health and social services	Arts, entertainment, recreation, accommodation and food services	Other services (except public administration)	Public administration	Armed forces
37	44000	Los Angeles city	1,749,799	6,022	127,394	179,499	59,258	179,425	69,659	101,550	120,994	231,011	315,925	193,541	123,484	40,246	1,791
37	44574	Lynwood city	24,972	193	2,160	5,778	1,609	2,784	2,035	326	866	1,842	3,485	1,616	1,657	615	6
37	45246	Malibu city	5,950	54	333	157	189	430	67	485	1,209	909	895	908	215	99	-
37	45400	Manhattan Beach city	17,333	22	592	1,621	811	1,266	426	1,102	2,475	3,527	3,417	1,039	628	360	47
37	46492	Maywood city	11,277	71	1,299	2,413	617	1,322	924	110	297	1,155	1,264	1,036	600	142	27
37	48648	Monrovia city	18,781	85	947	1,441	610	2,204	570	699	1,926	2,421	4,172	2,024	918	764	-
37	48816	Montebello city	25,613	132	1,063	3,566	1,305	2,786	2,189	793	1,734	2,061	5,273	2,126	1,411	1,130	44
37	48914	Monterey Park city	26,332	68	965	2,577	1,340	2,931	1,537	740	2,488	2,887	5,334	2,701	1,414	1,290	60
37	52526	Norwalk city	42,809	358	2,656	6,909	2,245	5,221	3,361	895	2,249	3,887	7,892	3,447	2,192	1,497	-
37	55156	Palmdale city	52,212	404	4,960	6,631	1,399	6,929	2,599	1,442	3,401	4,421	9,617	4,776	3,046	2,492	95
37	55380	Palos Verdes Estates city	5,426	-	139	497	350	548	92	136	962	1,091	1,128	293	134	56	-
37	55618	Paramount city	22,065	39	2,080	4,806	924	2,192	2,177	294	1,209	1,875	3,094	1,845	929	592	9
37	56000	Pasadena city	67,472	162	3,525	4,096	1,713	5,380	1,697	3,368	6,023	10,783	17,974	5,619	4,490	2,626	16
37	56924	Pico Rivera city	27,539	130	2,143	3,849	1,584	2,958	2,540	548	1,801	1,766	4,788	2,387	1,781	1,217	47
37	58072	Pomona city	62,046	299	5,867	11,421	2,781	7,202	4,499	938	3,645	5,940	9,196	5,172	3,210	1,696	180
37	59514	Rancho Palos Verdes city	16,696	24	358	2,941	1,365	1,285	1,115	468	1,393	2,029	3,685	701	694	610	28
37	60018	Redondo Beach city	37,868	103	1,425	6,239	1,414	2,791	1,643	1,932	3,877	5,900	6,579	2,914	1,515	1,229	307
37	62602	Rolling Hills city	738	3	20	62	35	40	-	3	121	173	163	24	54	40	-
37	62644	Rolling Hills Estates city	3,262	9	217	508	104	183	77	70	460	688	638	79	100	129	-
37	62896	Rosemead city	22,327	81	968	3,790	1,157	2,822	1,267	420	1,606	1,808	3,245	2,206	1,989	968	-
37	66070	San Dimas city	16,924	96	1,506	1,613	604	1,578	973	354	1,625	1,832	3,975	1,271	651	834	12
37	66140	San Fernando city	10,073	82	1,304	1,460	273	1,307	443	281	568	960	1,624	649	572	550	-
37	67042	San Gabriel city	18,551	59	680	2,163	708	2,133	1,001	508	1,427	2,139	3,371	2,575	1,025	743	19
37	68224	San Marino city	5,437	42	84	423	347	218	51	223	859	1,044	1,599	211	84	252	-
37	69088	Santa Clarita city	81,762	429	5,412	8,506	2,142	8,472	3,648	4,873	6,590	10,421	15,131	7,830	3,917	4,259	132
37	69154	Santa Fe Springs city	6,838	-	339	1,296	513	519	624	128	339	393	1,450	515	272	405	45
37	70000	Santa Monica city	47,085	-	1,210	2,562	1,254	3,342	751	6,071	4,934	9,724	9,434	4,982	1,802	1,008	11
37	71806	Sierra Madre city	5,394	15	389	228	402	334	112	260	338	1,108	1,246	392	397	173	-
37	71876	Signal Hill city	5,290	78	197	426	212	616	599	242	317	733	1,219	376	156	119	-
37	72996	South El Monte city	8,835	159	831	1,830	637	1,000	294	107	355	784	1,354	656	581	247	-
37	73080	South Gate city	37,999	207	3,037	7,282	2,267	4,577	2,789	650	1,485	3,051	6,175	3,256	2,255	955	13
37	73220	South Pasadena city	12,585	27	425	856	440	868	345	795	1,063	2,285	3,460	1,075	496	450	-
37	78148	Temple City city	17,854	147	909	1,445	1,060	2,456	1,051	531	1,646	2,220	3,120	1,313	1,137	798	21
37	80000	Torrance city	68,173	147	2,955	11,381	3,412	6,910	4,744	2,084	5,083	8,784	12,325	4,847	3,057	2,345	99
37	82422	Vernon city	40	-	9	4	-	5	-	4	-	7	11	-	-	-	-
37	83332	Walnut city	14,368	20	371	1,483	1,747	1,301	749	222	1,438	1,667	3,059	1,063	468	780	-
37	84200	West Covina city	47,005	133	2,928	6,381	2,019	4,993	3,293	1,518	3,607	4,591	9,962	3,312	1,988	2,256	24
37	84410	West Hollywood city	22,225	12	297	820	281	2,109	644	3,037	1,816	3,844	3,609	4,083	1,331	342	-
37	84438	Westlake Village city	3,541	19	77	334	109	498	33	258	582	579	808	127	72	45	-
37	85292	Whittier city	37,701	140	2,388	5,030	2,052	3,961	2,602	726	2,715	2,887	8,769	2,498	1,955	1,953	25
37	99999	Unincorporated	437,868	2,804	33,758	60,387	21,045	47,353	26,739	13,261	29,099	45,925	81,453	35,545	23,526	16,570	403
		Los Angeles County	4,392,995	18,992	292,533	521,067	177,443	465,844	226,904	194,126	310,203	522,738	831,064	424,390	263,389	138,858	5,444
59	947	Aliso Viejo city	23,418	38	1,186	2,303	1,047	2,670	534	598	3,421	3,757	4,184	1,933	738	893	116
59	2000	Anaheim city	153,309	610	12,486	24,700	7,028	16,896	5,568	2,700	11,725	17,311	23,183	18,721	8,585	3,702	94
59	8100	Brea city	18,885	56	1,225	2,720	864	1,730	790	341	1,759	2,026	3,976	1,657	919	806	16
59	8786	Buena Park city	35,492	-	2,236	4,999	1,844	4,125	2,154	829	2,775	3,343	6,506	3,653	1,970	996	62
59	16532	Costa Mesa city	57,422	182	4,293	5,611	2,580	6,137	1,592	1,119	5,752	8,652	9,670	6,848	3,653	1,184	149
59	17750	Cypress city	22,372	40	1,026	3,198	1,053	2,543	1,363	520	1,671	2,155	4,657	1,893	1,226	992	35
59	17946	Dana Point city	18,047	38	1,466	1,597	626	1,844	552	674	1,733	3,081	3,146	1,844	907	485	54
59	25380	Fountain Valley city	26,296	132	1,281	4,325	1,312	2,927	924	618	2,470	3,274	4,915	1,947	1,292	870	9
59	28000	Fullerton city	61,990	245	3,929	8,047	3,120	7,429	2,047	1,185	5,540	7,494	11,785	5,863	3,384	1,868	54
59	29000	Garden Grove city	72,417	344	5,700	12,812	2,427	8,735	2,909	1,421	4,876	7,672	11,647	6,576	4,975	2,306	17
59	36000	Huntington Beach city	99,851	522	6,640	12,759	4,123	11,286	4,246	2,444	9,302	13,593	18,286	8,892	4,376	3,051	331
59	36770	Irvine city	98,081	164	3,091	12,310	4,624	7,920	2,114	3,179	12,272	17,937	22,087	6,475	3,376	2,336	196
59	39178	Laguna Beach city	12,460	28	663	931	595	1,000	285	362	1,832	2,354	2,570	1,065	524	251	-
59	39220	Laguna Hills city	16,260	55	1,128	1,879	546	2,029	374	290	1,735	2,431	2,861	1,716	675	541	-
59	39248	Laguna Niguel city	31,258	44	1,387	2,940	1,456	3,275	1,291	804	4,889	4,920	5,427	2,331	1,573	817	104

SCAG Region Worker by Place of Residence and by Industry Affiliation

COUNTY	FIPS	CITY	Worker	Agriculture, forestry, fishing and hunting, and mining	Construction	Manufacturing	Wholesale trade	Retail trade	Trans-portation and warehousing, and utilities	Information	Finance, insurance, real estate and rental and leasing	Professional, scientific, management, administrative, and waste management services	Educational, health and social services	Arts, entertainment, recreation, accommodation and food services	Other services (except public administration)	Public administration	Armed forces
59	39259	Laguna Woods city	2,942	14	44	88	85	293	56	-	476	578	838	140	249	81	-
59	39290	La Habra city	28,184	157	1,873	4,161	1,506	3,482	1,313	549	2,144	2,871	4,733	2,911	1,341	1,133	10
59	39496	Lake Forest city	40,018	261	2,431	6,323	1,381	4,611	1,290	1,100	5,063	6,004	6,313	3,027	1,293	896	25
59	40256	La Palma city	7,201	35	299	1,088	356	678	410	286	552	675	1,568	549	396	300	9
59	43224	Los Alamitos city	5,299	4	490	515	375	405	343	214	335	579	1,063	526	217	223	10
59	48256	Mission Viejo city	46,821	225	2,906	5,958	1,892	5,699	1,313	1,171	4,908	6,889	9,047	2,998	2,005	1,771	39
59	51182	Newport Beach city	40,325	59	2,307	3,288	1,899	3,570	909	1,016	7,867	7,952	6,533	2,931	1,107	873	14
59	53980	Orange city	65,858	537	6,186	7,902	2,770	6,689	1,837	1,362	6,459	9,198	11,514	5,744	3,507	2,080	73
59	57526	Placentia city	24,171	154	1,995	3,545	1,118	2,465	784	577	2,492	2,900	3,923	1,950	1,207	1,031	30
59	59587	Rancho Santa Margarita city	25,063	120	1,688	3,358	771	3,084	890	612	2,792	3,351	4,577	1,960	1,086	748	26
59	65084	San Clemente city	28,860	52	2,088	2,201	1,409	3,117	1,162	765	3,130	3,784	5,282	2,622	1,400	1,079	769
59	68028	San Juan Capistrano city	15,492	95	1,205	1,427	688	1,988	389	377	1,638	2,660	2,547	1,288	976	192	22
59	69000	Santa Ana city	151,177	2,272	16,294	28,053	4,914	14,648	4,452	2,535	8,501	21,545	17,255	17,449	10,283	2,917	59
59	70686	Seal Beach city	9,205	9	536	816	595	718	416	260	785	1,280	2,177	611	433	400	169
59	73962	Stanton city	16,873	169	1,773	2,558	539	1,847	940	200	1,323	1,712	2,444	1,897	1,057	404	10
59	80854	Tustin city	35,338	118	1,961	4,816	1,468	3,882	1,314	1,009	3,876	5,384	5,548	3,227	1,539	1,183	13
59	82744	Villa Park city	2,619	-	202	300	115	201	51	20	401	551	464	70	92	152	-
59	84550	Westminster city	39,833	102	2,457	7,901	1,349	4,423	2,005	653	2,683	3,818	6,072	3,622	3,572	1,123	53
59	86832	Yorba Linda city	32,863	146	2,326	4,390	1,805	3,108	1,003	606	3,318	4,334	6,776	2,355	1,284	1,405	7
59	99999	Unincorporated	57,560	240	4,262	7,521	2,493	5,619	2,023	1,067	7,051	8,561	9,409	4,184	3,018	1,927	185
		Orange County	1,423,260	7,267	101,060	197,340	60,773	151,073	49,643	31,463	137,546	194,626	242,983	131,475	74,235	41,016	2,760
65	3820	Banning city	9,398	45	1,261	819	235	1,392	362	98	464	697	2,265	1,152	426	182	-
65	4758	Beaumont city	11,032	135	849	872	340	1,669	584	221	526	788	2,616	796	605	1,012	19
65	7218	Blythe city	5,362	335	96	172	167	554	250	44	298	152	1,254	529	197	1,314	-
65	9864	Calimesa city	2,714	10	296	170	108	183	332	45	141	180	621	186	76	366	-
65	10928	Canyon Lake city	4,817	-	649	615	299	552	252	188	616	324	654	329	178	151	10
65	12048	Cathedral City city	22,256	137	2,633	593	620	3,427	769	457	961	2,649	3,813	4,242	1,449	492	14
65	14260	Coachella city	13,824	1,174	2,188	575	380	1,875	377	179	365	1,761	1,696	2,293	680	281	-
65	16350	Corona city	67,327	492	5,875	9,522	2,879	8,637	3,371	1,745	5,548	6,767	11,073	5,116	2,951	3,179	172
65	18996	Desert Hot Springs city	8,014	70	1,297	209	113	1,174	271	206	384	1,073	1,059	1,229	612	268	49
65	33182	Hemet city	20,965	304	2,593	1,437	432	2,860	1,052	313	1,157	1,424	4,500	2,291	1,299	1,070	233
65	36434	Indian Wells city	1,592	46	106	21	52	213	24	67	366	222	290	128	33	24	-
65	36448	Indio city	32,413	755	4,253	935	812	4,293	1,173	568	1,911	3,629	4,752	5,812	1,944	1,512	64
65	39486	Lake Elsinore city	18,965	188	2,501	2,271	515	2,550	1,056	256	1,237	2,053	2,999	2,040	822	464	13
65	40354	La Quinta city	17,892	204	1,708	730	456	2,290	548	260	1,411	1,892	3,524	3,399	825	622	23
65	46842	Menifee city	27,094	102	3,152	2,603	1,078	3,655	1,303	544	1,829	2,551	4,671	2,341	1,359	1,626	280
65	49270	Moreno Valley city	72,890	358	7,625	7,949	2,794	10,494	5,091	1,204	3,523	5,945	15,067	5,117	3,365	4,114	244
65	50076	Murrieta city	39,845	189	3,558	4,760	1,306	4,823	1,669	855	2,971	3,544	7,230	3,948	1,799	2,283	910
65	51560	Norco city	10,346	73	1,458	1,131	315	1,540	714	140	560	862	1,552	885	578	529	9
65	55184	Palm Desert city	20,806	132	1,952	598	540	2,730	350	655	1,889	2,328	3,566	4,202	1,345	519	-
65	55254	Palm Springs city	20,905	105	1,758	542	357	2,201	707	735	2,072	2,624	3,780	4,186	1,391	430	17
65	56700	Perris city	18,486	243	2,541	2,619	961	3,105	1,405	217	651	1,227	2,878	1,203	660	653	123
65	59500	Rancho Mirage city	5,822	30	414	303	220	675	120	176	914	953	956	643	267	151	-
65	62000	Riverside city	126,091	766	11,327	15,617	4,895	14,339	6,959	2,516	7,377	12,484	28,159	9,696	6,504	5,329	123
65	67112	San Jacinto city	12,313	251	1,213	1,130	341	1,756	852	209	599	1,009	2,767	1,112	525	420	129
65	78120	Temecula city	42,563	428	3,425	4,951	1,259	5,281	1,432	722	3,179	4,023	7,216	5,521	1,727	2,452	947
65	85446	Wildomar city	12,727	123	1,850	1,261	425	1,365	622	213	712	1,566	2,049	1,373	542	526	100
65	99999	Unincorporated	178,349	5,352	20,983	19,784	6,727	22,146	10,303	2,919	10,088	16,688	30,493	16,006	8,614	7,400	846
		Riverside County	824,808	12,047	87,561	82,189	28,626	105,779	41,948	15,752	51,749	79,415	151,500	85,775	40,773	37,369	4,325
71	296	Adelanto city	7,050	22	920	1,156	250	813	524	210	171	466	1,131	616	316	443	12
71	2364	Apple Valley town	23,506	215	2,236	1,606	577	3,275	1,597	577	1,212	1,785	6,126	1,448	1,266	1,548	38
71	4030	Barstow city	10,159	34	514	429	90	1,341	1,264	56	462	614	1,851	1,320	524	1,293	367
71	6434	Big Bear Lake city	2,039	-	472	36	49	90	51	48	173	242	360	344	102	72	-
71	13210	Chino city	33,198	242	2,737	4,683	1,714	4,181	2,366	760	2,263	2,910	5,873	2,577	1,660	1,232	-
71	13214	Chino Hills city	35,845	192	1,773	4,186	2,450	4,262	1,899	897	3,361	3,976	7,652	1,922	1,112	2,150	13
71	14890	Colton city	20,490	155	1,652	1,922	1,072	3,229	1,895	449	979	1,567	4,051	1,641	903	912	63

SCAG Region Worker by Place of Residence and by Industry Affiliation

COUNTY	FIPS	CITY	Worker	Agriculture, forestry, fishing and hunting, and mining	Construction	Manufacturing	Wholesale trade	Retail trade	Trans-portation and warehousing, and utilities	Information	Finance, insurance, real estate and rental and leasing	Professional, scientific, management, administrative, and waste management services	Educational, health and social services	Arts, entertainment, recreation, accommodation and food services	Other services (except public administration)	Public administration	Armed forces
71	24680	Fontana city	77,849	290	7,158	10,651	4,306	10,338	7,694	994	4,631	6,498	12,844	5,576	3,647	3,106	116
71	30658	Grand Terrace city	5,695	30	453	494	221	766	313	56	278	470	1,792	391	133	298	-
71	33434	Hesperia city	28,913	178	3,585	2,710	726	4,103	2,746	614	939	2,327	5,079	2,336	1,973	1,507	90
71	33588	Highland city	19,593	101	1,924	1,420	643	2,491	789	241	1,224	2,118	4,624	1,988	895	1,125	10
71	42370	Loma Linda city	9,575	15	441	469	204	1,122	576	248	563	617	4,155	677	247	241	-
71	48788	Montclair city	14,912	177	1,372	1,961	631	1,874	1,412	315	636	1,432	2,480	1,347	812	440	23
71	50734	Needles city	1,760	12	96	144	35	143	269	48	70	122	283	401	60	77	-
71	53896	Ontario city	75,283	789	6,562	12,548	4,055	10,074	5,711	991	4,123	6,750	11,619	5,699	3,143	3,098	121
71	59451	Rancho Cucamonga city	82,242	185	5,864	8,737	3,856	10,004	5,195	1,863	7,588	6,548	17,046	6,036	3,730	5,343	247
71	59962	Redlands city	31,212	212	2,109	1,716	798	3,646	1,493	734	1,841	2,863	9,252	3,009	1,434	1,946	159
71	60466	Rialto city	38,823	208	4,803	5,261	2,038	4,994	3,554	641	1,943	3,167	5,976	2,658	2,052	1,480	48
71	65000	San Bernardino city	70,909	562	7,320	6,305	3,143	8,873	5,323	905	3,019	5,292	15,342	6,840	4,067	3,840	78
71	80994	Twentynine Palms city	15,610	104	284	117	164	867	332	62	393	449	1,586	1,364	395	1,791	7,702
71	81344	Upland city	33,155	150	2,285	3,459	1,159	4,402	2,049	771	2,432	2,619	7,886	2,690	1,619	1,604	30
71	82590	Victorville city	33,489	159	2,864	2,694	1,007	4,833	3,022	834	1,504	2,607	6,795	2,872	1,905	2,223	170
71	87042	Yucaipa city	21,520	97	2,231	1,315	553	2,321	1,123	476	1,728	1,909	5,356	1,350	1,326	1,629	106
71	87056	Yucca Valley town	7,866	-	872	378	98	1,023	369	231	367	633	1,850	891	324	606	224
71	99999	Unincorporated	107,255	1,589	11,217	9,792	3,614	11,572	8,897	1,703	4,955	8,877	19,619	8,790	5,805	6,867	3,958
		San Bernardino County	807,948	5,718	71,744	84,189	33,453	100,637	60,463	14,724	46,855	66,858	160,628	64,783	39,450	44,871	13,575
111	10046	Camarillo city	29,755	284	1,795	3,635	785	3,474	814	904	2,604	3,816	5,603	1,870	1,456	2,343	372
111	24092	Fillmore city	6,272	388	738	672	414	585	347	59	445	544	1,104	353	340	249	34
111	49138	Moorpark city	18,817	272	959	2,783	789	2,058	381	885	1,944	2,434	3,576	817	1,037	865	17
111	53476	Ojai city	3,392	55	257	142	101	302	107	78	331	350	907	550	77	118	17
111	54652	Oxnard city	80,540	7,990	6,000	10,439	3,093	8,455	3,366	1,390	4,089	7,842	11,839	6,240	4,371	4,431	995
111	58296	Port Hueneme city	9,325	381	472	822	338	972	325	237	450	828	1,263	560	343	963	1,371
111	65042	Ventura city	49,125	940	3,802	3,922	1,481	5,862	2,042	1,134	2,844	6,038	9,993	4,908	2,514	3,465	180
111	70042	Santa Paula city	11,204	1,564	1,008	1,412	661	1,181	337	161	314	961	1,711	871	555	443	25
111	72016	Simi Valley city	61,052	252	3,737	7,406	2,296	7,871	1,675	2,894	7,982	7,045	9,984	4,906	2,820	2,037	147
111	78582	Thousand Oaks city	58,947	214	2,620	7,567	1,641	5,879	1,401	2,529	8,009	9,437	10,390	4,842	2,440	1,926	52
111	99999	Unincorporated	42,299	2,147	3,091	3,642	1,602	4,227	1,253	1,499	4,052	5,879	6,935	3,422	1,838	2,039	673
		Ventura County	370,728	14,487	24,479	42,442	13,201	40,866	12,048	11,770	33,064	45,174	63,305	29,339	17,791	18,879	3,883
		SCAG Region	7,872,496	63,282	580,588	929,858	315,232	872,379	394,240	268,435	581,772	911,636	1,461,333	739,160	437,733	286,625	30,223

SCAG Region Jobs by Industry at Place of Work Based on CTPP for Places with Population 20,000 or Above

COUNTY	CITY	FIPS	TOTAL	Agriculture, forestry, fishing and hunting, and mining	Construction	Manufacturing	Wholesale trade	Retail trade	Trans-portation and warehousing, and utilities	Information	Finance, insurance, real estate and rental and leasing	Professional, scientific, management, administrative, and waste management services	Educational, health and social services	Arts, entertainment, recreation, accommodation and food services	Other services (except public administration)	Public administration	Armed forces
25	Brawley city	8058	7305	735	470	615	215	675	300	80	285	145	2510	460	580	235	0
25	Calexico city	9710	9610	375	235	305	225	2525	665	95	720	485	2270	595	305	810	0
25	El Centro city	21782	19435	425	770	535	570	4000	1115	280	1145	1555	5210	1295	955	1380	200
37	Agoura Hills city	394	10605	0	580	905	410	1305	305	350	1825	2095	1270	1130	380	50	0
37	Alhambra city	884	26600	25	2170	1775	970	3760	790	585	1230	2515	6790	2725	1680	1565	20
37	Arcadia city	2462	28440	315	1885	1510	915	4280	375	345	2940	2880	6785	4400	1275	535	0
37	Azusa city	3386	17280	310	1660	4470	775	1390	425	145	425	1920	3285	1465	765	245	0
37	Baldwin Park city	3666	19710	35	1385	1855	660	2420	2030	290	450	1100	6505	1500	1015	465	0
37	Bell city	4870	8970	0	425	1240	530	1085	1095	145	410	270	2010	940	450	325	45
37	Bellflower city	4982	15195	0	990	770	285	1655	400	425	890	1065	5900	1045	1300	470	0
37	Bell Gardens city	4996	8635	0	595	1165	445	820	190	0	275	300	1650	2445	470	280	0
37	Beverly Hills city	6308	59490	15	3230	1215	875	5575	640	2645	7430	11065	8410	10940	6155	1295	0
37	Burbank city	8954	95200	30	4195	6720	2080	9170	2815	25345	6210	10185	10180	11675	4660	1935	0
37	Calabasas city	9598	16195	105	890	1380	270	1335	150	755	3630	2615	2470	1500	1010	85	0
37	Carson city	11530	61525	290	3750	15225	4775	7425	8865	815	1590	5500	6230	3505	2320	1185	50
37	Cerritos city	12552	35815	0	1505	3375	3155	7120	2070	1340	3530	2595	6015	3245	1295	555	15
37	Claremont city	13756	15840	80	350	955	285	1025	85	200	1085	1735	7215	1785	760	280	0
37	Compton city	15044	28360	15	1695	6200	2030	4080	2745	105	530	1460	5375	1165	1715	1245	0
37	Covina city	16742	22470	75	1555	2935	340	2895	445	450	2050	1860	6035	1660	1815	340	15
37	Cudahy city	17498	3260	0	135	515	165	385	70	0	130	135	1095	185	315	130	0
37	Culver City city	17568	45340	60	2075	3340	1090	5765	1190	7310	2645	6405	6770	4650	3145	895	0
37	Diamond Bar city	19192	15655	15	805	1185	720	1525	300	205	3085	1835	2975	1370	500	1110	25
37	Downey city	19766	39785	215	2175	3465	1030	4810	1820	780	3960	2695	11140	2980	2140	2565	10
37	Duarte city	19990	6835	70	500	1155	185	1140	90	95	175	415	1985	555	270	200	0
37	El Monte city	22230	39290	55	3235	7170	1985	4635	1800	710	1830	2735	8420	2220	2275	2205	15
37	Gardena city	28168	31955	25	2230	7390	1265	3515	2625	385	1140	2945	4025	4085	1720	605	0
37	Glendale city	30000	94315	245	6545	7755	2055	10705	2530	5560	12170	12170	18945	7790	5395	2395	55
37	Glendora city	30014	17685	190	1500	1115	190	2130	465	45	1675	1515	5025	1645	1515	655	20
37	Hawthorne city	32548	25285	0	1460	4170	610	3280	2020	265	1490	1625	5015	1765	1435	1530	620
37	Huntington Park city	36056	17280	40	535	2890	675	3010	480	90	605	870	4385	1975	1230	495	0
37	Inglewood city	36546	33225	185	1595	2820	885	3940	3220	325	1755	2500	8425	3925	2030	1620	0
37	Lakewood city	39892	17965	215	780	835	485	3835	585	670	1000	975	3450	3075	1400	635	25
37	La Mirada city	40032	17490	30	910	2805	1635	2505	1580	275	675	1330	3915	835	865	130	0
37	Lancaster city	40130	50080	465	5465	2380	1005	5975	2165	750	3525	4010	13345	4710	2895	3340	50
37	La Puente city	40340	12480	0	1220	1405	455	2365	565	25	635	1350	2145	1380	810	125	0
37	La Verne city	40830	9985	0	1020	1515	430	1040	530	200	690	1140	1770	1110	360	180	0
37	Lawndale city	40886	6290	0	610	730	275	755	345	70	545	345	1420	435	600	160	0
37	Lomita city	42468	3525	0	285	85	15	385	95	125	370	485	875	405	155	245	0
37	Long Beach city	43000	192895	885	11825	19740	4975	18045	19330	3230	11420	20195	46540	18180	10490	7830	210
37	Los Angeles city	44000	1913285	3840	139375	182060	69170	178820	112950	96575	140425	251230	369725	174335	122385	71355	1040
37	Lynwood city	44574	12990	50	445	2395	295	1145	560	180	170	715	4360	1070	910	695	0
37	Manhattan Beach city	45400	17565	30	920	775	485	2665	115	865	2175	2195	2425	2895	1695	325	0
37	Maywood city	46492	3500	0	245	680	270	630	185	0	35	170	870	215	70	130	0
37	Monrovia city	48648	20445	80	1240	3260	505	2845	395	555	1190	3550	2940	2200	1205	480	0
37	Montebello city	48816	24140	0	685	3860	1410	2910	1810	310	2035	1330	5635	1670	1405	955	125
37	Monterey Park city	48914	26105	55	660	1175	875	1805	740	555	4165	2530	7715	1665	845	3320	0
37	Norwalk city	52526	24260	15	1445	1700	820	3585	745	345	1040	1250	7200	2260	1025	2815	15
37	Palmdale city	55156	39375	145	4180	6765	235	8090	730	365	1565	3000	6055	4460	2585	1100	100
37	Paramount city	55618	18045	0	1090	4380	1130	2595	805	185	580	1365	3600	1035	1030	250	0
37	Pasadena city	56000	115915	175	7250	4780	1680	11350	2235	3855	13640	21730	29555	10000	6760	2800	105
37	Pico Rivera city	56924	19315	245	1175	2520	1345	2960	1595	120	960	1300	3550	1905	935	665	40
37	Pomona city	58072	56045	110	3975	8100	2765	3990	2815	1295	2840	2940	17575	4245	3145	2250	0
37	Rancho Palos Verdes city	59514	6485	0	420	120	265	550	0	215	865	1120	1855	580	445	25	25

SCAG Region Jobs by Industry at Place of Work Based on CTPP for Places with Population 20,000 or Above

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37	Redondo Beach city	60018	31940	30	2045	8325	710	3895	830	910	1835	3700	3740	3180	2075	640	25
37	Rosemead city	62896	16120	25	740	1625	460	2155	3285	135	1130	1045	2905	1615	625	360	15
37	San Dimas city	66070	17755	120	2090	2445	585	2140	1195	320	1240	2210	2670	1710	820	155	55
37	San Fernando city	66140	20215	75	2800	3625	1010	2010	670	520	650	2865	2775	1280	1475	460	0
37	San Gabriel city	67042	15010	140	625	785	590	2120	355	160	1330	1645	4200	2110	810	140	0
37	Santa Clarita city	69088	68510	135	5430	8395	2195	9930	3775	2470	4230	7185	12880	7340	3245	1300	0
37	Santa Monica city	70000	100030	230	6365	4165	2030	9720	2285	11285	7355	18735	16010	13845	6035	1935	35
37	South El Monte city	72996	13360	55	945	5395	1990	1130	210	20	235	340	1135	635	750	380	140
37	South Gate city	73080	20315	35	1510	4175	930	3000	1310	90	1000	870	3865	2135	1055	340	0
37	South Pasadena city	73220	6760	0	415	205	90	705	120	245	780	1230	1670	605	555	140	0
37	Temple City city	78148	6850	15	360	370	335	935	140	195	545	675	1490	820	575	395	0
37	Torrance city	80000	107040	435	3915	21050	5030	16135	3125	1955	7885	13600	18060	8550	4800	2500	0
37	Walnut city	83332	9890	0	485	1350	850	1205	225	160	465	590	3045	570	695	250	0
37	West Covina city	84200	28830	0	780	1030	310	5330	980	760	2870	2690	6810	3550	2080	1640	0
37	West Hollywood city	84410	24150	0	815	600	445	3075	450	2135	1315	3630	3045	5870	2015	755	0
37	Whittier city	85292	32665	170	2550	2015	885	3560	1215	495	2130	2405	10595	2760	3065	795	25
59	Aliso Viejo City	947	19680	25	1880	1740	1000	1895	1055	440	2495	3940	3170	1015	690	315	20
59	Anaheim city	2000	180010	445	15660	30275	8770	17490	7370	5480	9410	17610	24480	32735	6945	3290	50
59	Brea city	8100	40385	30	3305	6965	2360	5990	1450	805	8645	3730	2300	2920	1165	720	0
59	Buena Park city	8786	31350	125	2145	4805	2045	5145	1595	370	1405	2715	3640	5575	1245	540	0
59	Costa Mesa city	16532	84975	35	4320	9090	3145	14730	1605	2410	8925	14530	12640	7895	4310	1215	125
59	Cypress city	17750	26190	0	1875	4015	1070	2945	460	515	3210	3780	4365	2250	1345	360	0
59	Dana Point city	17946	12315	0	1495	435	220	1485	245	150	965	1740	2185	2375	905	115	0
59	Fountain Valley city	25380	28715	40	1490	3510	1025	3685	1335	415	2245	3540	7675	2005	1200	550	0
59	Fullerton city	28000	56860	160	3975	8115	2440	7040	1425	760	3095	5260	14780	5095	3380	1335	0
59	Garden Grove city	29000	50570	150	3180	8515	1585	5940	1510	1340	2725	4825	10855	5385	3840	700	20
59	Huntington Beach city	36000	76430	175	6680	15185	3500	9535	1835	1590	4995	8690	10080	7770	4625	1745	25
59	Irvine city	36770	222100	2895	11635	39330	9095	17425	5660	8635	32630	44515	26645	14025	6045	3440	125
59	Laguna Beach city	39178	13030	135	1095	360	210	975	200	260	1155	1735	2575	2845	1085	385	15
59	Laguna Hills city	39220	20650	25	1395	1020	515	2685	595	125	2530	2770	5560	1745	1450	235	0
59	Laguna Niguel city	39248	18355	25	1235	1040	685	2900	235	330	1980	2255	2460	2100	1585	1525	0
59	La Habra city	39290	15620	35	1355	2115	645	3905	485	85	950	1105	1925	1385	1325	305	0
59	Lake Forest city	39496	36860	130	3125	7660	1945	4335	965	710	3940	5875	3230	2980	1655	310	0
59	Mission Viejo city	48256	37365	50	2690	2340	850	6310	690	350	3685	4555	10090	2800	2385	525	45
59	Newport Beach city	51182	78880	380	6460	5220	1420	6570	970	1430	16415	13315	11005	9865	4860	875	95
59	Orange city	53980	95605	335	9690	9095	3645	8945	2920	1440	9065	12860	23750	5380	5075	3405	0
59	Placentia city	57526	17310	20	1910	3550	1075	1550	540	115	845	1505	3190	1780	910	320	0
59	Rancho Santa Margarita city	59587	15180	45	1325	2750	485	1615	130	535	1045	2600	2270	1650	630	100	0
59	San Clemente city	65084	22535	20	2175	2255	1285	2440	945	575	1925	3110	2950	2660	1610	500	85
59	San Juan Capistrano city	68028	17360	445	1465	1340	475	2335	265	295	1190	2265	4395	1420	1285	185	0
59	Santa Ana city	69000	158605	785	10865	25370	5115	15500	6365	3620	14670	22865	25670	8385	7755	11535	105
59	Seal Beach city	70686	11565	65	740	2355	200	1030	105	180	1455	1215	1110	1695	580	445	390
59	Stanton city	73962	7115	95	745	1470	350	1015	165	65	265	750	525	800	720	150	0
59	Tustin city	80854	36785	55	1555	4530	1785	4580	850	1340	5105	6400	4885	3175	1650	810	65
59	Westminster city	84550	25605	20	1605	2425	465	5540	1880	620	1470	2060	4220	2415	2120	765	0
59	Yorba Linda city	86832	19480	110	2690	2000	1050	2365	250	135	1470	2485	3115	1915	1635	260	0
65	Banning city	3820	6715	15	750	785	145	775	50	135	185	575	1830	545	285	640	0
65	Beaumont city	4758	5570	0	760	350	90	1025	160	120	360	455	1275	570	345	60	0
65	Blythe city	7218	4415	365	460	20	45	510	205	55	245	45	1240	560	160	505	0
65	Cathedral City city	12048	11850	10	1830	125	170	2625	400	225	540	1325	1755	1435	900	465	45
65	Coachella city	14260	9055	1240	1010	960	255	1085	660	0	170	825	1080	1530	175	65	0
65	Corona city	16350	79560	400	10635	16810	3810	9845	3285	1190	5325	7640	8720	6925	3595	1365	15

SCAG Region Jobs by Industry at Place of Work Based on CTPP for Places with Population 20,000 or Above

COUNTY	CITY	FIPS	TOTAL	Agriculture, forestry, fishing and hunting, and mining	Construction	Manufacturing	Wholesale trade	Retail trade	Trans-portation and warehousing, and utilities	Information	Finance, insurance, real estate and rental and leasing	Professional, scientific, management, administrative, and waste management services	Educational, health and social services	Arts, entertainment, recreation, accommodation and food services	Other services (except public administration)	Public administration	Armed forces
65	Desert Hot Springs city	18996	4005	0	930	50	15	475	15	0	350	365	960	330	425	90	0
65	Hemet city	33182	23905	15	2075	1365	225	4565	590	450	865	1260	7195	2890	1395	1015	0
65	Indio city	36448	24060	195	4090	580	610	3380	325	485	1125	3120	3645	2995	1320	1935	255
65	Lake Elsinore city	39486	13950	75	1450	1635	180	2625	480	190	1050	1310	1920	1565	930	540	0
65	La Quinta city	40354	13240	20	2470	80	120	2210	505	80	1145	1235	1315	3385	620	55	0
65	Moreno Valley city	49270	36630	50	3085	1755	750	6390	1030	245	2125	3075	10995	3705	2145	1230	50
65	Murrieta city	50076	24265	20	2760	1200	330	4730	300	365	2135	2005	5525	2550	1845	500	0
65	Norco city	51560	13605	115	1850	895	230	1365	450	255	500	1585	2545	1200	700	1875	40
65	Palm Desert city	55184	36515	140	3860	1410	765	6500	955	1170	3075	5165	4220	6425	2020	810	0
65	Palm Springs city	55254	31915	60	3355	920	395	3355	1465	1470	2630	3735	5850	5910	1980	790	0
65	Perris city	56700	19405	130	2145	2525	1060	3325	2090	45	530	920	3900	1270	640	825	0
65	Riverside city	62000	155435	570	14875	14710	5550	19385	5800	3850	9400	16025	38295	11925	6915	8015	120
65	San Jacinto city	67112	8220	565	720	710	215	1060	190	130	490	250	2615	595	400	280	0
65	Temecula city	78120	55675	485	6120	9140	2500	8375	1150	1015	3500	5760	7045	7035	2800	720	30
71	Adelanto city	296	4775	35	215	1490	130	535	305	20	100	305	690	155	40	755	0
71	Apple Valley town	2364	14870	35	1255	510	115	2400	585	255	620	1055	5570	1235	785	450	0
71	Barstow city	4030	12225	60	680	215	210	1620	1775	0	435	215	2065	2190	525	1960	275
71	Chino city	13210	45655	570	3120	10400	3210	5745	3975	645	1485	3145	4385	2710	1890	4350	25
71	Chino Hills city	13214	13010	0	1195	405	545	2870	345	240	1405	1090	2110	1630	695	480	0
71	Colton city	14890	22590	50	1800	2085	660	3690	1010	160	610	1505	7320	1690	1590	420	0
71	Fontana city	24680	61045	75	5025	8100	4035	7690	8110	895	2030	4120	12940	3850	2975	1130	70
71	Hesperia city	33434	17695	0	2375	1475	455	2400	790	380	790	1695	4210	1425	1220	480	0
71	Highland city	33588	8315	0	1410	165	0	505	275	40	480	820	1735	2125	600	160	0
71	Loma Linda city	42370	16955	0	640	285	120	1015	175	20	470	790	11630	735	380	675	20
71	Montclair city	48788	16760	0	1125	1325	445	5260	640	60	1050	825	2685	2015	1040	290	0
71	Ontario city	53896	112750	630	7880	20935	11545	14620	17910	2440	6660	9335	9575	5990	3280	1830	120
71	Rancho Cucamonga city	59451	70335	105	4695	9710	4325	9690	4010	1330	8870	5835	9950	6730	2675	2410	0
71	Redlands city	59962	38225	55	2685	1675	1180	5940	2055	1230	2095	4835	9360	3945	2050	915	205
71	Rialto city	60466	24015	105	2460	2215	1230	3665	3775	50	700	1070	4275	1910	1450	1110	0
71	San Bernardino city	65000	100430	665	8790	4500	3000	12560	6435	1435	7545	8640	24575	7000	4735	10385	165
71	Twentynine Palms city	80994	16210	0	650	55	65	480	310	35	295	555	1140	905	320	2410	8990
71	Upland city	81344	30570	100	3785	1975	605	4945	795	510	3130	2775	6325	2875	2210	505	35
71	Victorville city	82590	38915	110	3055	1575	735	7365	2205	1700	2405	2710	8445	4555	2225	1830	0
71	Yucaipa city	87042	9295	225	1755	395	110	855	245	215	720	730	2280	875	720	170	0
111	Camarillo city	10046	33185	480	1860	6200	1040	3820	1015	1050	3230	3585	4880	2995	1925	1085	20
111	Moorpark city	49138	11700	250	910	3585	680	860	345	390	530	1065	2005	610	305	165	0
111	Oxnard city	54652	61775	5315	3805	7960	3170	7720	2785	1215	2995	5085	11470	4375	3880	1870	130
111	Port Hueneme city	58296	11490	120	50	550	105	680	535	45	335	1015	805	350	470	3395	3035
111	(Ventura city	65042	57080	785	5655	3635	2100	7740	1485	1620	2945	6190	11875	6030	2850	4065	105
111	Santa Paula city	70042	6130	635	575	520	460	550	270	30	275	530	1395	500	265	125	0
111	Simi Valley city	72016	46605	75	4595	4235	1150	6560	860	935	8185	5085	7175	3720	2990	905	135
111	Thousand Oaks city	78582	67060	60	3570	7900	1675	8680	1165	2700	8890	11565	10965	5755	2920	1215	0
	SCAG Region		7029350	33600	518820	782715	258650	815235	341550	249025	547780	822305	1335235	668125	394180	243960	18170

Industry jobs by place of work from CTPP based on 2006 -2008 ACS for areas with population over 20,000.

Statistics on Household with Housing Problems: CHAS Dataset 2008-3 Year

COUNTY	FIPS	CITY	Total Household	Household: Owner	Owner Household with 1 or More Housing Problems	Household: Renter	Renter Household with 1 or More Housing Problems	% of Owner Household with 1 or More Housing Problems	% of Renter Household with 1 or More Housing Problems	% of Total Household with 1 or More Housing Problems
25	8058	Brawley city	7,195	3,355	1,175	3,840	1,875	35.0%	48.8%	42.4%
25	9710	Calexico city	9,280	4,935	2,740	4,350	2,565	55.5%	59.0%	57.2%
25	21782	El Centro city	13,335	6,350	2,620	6,985	4,170	41.3%	59.7%	50.9%
37	394	Agoura Hills city	7,375	5,855	2,520	1,520	725	43.0%	47.7%	44.0%
37	884	Alhambra city	28,625	12,375	5,230	16,250	8,965	42.3%	55.2%	49.6%
37	1290	Altadena CDP	14,755	11,030	4,590	3,725	1,645	41.6%	44.2%	42.3%
37	2462	Arcadia city	19,400	12,495	4,905	6,900	3,635	39.3%	52.7%	44.0%
37	3386	Azusa city	13,160	6,850	3,330	6,310	4,105	48.6%	65.1%	56.5%
37	3666	Baldwin Park city	17,465	10,920	6,265	6,545	4,570	57.4%	69.8%	62.0%
37	4870	Bell city	8,965	2,610	1,420	6,350	4,275	54.4%	67.3%	63.5%
37	4982	Bellflower city	23,445	9,195	4,130	14,250	8,140	44.9%	57.1%	52.3%
37	4996	Bell Gardens city	9,605	2,490	1,475	7,115	4,760	59.2%	66.9%	64.9%
37	6308	Beverly Hills city	15,030	7,015	3,455	8,020	4,250	49.3%	53.0%	51.3%
37	8954	Burbank city	41,555	18,290	8,320	23,265	12,150	45.5%	52.2%	49.3%
37	9598	Calabasas city	7,985	6,135	3,060	1,855	1,045	49.9%	56.3%	51.4%
37	11530	Carson city	25,610	19,760	8,570	5,850	3,100	43.4%	53.0%	45.6%
37	12552	Cerritos city	15,830	13,050	4,785	2,780	1,475	36.7%	53.1%	39.5%
37	13756	Claremont city	11,660	7,710	2,605	3,950	2,340	33.8%	59.2%	42.4%
37	15044	Compton city	22,825	13,190	8,305	9,635	6,920	63.0%	71.8%	66.7%
37	16742	Covina city	16,090	9,500	3,710	6,590	3,875	39.1%	58.8%	47.1%
37	17498	Cudahy city	5,465	1,090	705	4,370	2,935	64.7%	67.2%	66.6%
37	17568	Culver City city	16,535	9,810	4,135	6,725	3,160	42.2%	47.0%	44.1%
37	19192	Diamond Bar city	17,950	14,910	6,150	3,040	1,820	41.2%	59.9%	44.4%
37	19766	Downey city	34,040	18,480	8,760	15,560	9,365	47.4%	60.2%	53.2%
37	19990	Duarte city	6,940	5,025	2,285	1,915	820	45.5%	42.8%	44.7%
37	20802	East Los Angeles CDP	29,425	10,415	5,220	19,010	13,360	50.1%	70.3%	63.1%
37	22230	El Monte city	27,130	11,405	6,260	15,725	11,385	54.9%	72.4%	65.0%
37	24477	Florence-Graham CDP	13,785	5,255	3,445	8,530	6,780	65.6%	79.5%	74.2%
37	28168	Gardena city	20,395	9,670	4,365	10,725	6,185	45.1%	57.7%	51.7%
37	30000	Glendale city	71,325	28,275	13,775	43,045	26,500	48.7%	61.6%	56.5%
37	30014	Glendora city	16,780	12,475	5,080	4,305	1,955	40.7%	45.4%	41.9%
37	31596	Hacienda Heights CDP	15,395	12,140	4,800	3,255	2,035	39.5%	62.5%	44.4%
37	32548	Hawthorne city	28,825	7,745	4,215	21,080	12,725	54.4%	60.4%	58.8%
37	36056	Huntington Park city	14,545	3,975	2,485	10,570	8,015	62.5%	75.8%	72.2%
37	36546	Inglewood city	37,645	13,725	7,905	23,925	14,760	57.6%	61.7%	60.2%
37	39003	La Cañada Flintridge city	6,900	6,315	2,545	585	315	40.3%	53.8%	41.4%
37	39892	Lakewood city	27,055	20,280	8,165	6,775	3,390	40.3%	50.0%	42.7%
37	40032	La Mirada city	14,965	12,295	4,545	2,670	1,860	37.0%	69.7%	42.8%
37	40130	Lancaster city	44,650	27,925	13,110	16,720	10,055	46.9%	60.1%	51.9%
37	40340	La Puente city	9,875	5,890	3,275	3,985	2,955	55.6%	74.2%	63.1%

Statistics on Household with Housing Problems: CHAS Dataset 2008-3 Year

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37	40830	La Verne city	11,090	8,730	3,275	2,355	1,175	37.5%	49.9%	40.1%
37	40886	Lawndale city	9,770	3,010	1,375	6,760	4,040	45.7%	59.8%	55.4%
37	41180	Lennox CDP	5,750	1,900	1,225	3,845	2,900	64.5%	75.4%	71.7%
37	42468	Lomita city	7,665	3,520	1,250	4,145	2,010	35.5%	48.5%	42.5%
37	43000	Long Beach city	158,945	68,475	31,125	90,470	53,365	45.5%	59.0%	53.2%
37	44000	Los Angeles city	1,275,535	502,035	252,430	773,500	486,575	50.3%	62.9%	57.9%
37	44574	Lynwood city	14,515	7,355	4,760	7,160	5,270	64.7%	73.6%	69.1%
37	45400	Manhattan Beach city	13,755	9,780	3,275	3,970	1,600	33.5%	40.3%	35.4%
37	46492	Maywood city	6,550	1,885	1,325	4,665	3,220	70.3%	69.0%	69.4%
37	48648	Monrovia city	13,645	6,970	2,745	6,675	3,200	39.4%	47.9%	43.6%
37	48816	Montebello city	18,945	8,835	3,750	10,115	6,170	42.4%	61.0%	52.4%
37	48914	Monterey Park city	19,625	10,340	4,175	9,285	5,695	40.4%	61.3%	50.3%
37	52526	Norwalk city	27,445	18,140	9,270	9,305	5,625	51.1%	60.5%	54.3%
37	55156	Palmdale city	39,390	28,060	14,310	11,330	7,705	51.0%	68.0%	55.9%
37	55618	Paramount city	13,870	6,440	3,940	7,430	5,425	61.2%	73.0%	67.5%
37	56000	Pasadena city	52,375	24,300	9,550	28,075	14,910	39.3%	53.1%	46.7%
37	56924	Pico Rivera city	17,045	11,690	4,840	5,355	3,440	41.4%	64.2%	48.6%
37	58072	Pomona city	38,470	22,085	12,265	16,385	11,620	55.5%	70.9%	62.1%
37	59514	Rancho Palos Verdes city	16,000	12,705	4,580	3,295	1,675	36.0%	50.8%	39.1%
37	60018	Redondo Beach city	28,805	14,335	5,320	14,470	5,570	37.1%	38.5%	37.8%
37	62896	Rosemead city	14,040	7,305	3,545	6,735	4,670	48.5%	69.3%	58.5%
37	63218	Rowland Heights CDP	14,210	8,980	4,220	5,230	3,445	47.0%	65.9%	53.9%
37	66070	San Dimas city	12,485	9,095	3,650	3,385	1,685	40.1%	49.8%	42.7%
37	66140	San Fernando city	5,920	2,975	1,695	2,945	1,915	57.0%	65.0%	61.0%
37	67042	San Gabriel city	12,300	6,070	2,680	6,230	3,670	44.2%	58.9%	51.6%
37	69088	Santa Clarita city	57,715	42,255	19,355	15,460	8,825	45.8%	57.1%	48.8%
37	70000	Santa Monica city	46,110	13,575	5,000	32,535	15,215	36.8%	46.8%	43.8%
37	72996	South El Monte city	4,800	2,365	1,015	2,435	1,885	42.9%	77.4%	60.4%
37	73080	South Gate city	23,880	9,965	5,770	13,915	10,160	57.9%	73.0%	66.7%
37	73220	South Pasadena city	10,585	4,915	1,865	5,670	2,270	37.9%	40.0%	39.1%
37	73290	South San Jose Hills CDP	4,295	3,115	1,665	1,180	775	53.5%	65.7%	56.8%
37	73430	South Whittier CDP	15,425	9,855	4,650	5,570	3,270	47.2%	58.7%	51.3%
37	78148	Temple City city	11,275	7,375	3,025	3,900	1,965	41.0%	50.4%	44.3%
37	80000	Torrance city	54,160	31,330	11,800	22,830	11,625	37.7%	50.9%	43.3%
37	81638	Valinda CDP	5,005	3,560	1,965	1,450	1,000	55.2%	69.0%	59.2%
37	83332	Walnut city	8,355	7,475	3,170	880	450	42.4%	51.1%	43.3%
37	84144	West Carson CDP	6,830	4,875	1,835	1,955	845	37.6%	43.2%	39.2%
37	84200	West Covina city	32,015	20,990	9,220	11,025	6,620	43.9%	60.0%	49.5%
37	84410	West Hollywood city	22,585	5,230	2,770	17,355	8,000	53.0%	46.1%	47.7%
37	84592	Westmont CDP	9,335	2,990	2,000	6,345	4,330	66.9%	68.2%	67.8%

Statistics on Household with Housing Problems: CHAS Dataset 2008-3 Year

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37	84774	West Puente Valley CDP	5,220	4,350	2,385	870	475	54.8%	54.6%	54.8%
37	84921	West Whittier-Los Nietos CDP	6,980	5,025	2,325	1,960	1,230	46.3%	62.8%	50.9%
37	85292	Whittier city	28,575	17,070	7,400	11,510	6,525	43.4%	56.7%	48.7%
37	85614	Willowbrook CDP	8,205	4,265	2,460	3,940	2,820	57.7%	71.6%	64.4%
59	947	Aliso Viejo city	17,860	11,390	5,830	6,470	3,115	51.2%	48.1%	50.1%
59	2000	Anaheim city	96,835	48,705	22,805	48,130	32,940	46.8%	68.4%	57.6%
59	8100	Brea city	14,025	9,230	3,455	4,795	2,395	37.4%	49.9%	41.7%
59	8786	Buena Park city	23,440	13,725	6,180	9,715	6,150	45.0%	63.3%	52.6%
59	16532	Costa Mesa city	38,360	15,885	6,745	22,475	12,555	42.5%	55.9%	50.3%
59	17750	Cypress city	15,890	11,740	4,380	4,155	2,195	37.3%	52.8%	41.4%
59	17946	Dana Point city	13,910	8,930	4,170	4,985	2,855	46.7%	57.3%	50.5%
59	25380	Fountain Valley city	18,530	13,890	5,710	4,635	2,500	41.1%	53.9%	44.3%
59	28000	Fullerton city	45,260	24,410	10,085	20,850	13,310	41.3%	63.8%	51.7%
59	29000	Garden Grove city	45,755	27,705	13,340	18,050	12,105	48.2%	67.1%	55.6%
59	36000	Huntington Beach city	73,030	45,530	18,035	27,505	12,815	39.6%	46.6%	42.2%
59	36770	Irvine city	68,450	38,185	15,810	30,265	13,940	41.4%	46.1%	43.5%
59	39178	Laguna Beach city	10,775	6,745	2,615	4,030	1,795	38.8%	44.5%	40.9%
59	39220	Laguna Hills city	10,635	8,075	3,535	2,560	1,580	43.8%	61.7%	48.1%
59	39248	Laguna Niguel city	23,890	18,305	7,845	5,585	2,860	42.9%	51.2%	44.8%
59	39290	La Habra city	18,940	10,460	4,620	8,480	5,590	44.2%	65.9%	53.9%
59	39496	Lake Forest city	25,815	19,405	8,240	6,415	3,565	42.5%	55.6%	45.7%
59	48256	Mission Viejo city	33,695	26,760	10,535	6,935	3,960	39.4%	57.1%	43.0%
59	51182	Newport Beach city	36,470	21,130	8,565	15,340	6,260	40.5%	40.8%	40.6%
59	52379	North Tustin CDP	8,265	7,825	3,080	440	60	39.4%	13.6%	38.0%
59	53980	Orange city	42,270	27,385	11,985	14,885	8,585	43.8%	57.7%	48.7%
59	57526	Placentia city	15,990	10,570	4,035	5,420	3,415	38.2%	63.0%	46.6%
59	59587	Rancho Santa Margarita city	16,590	12,510	6,105	4,080	2,275	48.8%	55.8%	50.5%
59	65084	San Clemente city	23,405	16,105	7,240	7,300	3,625	45.0%	49.7%	46.4%
59	68028	San Juan Capistrano city	11,330	9,035	4,200	2,290	1,475	46.5%	64.4%	50.1%
59	69000	Santa Ana city	74,555	37,145	21,790	37,410	27,500	58.7%	73.5%	66.1%
59	70686	Seal Beach city	13,135	10,355	2,845	2,780	1,170	27.5%	42.1%	30.6%
59	73962	Stanton city	10,490	5,235	2,590	5,255	3,490	49.5%	66.4%	58.0%
59	80854	Tustin city	24,595	13,440	6,145	11,155	6,445	45.7%	57.8%	51.2%
59	84550	Westminster city	26,535	15,020	6,595	11,520	7,750	43.9%	67.3%	54.1%
59	86832	Yorba Linda city	21,315	18,010	6,840	3,305	1,860	38.0%	56.3%	40.8%
65	3820	Banning city	10,935	7,905	2,715	3,030	1,975	34.3%	65.2%	42.9%
65	4758	Beaumont city	8,490	5,665	2,800	2,825	1,665	49.4%	58.9%	52.6%
65	7218	Blythe city	4,255	2,140	625	2,115	1,060	29.2%	50.1%	39.6%
65	12048	Cathedral City city	16,720	10,895	5,590	5,825	4,060	51.3%	69.7%	57.7%
65	14260	Coachella city	8,250	5,155	2,895	3,095	1,920	56.2%	62.0%	58.4%

Statistics on Household with Housing Problems: CHAS Dataset 2008-3 Year

COUNTY	FIPS	CITY	Total Household	Household: Owner	Owner Household with 1 or More Housing Problems	Household: Renter	Renter Household with 1 or More Housing Problems	% of Owner Household with 1 or More Housing Problems	% of Renter Household with 1 or More Housing Problems	% of Total Household with 1 or More Housing Problems
65	16350	Corona city	45,170	31,040	16,270	14,130	8,825	52.4%	62.5%	55.6%
65	18996	Desert Hot Springs city	7,320	3,505	2,010	3,815	2,265	57.3%	59.4%	58.4%
65	33182	Hemet city	29,340	17,900	7,180	11,440	7,635	40.1%	66.7%	50.5%
65	36448	Indio city	22,265	14,335	7,615	7,935	4,925	53.1%	62.1%	56.3%
65	39486	Lake Elsinore city	12,485	8,205	5,030	4,275	2,715	61.3%	63.5%	62.0%
65	40354	La Quinta city	13,195	9,725	3,990	3,470	1,795	41.0%	51.7%	43.8%
65	47976	Mira Loma CDP	5,000	3,530	1,835	1,470	790	52.0%	53.7%	52.5%
65	49270	Moreno Valley city	48,805	32,560	18,550	16,245	11,340	57.0%	69.8%	61.2%
65	50076	Murrieta city	29,970	23,110	11,780	6,860	3,865	51.0%	56.3%	52.2%
65	51560	Norco city	6,680	5,420	2,590	1,260	755	47.8%	59.9%	50.1%
65	55184	Palm Desert city	21,850	14,305	5,020	7,545	4,025	35.1%	53.3%	41.4%
65	55254	Palm Springs city	20,485	12,205	5,335	8,280	4,525	43.7%	54.6%	48.1%
65	56700	Perris city	15,160	9,835	6,380	5,320	3,275	64.9%	61.6%	63.7%
65	62000	Riverside city	90,745	51,430	24,215	39,315	22,765	47.1%	57.9%	51.8%
65	63260	Rubidoux CDP	9,265	6,200	2,860	3,065	2,200	46.1%	71.8%	54.6%
65	67112	San Jacinto city	12,370	8,210	4,235	4,160	2,420	51.6%	58.2%	53.8%
65	78120	Temecula city	30,070	21,405	10,230	8,665	4,580	47.8%	52.9%	49.3%
65	85446	Wildomar city	7,080	5,865	3,270	1,215	710	55.8%	58.4%	56.2%
71	296	Adelanto city	6,930	4,150	2,595	2,780	2,100	62.5%	75.5%	67.7%
71	2364	Apple Valley town	22,930	15,745	7,020	7,180	4,290	44.6%	59.7%	49.3%
71	4030	Barstow city	8,300	4,285	1,005	4,015	1,660	23.5%	41.3%	32.1%
71	7064	Bloomington CDP	4,935	3,865	1,820	1,070	615	47.1%	57.5%	49.3%
71	13210	Chino city	19,925	14,285	6,850	5,640	3,360	48.0%	59.6%	51.2%
71	13214	Chino Hills city	22,605	18,760	8,435	3,845	1,925	45.0%	50.1%	45.8%
71	14890	Colton city	15,305	7,930	4,040	7,375	4,640	50.9%	62.9%	56.7%
71	24680	Fontana city	45,795	31,990	18,395	13,805	8,610	57.5%	62.4%	59.0%
71	33434	Hesperia city	25,495	18,565	9,515	6,930	4,440	51.3%	64.1%	54.7%
71	33588	Highland city	15,610	10,630	4,355	4,975	3,155	41.0%	63.4%	48.1%
71	42370	Loma Linda city	8,620	3,465	1,365	5,150	2,515	39.4%	48.8%	45.0%
71	48788	Montclair city	9,150	5,385	2,630	3,765	2,140	48.8%	56.8%	52.1%
71	53896	Ontario city	44,695	25,925	12,080	18,770	11,225	46.6%	59.8%	52.1%
71	59451	Rancho Cucamonga city	52,120	35,205	16,560	16,920	9,265	47.0%	54.8%	49.5%
71	59962	Redlands city	25,340	15,920	5,680	9,425	5,050	35.7%	53.6%	42.3%
71	60466	Rialto city	25,250	16,760	9,275	8,495	6,390	55.3%	75.2%	62.0%
71	65000	San Bernardino city	60,915	31,695	15,490	29,220	18,590	48.9%	63.6%	55.9%
71	80994	Twentynine Palms city	7,190	2,735	785	4,460	1,860	28.7%	41.7%	36.8%
71	81344	Upland city	25,725	15,180	5,690	10,550	6,215	37.5%	58.9%	46.3%
71	82590	Victorville city	30,105	19,580	8,930	10,520	6,565	45.6%	62.4%	51.5%
71	87042	Yucaipa city	17,365	13,530	5,095	3,835	2,440	37.7%	63.6%	43.4%
71	87056	Yucca Valley town	7,895	5,160	1,690	2,735	1,320	32.8%	48.3%	38.1%

Statistics on Household with Housing Problems: CHAS Dataset 2008-3 Year

COUNTY	FIPS	CITY	Total Household	Household: Owner	Owner Household with 1 or More Housing Problems	Household: Renter	Renter Household with 1 or More Housing Problems	% of Owner Household with 1 or More Housing Problems	% of Renter Household with 1 or More Housing Problems	% of Total Household with 1 or More Housing Problems
111	10046	Camarillo city	23,300	16,965	6,275	6,335	3,615	37.0%	57.1%	42.4%
111	49138	Moorpark city	9,295	7,840	3,730	1,455	880	47.6%	60.5%	49.6%
111	54652	Oxnard city	47,335	26,630	13,490	20,705	13,655	50.7%	66.0%	57.3%
111	58296	Port Hueneme city	7,170	3,905	1,975	3,270	1,540	50.6%	47.1%	49.0%
111	65042	Ventura city	39,940	22,410	8,810	17,530	9,115	39.3%	52.0%	44.9%
111	70042	Santa Paula city	8,295	4,445	1,980	3,850	2,500	44.5%	64.9%	54.0%
111	72016	Simi Valley city	39,475	30,290	13,915	9,185	4,435	45.9%	48.3%	46.5%
111	78582	Thousand Oaks city	43,880	33,100	13,725	10,780	4,940	41.5%	45.8%	42.5%
			5,115,145	2,765,520	1,286,855	2,349,640	1,419,095	46.5%	60.4%	52.9%

Source: http://www.huduser.org/portal/datasets/cp/CHAS/bg_chas.html

For questions, please contact SCAG staff.ca.gov Ying Zhou at 213-236-1943, or zhou@scag

SCAG Region Elderly Population by Gender

County	fips	CITY	Total Population	Population: Male	Population: Male 65 & Above	Population: Female	Population: Female 65 & Above	Total Elderly Population	Elderly Population Share
25	8058	Brawley city	24,953	12,108	1,105	12,845	1,403	2,508	10.1%
25	9710	Calexico city	38,572	18,233	1,904	20,339	2,504	4,408	11.4%
25	9878	Calipatria city	7,705	5,917	172	1,788	186	358	4.6%
25	21782	El Centro city	42,598	20,719	1,967	21,879	2,589	4,556	10.7%
25	34246	Holtville city	5,939	2,870	333	3,069	395	728	12.3%
25	36280	Imperial city	14,758	7,213	407	7,545	549	956	6.5%
25	84606	Westmorland city	2,225	1,040	115	1,185	135	250	11.2%
25	99999	Unincorporated	37,778	21,546	2,232	16,232	2,156	4,388	11.6%
		Imperial County	174,528	89,646	8,235	84,882	9,917	18,152	10.4%
37	394	Agoura Hills city	20,330	10,021	1,090	10,309	1,200	2,290	11.3%
37	884	Alhambra city	83,089	39,328	4,867	43,761	7,045	11,912	14.3%
37	2462	Arcadia city	56,364	26,889	3,948	29,475	5,266	9,214	16.3%
37	2896	Artesia city	16,522	8,194	922	8,328	1,326	2,248	13.6%
37	3274	Avalon city	3,728	1,890	190	1,838	216	406	10.9%
37	3386	Azusa city	46,361	22,704	1,468	23,657	2,108	3,576	7.7%
37	3666	Baldwin Park city	75,390	37,401	2,561	37,989	3,498	6,059	8.0%
37	4870	Bell city	35,477	17,887	975	17,590	1,421	2,396	6.8%
37	4982	Bellflower city	76,616	37,203	2,765	39,413	3,852	6,617	8.6%
37	4996	Bell Gardens city	42,072	21,003	955	21,069	1,246	2,201	5.2%
37	6308	Beverly Hills city	34,109	15,599	2,874	18,510	3,642	6,516	19.1%
37	7946	Bradbury city	1,048	508	104	540	105	209	19.9%
37	8954	Burbank city	103,340	49,971	5,632	53,369	8,162	13,794	13.3%
37	9598	Calabasas city	23,058	11,147	1,377	11,911	1,526	2,903	12.6%
37	11530	Carson city	91,714	43,922	5,299	47,792	7,341	12,640	13.8%
37	12552	Cerritos city	49,041	23,577	4,018	25,464	4,653	8,671	17.7%
37	13756	Claremont city	34,926	16,389	2,385	18,537	3,385	5,770	16.5%
37	14974	Commerce city	12,823	6,295	536	6,528	834	1,370	10.7%
37	15044	Compton city	96,455	46,946	2,877	49,509	4,321	7,198	7.5%
37	16742	Covina city	47,796	23,076	2,319	24,720	3,251	5,570	11.7%
37	17498	Cudahy city	23,805	11,801	501	12,004	721	1,222	5.1%
37	17568	Culver City city	38,883	18,317	2,249	20,566	3,557	5,806	14.9%
37	19192	Diamond Bar city	55,544	27,094	2,980	28,450	3,506	6,486	11.7%
37	19766	Downey city	111,772	54,174	4,803	57,598	6,776	11,579	10.4%
37	19990	Duarte city	21,321	10,078	1,318	11,243	2,060	3,378	15.8%
37	22230	El Monte city	113,475	57,003	4,700	56,472	5,897	10,597	9.3%
37	22412	El Segundo city	16,654	8,304	745	8,350	933	1,678	10.1%
37	28168	Gardena city	58,829	28,292	3,536	30,537	4,788	8,324	14.1%

SCAG Region Elderly Population by Gender

County	fips	CITY	Total Population	Population: Male	Population: Male 65 & Above	Population: Female	Population: Female 65 & Above	Total Elderly Population	Elderly Population Share
37	30000	Glendale city	191,719	91,387	12,447	100,332	17,471	29,918	15.6%
37	30014	Glendora city	50,073	24,228	2,940	25,845	4,139	7,079	14.1%
37	32506	Hawaiian Gardens city	14,254	7,107	488	7,147	638	1,126	7.9%
37	32548	Hawthorne city	84,293	40,672	2,600	43,621	3,619	6,219	7.4%
37	33364	Hermosa Beach city	19,506	10,273	866	9,233	891	1,757	9.0%
37	33518	Hidden Hills city	1,856	909	144	947	151	295	15.9%
37	36056	Huntington Park city	58,114	28,996	1,637	29,118	2,226	3,863	6.6%
37	36490	Industry city	219	114	9	105	13	22	10.0%
37	36546	Inglewood city	109,673	52,138	4,183	57,535	6,073	10,256	9.4%
37	36826	Irwindale city	1,422	687	69	735	82	151	10.6%
37	39003	La Cañada Flintridge city	20,246	9,847	1,499	10,399	1,688	3,187	15.7%
37	39304	La Habra Heights city	5,325	2,651	529	2,674	507	1,036	19.5%
37	39892	Lakewood city	80,048	38,856	3,789	41,192	5,297	9,086	11.4%
37	40032	La Mirada city	48,527	23,280	3,035	25,247	4,342	7,377	15.2%
37	40130	Lancaster city	156,633	78,546	5,262	78,087	7,397	12,659	8.1%
37	40340	La Puente city	39,816	19,879	1,566	19,937	2,100	3,666	9.2%
37	40830	La Verne city	31,063	14,704	2,138	16,359	3,119	5,257	16.9%
37	40886	Lawndale city	32,769	16,493	995	16,276	1,261	2,256	6.9%
37	42468	Lomita city	20,256	9,779	1,025	10,477	1,507	2,532	12.5%
37	43000	Long Beach city	462,257	226,520	18,738	235,737	24,097	42,835	9.3%
37	44000	Los Angeles city	3,792,621	1,889,064	168,060	1,903,557	228,636	396,696	10.5%
37	44574	Lynwood city	69,772	33,930	1,660	35,842	2,110	3,770	5.4%
37	45246	Malibu city	12,645	6,341	1,164	6,304	1,158	2,322	18.4%
37	45400	Manhattan Beach city	35,135	17,605	2,203	17,530	2,254	4,457	12.7%
37	46492	Maywood city	27,395	14,000	726	13,395	916	1,642	6.0%
37	48648	Monrovia city	36,590	17,489	1,715	19,101	2,526	4,241	11.6%
37	48816	Montebello city	62,500	30,169	3,484	32,331	5,036	8,520	13.6%
37	48914	Monterey Park city	60,269	28,907	4,960	31,362	6,696	11,656	19.3%
37	52526	Norwalk city	105,549	52,364	4,349	53,185	6,082	10,431	9.9%
37	55156	Palmdale city	152,750	74,553	4,260	78,197	5,847	10,107	6.6%
37	55380	Palos Verdes Estates city	13,438	6,554	1,611	6,884	1,637	3,248	24.2%
37	55618	Paramount city	54,098	26,315	1,399	27,783	2,017	3,416	6.3%
37	56000	Pasadena city	137,122	66,854	7,692	70,268	10,870	18,562	13.5%
37	56924	Pico Rivera city	62,942	30,746	3,137	32,196	4,494	7,631	12.1%
37	58072	Pomona city	149,058	74,543	4,783	74,515	6,587	11,370	7.6%
37	59514	Rancho Palos Verdes city	41,643	20,206	4,425	21,437	5,229	9,654	23.2%
37	60018	Redondo Beach city	66,748	33,230	3,126	33,518	3,856	6,982	10.5%
37	62602	Rolling Hills city	1,860	890	254	970	259	513	27.6%

SCAG Region Elderly Population by Gender

County	fips	CITY	Total Population	Population: Male	Population: Male 65 & Above	Population: Female	Population: Female 65 & Above	Total Elderly Population	Elderly Population Share
37	62644	Rolling Hills Estates city	8,067	3,887	879	4,180	990	1,869	23.2%
37	62896	Rosemead city	53,764	26,518	3,065	27,246	3,899	6,964	13.0%
37	66070	San Dimas city	33,371	15,856	2,148	17,515	3,035	5,183	15.5%
37	66140	San Fernando city	23,645	11,861	851	11,784	1,142	1,993	8.4%
37	67042	San Gabriel city	39,718	19,157	2,370	20,561	3,204	5,574	14.0%
37	68224	San Marino city	13,147	6,314	1,050	6,833	1,259	2,309	17.6%
37	69088	Santa Clarita city	176,320	86,884	6,980	89,436	9,871	16,851	9.6%
37	69154	Santa Fe Springs city	16,223	7,819	850	8,404	1,310	2,160	13.3%
37	70000	Santa Monica city	89,736	43,284	5,494	46,452	7,922	13,416	15.0%
37	71806	Sierra Madre city	10,917	5,165	813	5,752	1,082	1,895	17.4%
37	71876	Signal Hill city	11,016	5,434	417	5,582	495	912	8.3%
37	72996	South El Monte city	20,116	10,152	760	9,964	1,036	1,796	8.9%
37	73080	South Gate city	94,396	46,321	2,788	48,075	3,835	6,623	7.0%
37	73220	South Pasadena city	25,619	12,160	1,379	13,459	1,725	3,104	12.1%
37	78148	Temple City city	35,558	16,897	2,252	18,661	3,109	5,361	15.1%
37	80000	Torrance city	145,438	70,732	9,234	74,706	12,492	21,726	14.9%
37	82422	Vernon city	112	55	5	57	9	14	12.5%
37	83332	Walnut city	29,172	14,302	1,642	14,870	1,922	3,564	12.2%
37	84200	West Covina city	106,098	51,159	5,251	54,939	7,612	12,863	12.1%
37	84410	West Hollywood city	34,399	19,340	2,160	15,059	2,965	5,125	14.9%
37	84438	Westlake Village city	8,270	4,025	808	4,245	949	1,757	21.2%
37	85292	Whittier city	85,331	41,351	4,078	43,980	5,923	10,001	11.7%
37	99999	Unincorporated	1,057,426	525,142	47,131	532,284	61,083	108,214	10.2%
		Los Angeles County	9,818,605	4,839,654	453,366	4,978,951	612,333	1,065,699	10.9%
59	947	Aliso Viejo city	47,823	23,019	1,033	24,804	1,515	2,548	5.3%
59	2000	Anaheim city	336,265	167,249	13,268	169,016	17,954	31,222	9.3%
59	8100	Brea city	39,282	19,155	2,092	20,127	2,858	4,950	12.6%
59	8786	Buena Park city	80,530	39,730	3,627	40,800	4,924	8,551	10.6%
59	16532	Costa Mesa city	109,960	55,968	4,379	53,992	5,735	10,114	9.2%
59	17750	Cypress city	47,802	23,182	2,641	24,620	3,520	6,161	12.9%
59	17946	Dana Point city	33,351	16,520	2,582	16,831	3,100	5,682	17.0%
59	25380	Fountain Valley city	55,313	26,935	4,363	28,378	5,353	9,716	17.6%
59	28000	Fullerton city	135,161	66,409	6,798	68,752	9,054	15,852	11.7%
59	29000	Garden Grove city	170,883	85,289	8,194	85,594	10,332	18,526	10.8%
59	36000	Huntington Beach city	189,992	94,260	11,985	95,732	14,971	26,956	14.2%
59	36770	Irvine city	212,375	103,434	8,095	108,941	10,366	18,461	8.7%
59	39178	Laguna Beach city	22,723	11,398	2,074	11,325	2,089	4,163	18.3%

SCAG Region Elderly Population by Gender

County	fips	CITY	Total Population	Population: Male	Population: Male 65 & Above	Population: Female	Population: Female 65 & Above	Total Elderly Population	Elderly Population Share
59	39220	Laguna Hills city	30,344	14,821	1,678	15,523	2,212	3,890	12.8%
59	39248	Laguna Niguel city	62,979	30,518	3,669	32,461	4,528	8,197	13.0%
59	39259	Laguna Woods city	16,192	5,755	4,474	10,437	8,400	12,874	79.5%
59	39290	La Habra city	60,239	29,665	2,684	30,574	3,865	6,549	10.9%
59	39496	Lake Forest city	77,264	38,375	3,082	38,889	4,009	7,091	9.2%
59	40256	La Palma city	15,568	7,521	1,122	8,047	1,355	2,477	15.9%
59	43224	Los Alamitos city	11,449	5,408	659	6,041	935	1,594	13.9%
59	48256	Mission Viejo city	93,305	45,566	5,817	47,739	7,715	13,532	14.5%
59	51182	Newport Beach city	85,186	41,973	7,447	43,213	8,715	16,162	19.0%
59	53980	Orange city	136,416	68,723	6,235	67,693	8,393	14,628	10.7%
59	57526	Placentia city	50,533	24,877	2,725	25,656	3,618	6,343	12.6%
59	59587	Rancho Santa Margarita city	47,853	23,383	1,106	24,470	1,605	2,711	5.7%
59	65084	San Clemente city	63,522	31,911	3,860	31,611	4,554	8,414	13.2%
59	68028	San Juan Capistrano city	34,593	17,151	2,393	17,442	3,020	5,413	15.6%
59	69000	Santa Ana city	324,528	165,752	9,498	158,776	12,413	21,911	6.8%
59	70686	Seal Beach city	24,168	10,655	3,478	13,513	5,774	9,252	38.3%
59	73962	Stanton city	38,186	18,899	1,571	19,287	2,243	3,814	10.0%
59	80854	Tustin city	75,540	36,749	2,697	38,791	3,736	6,433	8.5%
59	82744	Villa Park city	5,812	2,867	682	2,945	729	1,411	24.3%
59	84550	Westminster city	89,701	44,354	5,816	45,347	6,976	12,792	14.3%
59	86832	Yorba Linda city	64,234	31,259	3,436	32,975	4,170	7,606	11.8%
59	99999	Unincorporated	121,160	60,050	6,231	61,110	7,450	13,681	11.3%
		Orange County	3,010,232	1,488,780	151,491	1,521,452	198,186	349,677	11.6%
65	3820	Banning city	29,603	14,300	3,233	15,303	4,428	7,661	25.9%
65	4758	Beaumont city	36,877	17,985	1,811	18,892	2,078	3,889	10.5%
65	7218	Blythe city	20,817	14,273	1,045	6,544	749	1,794	8.6%
65	9864	Calimesa city	7,879	3,784	866	4,095	1,174	2,040	25.9%
65	10928	Canyon Lake city	10,561	5,266	848	5,295	955	1,803	17.1%
65	12048	Cathedral City city	51,200	26,336	3,512	24,864	3,851	7,363	14.4%
65	14260	Coachella city	40,704	20,284	819	20,420	1,008	1,827	4.5%
65	16350	Corona city	152,374	75,035	4,666	77,339	6,514	11,180	7.3%
65	18996	Desert Hot Springs city	25,938	12,991	1,147	12,947	1,341	2,488	9.6%
65	21230	Eastvale CDP	53,668	26,577	1,116	27,091	1,388	2,504	4.7%
65	33182	Hemet city	78,657	37,024	7,246	41,633	10,158	17,404	22.1%
65	36434	Indian Wells city	4,958	2,272	1,311	2,686	1,420	2,731	55.1%
65	36448	Indio city	76,036	37,495	4,374	38,541	5,038	9,412	12.4%
65	39486	Lake Elsinore city	51,821	25,965	1,332	25,856	1,633	2,965	5.7%

SCAG Region Elderly Population by Gender

County	fips	CITY	Total Population	Population: Male	Population: Male 65 & Above	Population: Female	Population: Female 65 & Above	Total Elderly Population	Elderly Population Share
65	40354	La Quinta city	37,467	18,103	3,908	19,364	3,908	7,816	20.9%
65	46842	Menifee city	77,519	37,312	6,176	40,207	8,474	14,650	18.9%
65	49270	Moreno Valley city	193,365	94,273	5,212	99,092	6,922	12,134	6.3%
65	50076	Murrieta city	103,466	50,460	4,351	53,006	6,054	10,405	10.1%
65	51560	Norco city	27,063	15,636	1,256	11,427	1,364	2,620	9.7%
65	55184	Palm Desert city	48,445	22,777	7,207	25,668	8,716	15,923	32.9%
65	55254	Palm Springs city	44,552	25,125	6,131	19,427	5,680	11,811	26.5%
65	56700	Perris city	68,386	33,899	1,427	34,487	1,921	3,348	4.9%
65	59500	Rancho Mirage city	17,218	8,509	3,654	8,709	3,928	7,582	44.0%
65	62000	Riverside city	303,871	150,112	10,880	153,759	15,362	26,242	8.6%
65	67112	San Jacinto city	44,199	21,599	1,989	22,600	2,679	4,668	10.6%
65	78120	Temecula city	100,097	49,002	3,437	51,095	4,368	7,805	7.8%
65	85446	Wildomar city	32,176	15,895	1,454	16,281	1,960	3,414	10.6%
65	99999	Unincorporated	450,724	227,287	25,861	223,437	29,246	55,107	12.2%
		Riverside County	2,189,641	1,089,576	116,269	1,100,065	142,317	258,586	11.8%
71	296	Adelanto city	31,765	16,318	622	15,447	775	1,397	4.4%
71	2364	Apple Valley town	69,135	33,855	4,839	35,280	5,826	10,665	15.4%
71	4030	Barstow city	22,639	11,296	1,117	11,343	1,302	2,419	10.7%
71	6434	Big Bear Lake city	5,019	2,567	487	2,452	538	1,025	20.4%
71	13210	Chino city	77,983	40,071	2,488	37,912	3,183	5,671	7.3%
71	13214	Chino Hills city	74,799	36,955	2,301	37,844	2,964	5,265	7.0%
71	14890	Colton city	52,154	25,549	1,570	26,605	2,093	3,663	7.0%
71	24680	Fontana city	196,069	97,410	4,684	98,659	6,400	11,084	5.7%
71	30658	Grand Terrace city	12,040	5,799	652	6,241	848	1,500	12.5%
71	33434	Hesperia city	90,173	44,740	3,675	45,433	4,477	8,152	9.0%
71	33588	Highland city	53,104	25,879	1,768	27,225	2,326	4,094	7.7%
71	42370	Loma Linda city	23,261	10,889	1,277	12,372	1,964	3,241	13.9%
71	48788	Montclair city	36,664	18,246	1,275	18,418	1,808	3,083	8.4%
71	50734	Needles city	4,844	2,441	353	2,403	412	765	15.8%
71	53896	Ontario city	163,924	81,563	4,633	82,361	6,421	11,054	6.7%
71	59451	Rancho Cucamonga city	165,269	81,615	5,572	83,654	7,472	13,044	7.9%
71	59962	Redlands city	68,747	32,743	3,704	36,004	5,274	8,978	13.1%
71	60466	Rialto city	99,171	48,245	2,931	50,926	3,975	6,906	7.0%
71	65000	San Bernardino city	209,924	103,491	6,960	106,433	9,574	16,534	7.9%
71	80994	Twentynine Palms city	25,048	14,110	621	10,938	831	1,452	5.8%
71	81344	Upland city	73,732	35,550	3,832	38,182	5,066	8,898	12.1%
71	82590	Victorville city	115,903	58,073	3,998	57,830	5,414	9,412	8.1%

SCAG Region Elderly Population by Gender

County	fips	CITY	Total Population	Population: Male	Population: Male 65 & Above	Population: Female	Population: Female 65 & Above	Total Elderly Population	Elderly Population Share
71	87042	Yucaipa city	51,367	25,265	2,892	26,102	3,942	6,834	13.3%
71	87056	Yucca Valley town	20,700	10,067	1,629	10,633	2,191	3,820	18.5%
71	99999	Unincorporated	291,776	148,770	15,736	143,006	16,656	32,392	11.1%
		San Bernardino County	2,035,210	1,011,507	79,616	1,023,703	101,732	181,348	8.9%
111	10046	Camarillo city	65,201	31,535	4,663	33,666	6,539	11,202	17.2%
111	24092	Fillmore city	15,002	7,494	684	7,508	867	1,551	10.3%
111	49138	Moorpark city	34,421	17,090	1,139	17,331	1,316	2,455	7.1%
111	53476	Ojai city	7,461	3,425	533	4,036	900	1,433	19.2%
111	54652	Oxnard city	197,899	100,389	7,347	97,510	9,071	16,418	8.3%
111	58296	Port Hueneme city	21,723	11,030	966	10,693	1,420	2,386	11.0%
111	65042	San Buenaventura (Ventura) city	106,433	52,592	5,926	53,841	8,237	14,163	13.3%
111	70042	Santa Paula city	29,321	14,795	1,371	14,526	1,728	3,099	10.6%
111	72016	Simi Valley city	124,237	61,043	5,631	63,194	7,546	13,177	10.6%
111	78582	Thousand Oaks city	126,683	61,989	8,138	64,694	10,426	18,564	14.7%
111	99999	Unincorporated	94,937	47,587	5,669	47,350	6,192	11,861	12.5%
		Ventura County	823,318	408,969	42,067	414,349	54,242	96,309	11.7%
		SCAG Region	18,051,534	8,928,132	851,044	9,123,402	1,118,727	1,969,771	10.9%

SCAG Region Households by Tenure by Type

County	fips	CITY	Total Households	Households: Renter	Households: Owner	Renter Households: Married family	Renter Households: Other family-male	Renter Households: Other family-female	Renter Households: Non-family	Owner Households: Married family	Owner Households: Other family-male	Owner Households: Other family-female	Owner Households: Non-family
25	8058	Brawley city	6,923	3,310	3,613	1,179	122	1,201	808	2,458	111	421	623
25	9710	Calexico city	10,130	4,611	5,519	1,952	201	1,342	1,116	3,719	219	1,091	490
25	9878	Calipatria city	938	344	594	127	31	151	35	378	20	110	86
25	21782	El Centro city	13,261	6,500	6,761	2,494	627	1,655	1,724	4,252	357	1,038	1,114
25	34246	Holtville city	1,636	747	889	256	51	244	196	634	36	109	110
25	36280	Imperial city	3,791	1,248	2,543	496	11	385	356	1,836	73	364	270
25	84606	Westmorland city	556	255	301	114	4	48	89	213	42	10	36
25	99999	Unincorporated	9,170	3,129	6,041	1,433	244	694	758	3,649	340	596	1,456
		Imperial County	46,405	20,144	26,261	8,051	1,291	5,720	5,082	17,139	1,198	3,739	4,185
37	394	Agoura Hills city	7,871	1,456	6,415	380	91	328	657	5,001	75	278	1,061
37	884	Alhambra city	29,086	16,387	12,699	6,458	1,201	2,932	5,796	7,641	807	1,744	2,507
37	2462	Arcadia city	18,936	6,807	12,129	2,579	495	1,127	2,606	8,309	430	1,011	2,379
37	2896	Artesia city	4,398	1,838	2,560	930	72	513	323	1,590	329	313	328
37	3274	Avalon city	1,110	773	337	382	33	127	231	176	14	-	147
37	3386	Azusa city	13,064	6,101	6,963	2,248	741	1,229	1,883	3,930	482	832	1,719
37	3666	Baldwin Park city	17,713	6,509	11,204	3,328	642	1,670	869	7,219	967	1,794	1,224
37	4870	Bell city	9,038	6,560	2,478	3,164	673	1,755	968	1,584	130	442	322
37	4982	Bellflower city	22,733	13,909	8,824	5,324	1,156	3,349	4,080	5,228	622	1,132	1,842
37	4996	Bell Gardens city	9,898	7,438	2,460	4,163	513	1,845	917	1,651	161	305	343
37	6308	Beverly Hills city	14,416	7,900	6,516	2,453	164	731	4,552	4,141	249	378	1,748
37	7946	Bradbury city	284	8	276	-	-	8	-	217	11	11	37
37	8954	Burbank city	40,505	22,393	18,112	7,251	1,005	2,893	11,244	10,891	744	1,512	4,965
37	9598	Calabasas city	7,632	1,672	5,960	566	42	245	819	4,256	225	311	1,168
37	11530	Carson city	24,727	5,503	19,224	2,508	321	1,401	1,273	11,590	1,128	3,355	3,151
37	12552	Cerritos city	15,427	2,713	12,714	1,536	119	632	426	9,345	465	1,244	1,660
37	13756	Claremont city	11,255	3,574	7,681	1,133	104	541	1,796	5,218	355	398	1,710
37	14974	Commerce city	3,306	1,638	1,668	680	264	318	376	1,007	86	332	243
37	15044	Compton city	22,358	9,882	12,476	3,551	1,045	3,461	1,825	6,260	1,047	3,027	2,142
37	16742	Covina city	14,894	6,174	8,720	2,123	622	1,538	1,891	5,465	405	1,113	1,737
37	17498	Cudahy city	5,430	4,401	1,029	2,219	554	1,199	429	692	81	168	88
37	17568	Culver City city	16,278	6,699	9,579	1,832	381	695	3,791	5,053	273	833	3,420
37	19192	Diamond Bar city	18,081	2,836	15,245	1,319	171	552	794	10,787	612	1,488	2,358
37	19766	Downey city	32,095	15,216	16,879	6,263	1,219	3,405	4,329	10,760	969	2,159	2,991
37	19990	Duarte city	6,430	1,944	4,486	708	301	252	683	2,773	257	558	898
37	22230	El Monte city	29,116	17,278	11,838	8,717	2,035	3,383	3,143	7,471	1,248	1,687	1,432
37	22412	El Segundo city	7,105	4,036	3,069	899	111	563	2,463	1,690	168	256	955
37	28168	Gardena city	20,385	10,869	9,516	3,394	720	2,546	4,209	4,883	672	1,328	2,633
37	30000	Glendale city	72,149	43,984	28,165	19,200	2,236	5,949	16,599	17,438	1,233	2,727	6,767
37	30014	Glendora city	16,438	4,428	12,010	1,525	111	906	1,886	8,008	494	1,229	2,279
37	32506	Hawaiian Gardens city	3,926	1,899	2,027	778	312	417	392	1,237	171	168	451
37	32548	Hawthorne city	27,432	20,035	7,397	6,004	1,603	5,168	7,260	4,407	570	1,057	1,363

SCAG Region Households by Tenure by Type

County	fips	CITY	Total Households	Households: Renter	Households: Owner	Renter Households: Married family	Renter Households: Other family-male	Renter Households: Other family-female	Renter Households: Non-family	Owner Households: Married family	Owner Households: Other family-male	Owner Households: Other family-female	Owner Households: Non-family
37	33364	Hermosa Beach city	9,226	4,990	4,236	864	142	183	3,801	2,207	150	210	1,669
37	33518	Hidden Hills city	638	18	620	18	-	-	-	469	28	51	72
37	36056	Huntington Park city	14,796	10,599	4,197	4,550	1,099	2,761	2,189	2,532	343	930	392
37	36490	Industry city	123	71	52	36	5	2	28	31	2	5	14
37	36546	Inglewood city	37,170	23,683	13,487	6,373	2,236	6,740	8,334	6,603	918	2,133	3,833
37	36826	Irwindale city	374	127	247	71	-	34	22	148	19	28	52
37	39003	La Cañada Flintridge city	6,774	599	6,175	451	9	64	75	4,733	166	422	854
37	39304	La Habra Heights city	1,923	28	1,895	28	-	-	-	1,290	72	110	423
37	39892	Lakewood city	24,912	6,633	18,279	3,007	659	1,194	1,773	11,350	971	2,252	3,706
37	40032	La Mirada city	14,693	2,686	12,007	1,145	309	402	830	8,207	641	1,159	2,000
37	40130	Lancaster city	42,030	15,723	26,307	4,541	1,151	4,569	5,462	15,950	1,460	3,245	5,652
37	40340	La Puente city	9,719	3,738	5,981	1,695	603	676	764	3,905	591	838	647
37	40830	La Verne city	11,871	2,439	9,432	959	146	487	847	5,848	316	871	2,397
37	40886	Lawndale city	9,420	6,373	3,047	2,584	715	1,225	1,849	1,697	197	350	803
37	42468	Lomita city	7,635	4,093	3,542	1,642	255	705	1,491	1,932	234	349	1,027
37	43000	Long Beach city	160,972	92,566	68,406	25,148	6,488	19,282	41,648	36,393	3,160	6,735	22,118
37	44000	Los Angeles city	1,298,350	786,598	511,752	229,101	61,580	134,983	360,934	284,024	28,553	56,957	142,218
37	44574	Lynwood city	14,280	7,258	7,022	3,096	961	1,909	1,292	4,711	503	1,196	612
37	45246	Malibu city	5,156	1,337	3,819	400	14	111	812	2,390	95	276	1,058
37	45400	Manhattan Beach city	13,881	4,231	9,650	1,164	98	230	2,739	6,474	353	553	2,270
37	46492	Maywood city	6,684	4,849	1,835	2,472	587	1,029	761	1,189	164	349	133
37	48648	Monrovia city	13,867	6,886	6,981	2,186	526	1,308	2,866	4,136	263	694	1,888
37	48816	Montebello city	18,443	9,575	8,868	3,776	926	2,262	2,611	5,174	461	1,476	1,757
37	48914	Monterey Park city	19,825	8,811	11,014	4,036	621	1,441	2,713	6,448	755	1,580	2,231
37	52526	Norwalk city	26,322	8,908	17,414	3,982	731	2,035	2,160	11,269	1,219	2,540	2,386
37	55156	Palmdale city	37,759	11,314	26,445	4,027	1,048	4,016	2,223	17,639	1,520	3,136	4,150
37	55380	Palos Verdes Estates city	4,816	425	4,391	233	12	11	169	3,523	58	217	593
37	55618	Paramount city	14,516	7,901	6,615	3,472	936	2,077	1,416	3,767	613	941	1,294
37	56000	Pasadena city	54,667	29,518	25,149	8,931	1,643	3,675	15,269	13,484	890	2,304	8,471
37	56924	Pico Rivera city	16,243	5,137	11,106	2,316	391	1,092	1,338	6,805	816	1,727	1,758
37	58072	Pomona city	38,689	16,119	22,570	5,927	1,561	4,101	4,530	14,078	1,724	3,154	3,614
37	59514	Rancho Palos Verdes city	14,418	2,891	11,527	1,539	167	368	817	8,705	282	693	1,847
37	60018	Redondo Beach city	28,358	13,734	14,624	3,658	559	1,426	8,091	8,453	670	971	4,530
37	62602	Rolling Hills city	613	15	598	15	-	-	-	458	6	30	104
37	62644	Rolling Hills Estates city	2,813	235	2,578	124	-	18	93	1,842	72	184	480
37	62896	Rosemead city	14,200	6,916	7,284	3,571	702	1,193	1,450	4,736	622	888	1,038
37	66070	San Dimas city	12,269	3,224	9,045	1,136	291	733	1,064	5,680	246	855	2,264
37	66140	San Fernando city	5,952	2,933	3,019	1,243	224	853	613	1,716	449	339	515
37	67042	San Gabriel city	12,621	6,678	5,943	3,227	548	1,195	1,708	3,808	485	539	1,111
37	68224	San Marino city	4,278	233	4,045	170	-	27	36	3,013	79	274	679
37	69088	Santa Clarita city	55,002	14,814	40,188	5,327	1,216	2,442	5,829	26,382	1,943	3,503	8,360
37	69154	Santa Fe Springs city	4,969	2,191	2,778	655	118	580	838	1,625	358	281	514

SCAG Region Households by Tenure by Type

County	fips	CITY	Total Households	Households: Renter	Households: Owner	Renter Households: Married family	Renter Households: Other family-male	Renter Households: Other family-female	Renter Households: Non-family	Owner Households: Married family	Owner Households: Other family-male	Owner Households: Other family-female	Owner Households: Non-family
37	70000	Santa Monica city	45,441	32,330	13,111	6,056	714	2,068	23,492	6,443	335	752	5,581
37	71806	Sierra Madre city	4,566	1,624	2,942	481	14	143	986	1,853	105	170	814
37	71876	Signal Hill city	4,145	2,074	2,071	593	214	408	859	804	103	149	1,015
37	72996	South El Monte city	4,976	2,598	2,378	1,185	417	534	462	1,577	206	345	250
37	73080	South Gate city	23,749	13,039	10,710	6,266	1,346	3,503	1,924	7,220	815	1,644	1,031
37	73220	South Pasadena city	9,798	5,180	4,618	1,645	110	809	2,616	2,852	111	601	1,054
37	78148	Temple City city	11,781	4,228	7,553	1,680	237	861	1,450	5,024	419	1,037	1,073
37	80000	Torrance city	54,299	23,562	30,737	9,025	1,158	2,855	10,524	19,064	1,203	2,808	7,662
37	82422	Vernon city	23	19	4	12	-	-	7	4	-	-	-
37	83332	Walnut city	8,612	822	7,790	372	89	174	187	5,956	315	798	721
37	84200	West Covina city	30,410	10,477	19,933	4,240	933	2,442	2,862	12,983	1,196	2,579	3,175
37	84410	West Hollywood city	23,423	18,317	5,106	2,339	405	639	14,934	954	28	54	4,070
37	84438	Westlake Village city	3,254	365	2,889	171	10	71	113	1,830	51	222	786
37	85292	Whittier city	26,819	10,985	15,834	3,587	1,148	2,528	3,722	9,923	643	1,784	3,484
37	99999	Unincorporated	292,187	108,507	183,680	42,759	9,634	24,453	31,661	115,916	11,421	22,496	33,847
		Los Angeles County	3,178,266	1,634,084	1,544,182	532,922	124,763	300,605	675,794	923,145	84,898	173,974	362,165
59	947	Aliso Viejo city	15,934	5,710	10,224	2,093	271	823	2,523	5,975	221	843	3,185
59	2000	Anaheim city	96,001	48,632	47,369	20,795	3,713	9,576	14,548	30,493	2,223	5,746	8,907
59	8100	Brea city	14,124	4,669	9,455	1,274	364	593	2,438	6,356	395	1,039	1,665
59	8786	Buena Park city	22,518	9,204	13,314	4,192	1,221	1,986	1,805	8,277	619	1,806	2,612
59	16532	Costa Mesa city	39,457	23,081	16,376	7,432	1,776	2,357	11,516	9,203	730	1,468	4,975
59	17750	Cypress city	15,554	4,630	10,924	2,194	353	761	1,322	7,239	449	1,205	2,031
59	17946	Dana Point city	14,821	5,419	9,402	1,543	261	883	2,732	6,060	391	573	2,378
59	25380	Fountain Valley city	18,540	5,246	13,294	1,851	372	710	2,313	9,544	442	909	2,399
59	28000	Fullerton city	44,364	20,362	24,002	7,647	1,286	2,509	8,920	15,972	995	1,945	5,090
59	29000	Garden Grove city	44,168	17,555	26,613	8,703	1,589	3,270	3,993	16,500	2,069	3,181	4,863
59	36000	Huntington Beach city	74,628	28,608	46,020	8,703	1,925	3,666	14,314	28,239	1,464	3,449	12,868
59	36770	Irvine city	71,242	32,343	38,899	11,721	1,530	3,247	15,845	25,446	1,349	3,000	9,104
59	39178	Laguna Beach city	11,242	4,278	6,964	867	223	316	2,872	4,040	362	304	2,258
59	39220	Laguna Hills city	10,616	2,483	8,133	863	248	462	910	5,594	195	509	1,835
59	39248	Laguna Niguel city	24,586	6,005	18,581	2,380	363	1,073	2,189	11,775	509	1,321	4,976
59	39259	Laguna Woods city	12,651	2,774	9,877	760	5	70	1,939	2,864	109	276	6,628
59	39290	La Habra city	18,056	7,959	10,097	3,092	843	1,628	2,396	6,434	656	857	2,150
59	39496	Lake Forest city	25,755	6,867	18,888	2,937	672	730	2,528	12,130	767	1,529	4,462
59	40256	La Palma city	4,786	1,064	3,722	474	69	262	259	2,727	169	343	483
59	43224	Los Alamitos city	4,189	2,264	1,925	787	128	401	948	1,314	55	163	393
59	48256	Mission Viejo city	33,502	6,881	26,621	2,583	319	966	3,013	18,220	636	1,751	6,014
59	51182	Newport Beach city	35,570	15,211	20,359	3,469	515	1,238	9,989	12,486	467	1,071	6,335
59	53980	Orange city	41,481	14,899	26,582	5,528	1,230	2,639	5,502	16,984	1,144	2,456	5,998
59	57526	Placentia city	15,958	5,236	10,722	1,951	384	810	2,091	7,060	559	929	2,174
59	59587	Rancho Santa Margarita city	16,597	4,326	12,271	1,528	238	550	2,010	8,700	584	955	2,032

SCAG Region Households by Tenure by Type

County	fips	CITY	Total Households	Households: Renter	Households: Owner	Renter Households: Married family	Renter Households: Other family-male	Renter Households: Other family-female	Renter Households: Non-family	Owner Households: Married family	Owner Households: Other family-male	Owner Households: Other family-female	Owner Households: Non-family
59	65084	San Clemente city	23,197	7,593	15,604	2,592	769	643	3,589	10,642	455	779	3,728
59	68028	San Juan Capistrano city	11,516	2,077	9,439	879	175	310	713	5,864	570	812	2,193
59	69000	Santa Ana city	75,715	37,803	37,912	17,394	5,105	6,836	8,468	23,937	2,759	4,963	6,253
59	70686	Seal Beach city	12,662	2,873	9,789	881	163	117	1,712	3,979	79	459	5,272
59	73962	Stanton city	10,972	5,614	5,358	2,615	462	1,014	1,523	2,966	241	862	1,289
59	80854	Tustin city	24,127	11,516	12,611	4,867	779	1,676	4,194	7,571	600	1,042	3,398
59	82744	Villa Park city	2,030	26	2,004	26	-	-	-	1,590	106	90	218
59	84550	Westminster city	26,238	11,351	14,887	5,550	814	1,805	3,182	9,688	1,025	1,351	2,823
59	86832	Yorba Linda city	21,409	3,368	18,041	1,382	247	516	1,223	13,625	557	1,148	2,711
59	99999	Unincorporated	39,795	7,322	32,473	2,983	506	1,076	2,757	24,275	1,162	2,223	4,813
		Orange County	974,001	375,249	598,752	144,536	28,918	55,519	146,276	383,769	25,113	51,357	138,513
65	3820	Banning city	11,421	3,358	8,063	1,195	241	764	1,158	4,337	185	631	2,910
65	4758	Beaumont city	9,282	2,653	6,629	958	195	573	927	4,730	184	521	1,194
65	7218	Blythe city	4,979	2,284	2,695	544	146	805	789	1,614	148	268	665
65	9864	Calimesa city	3,089	483	2,606	182	38	119	144	1,368	81	149	1,008
65	10928	Canyon Lake city	3,798	662	3,136	385	12	36	229	2,267	27	242	600
65	12048	Cathedral City city	18,107	5,902	12,205	1,826	509	1,252	2,315	6,394	726	838	4,247
65	14260	Coachella city	8,688	3,191	5,497	1,613	491	825	262	3,744	646	705	402
65	16350	Corona city	42,847	12,437	30,410	5,086	1,314	2,335	3,702	22,342	1,409	2,732	3,927
65	18996	Desert Hot Springs city	7,283	3,480	3,803	966	224	799	1,491	1,912	264	480	1,147
65	33182	Hemet city	26,916	10,218	16,698	2,666	669	2,582	4,301	9,221	581	1,181	5,715
65	36434	Indian Wells city	2,592	284	2,308	112	-	-	172	1,518	17	59	714
65	36448	Indio city	24,517	9,225	15,292	3,460	1,103	2,101	2,561	9,574	1,107	1,426	3,185
65	39486	Lake Elsinore city	13,454	4,104	9,350	1,462	383	1,159	1,100	6,025	534	1,045	1,746
65	40354	La Quinta city	15,438	3,734	11,704	1,237	285	737	1,475	7,609	397	840	2,858
65	46842	Menifee city	25,007	4,568	20,439	1,901	435	550	1,682	12,248	648	1,465	6,078
65	49270	Moreno Valley city	48,702	14,635	34,067	5,124	1,028	4,847	3,636	22,577	2,395	4,352	4,743
65	50076	Murrieta city	28,978	6,628	22,350	2,356	673	1,140	2,459	16,494	1,005	1,173	3,678
65	51560	Norco city	6,952	1,052	5,900	440	51	102	459	4,183	188	450	1,079
65	55184	Palm Desert city	23,860	7,677	16,183	1,955	494	990	4,238	8,582	481	702	6,418
65	55254	Palm Springs city	24,363	9,675	14,688	1,989	609	788	6,289	4,771	383	827	8,707
65	56700	Perris city	12,788	4,330	8,458	1,972	440	1,151	767	5,527	470	1,281	1,180
65	59500	Rancho Mirage city	8,660	1,260	7,400	330	29	183	718	3,808	139	308	3,145
65	62000	Riverside city	88,414	35,874	52,540	11,960	2,964	6,798	14,152	34,179	2,582	5,771	10,008
65	67112	San Jacinto city	11,157	3,396	7,761	1,365	269	731	1,031	4,748	375	731	1,907
65	78120	Temecula city	29,081	8,116	20,965	3,314	533	1,792	2,477	15,514	721	1,843	2,887
65	85446	Wildomar city	9,071	1,792	7,279	658	169	453	512	5,197	362	548	1,172
65	99999	Unincorporated	135,741	30,926	104,815	13,358	3,146	5,903	8,519	68,985	5,622	9,062	21,146
		Riverside County	645,185	191,944	453,241	68,414	16,450	39,515	67,565	289,468	21,677	39,630	102,466
71	296	Adelanto city	6,471	2,588	3,883	678	307	986	617	2,466	209	587	621

SCAG Region Households by Tenure by Type

County	fips	CITY	Total Households	Households: Renter	Households: Owner	Renter Households: Married family	Renter Households: Other family-male	Renter Households: Other family-female	Renter Households: Non-family	Owner Households: Married family	Owner Households: Other family-male	Owner Households: Other family-female	Owner Households: Non-family
71	2364	Apple Valley town	22,338	6,511	15,827	2,189	478	1,702	2,142	10,284	990	1,300	3,253
71	4030	Barstow city	8,222	4,249	3,973	1,396	165	1,147	1,541	2,125	229	523	1,096
71	6434	Big Bear Lake city	2,426	1,030	1,396	351	33	203	443	719	-	61	616
71	13210	Chino city	20,595	5,770	14,825	2,325	432	1,291	1,722	10,499	713	1,632	1,981
71	13214	Chino Hills city	21,892	3,676	18,216	1,651	227	464	1,334	14,003	870	1,405	1,938
71	14890	Colton city	15,127	6,994	8,133	2,571	475	1,762	2,186	4,890	663	1,173	1,407
71	24680	Fontana city	44,541	12,694	31,847	5,685	1,579	2,939	2,491	22,543	1,822	3,878	3,604
71	30658	Grand Terrace city	4,240	1,439	2,801	572	189	213	465	1,773	159	230	639
71	33434	Hesperia city	23,539	6,439	17,100	2,910	484	1,606	1,439	11,321	982	1,695	3,102
71	33588	Highland city	14,314	4,682	9,632	1,627	397	1,491	1,167	6,398	572	1,045	1,617
71	42370	Loma Linda city	8,371	4,916	3,455	1,487	402	804	2,223	2,173	46	352	884
71	48788	Montclair city	8,912	3,531	5,381	1,767	461	883	420	3,278	473	720	910
71	50734	Needles city	2,203	958	1,245	181	15	198	564	782	56	84	323
71	53896	Ontario city	47,166	19,232	27,934	7,858	1,979	4,370	5,025	17,808	1,776	3,512	4,838
71	59451	Rancho Cucamonga city	54,253	17,520	36,733	6,248	1,109	3,198	6,965	24,157	1,657	4,169	6,750
71	59962	Redlands city	24,540	9,467	15,073	2,430	679	2,078	4,280	9,333	651	1,227	3,862
71	60466	Rialto city	24,362	7,783	16,579	2,931	685	2,293	1,874	11,145	1,104	2,183	2,147
71	65000	San Bernardino city	57,547	27,021	30,526	7,586	3,325	7,762	8,348	16,891	2,086	4,356	7,193
71	80994	Twentynine Palms city	10,770	6,278	4,492	3,278	398	831	1,771	2,499	222	400	1,371
71	81344	Upland city	24,667	10,134	14,533	3,517	1,118	2,016	3,483	9,616	460	1,370	3,087
71	82590	Victorville city	28,842	10,043	18,799	3,332	804	3,077	2,830	12,211	1,241	2,330	3,017
71	87042	Yucaipa city	17,190	3,848	13,342	1,431	280	593	1,544	8,368	576	1,142	3,256
71	87056	Yucca Valley town	8,347	2,660	5,687	811	199	580	1,070	2,906	328	373	2,080
71	99999	Unincorporated	87,921	24,905	63,016	10,570	2,403	4,936	6,996	37,768	3,992	5,640	15,616
		San Bernardino County	588,796	204,368	384,428	75,382	18,623	47,423	62,940	245,956	21,877	41,387	75,208
111	10046	Camarillo city	22,960	6,261	16,699	2,480	332	944	2,505	10,676	513	1,252	4,258
111	24092	Fillmore city	4,294	1,393	2,901	774	149	178	292	1,748	293	255	605
111	49138	Moorpark city	10,733	1,774	8,959	1,048	56	234	436	6,527	424	480	1,528
111	53476	Ojai city	3,077	1,303	1,774	371	116	168	648	1,102	11	105	556
111	54652	Oxnard city	49,550	21,236	28,314	9,330	1,756	4,219	5,931	18,654	1,598	3,246	4,816
111	58296	Port Hueneme city	6,883	3,188	3,695	1,467	139	571	1,011	1,883	202	324	1,286
111	65042	Ventura city	38,528	16,526	22,002	4,429	1,566	2,659	7,872	13,811	819	1,658	5,714
111	70042	Santa Paula city	8,373	3,662	4,711	1,769	223	755	915	2,827	246	449	1,189
111	72016	Simi Valley city	38,949	9,059	29,890	3,489	573	1,786	3,211	20,607	1,271	2,572	5,440
111	78582	Thousand Oaks city	43,222	10,403	32,819	3,775	823	1,501	4,304	22,399	1,025	2,625	6,770
111	99999	Unincorporated	30,609	8,382	22,227	3,708	633	1,201	2,840	15,090	848	1,591	4,698
		Ventura County	257,178	83,187	173,991	32,640	6,366	14,216	29,965	115,324	7,250	14,557	36,860
		SCAG Region	5,689,831	2,508,976	3,180,855	861,945	196,411	462,998	987,622	1,974,801	162,013	324,644	719,397

SCAG Region Households by Tenure by Age

County	fips	CITY	Households: Renter	Households: Owner	Renter Households: 15-24	Renter Households: 25-34	Renter Households: 35-64	Renter Households: 65 and Above	Owner Households: 15-24	Owner Households: 25-34	Owner Households: 35-64	Owner Households: 65 and Above
25	8058	Brawley city	3,310	3,613	470	604	1,658	578	40	420	2,262	891
25	9710	Calexico city	4,611	5,519	227	845	2,664	875	50	595	3,954	920
25	9878	Calipatria city	344	594	29	120	161	34	20	42	329	203
25	21782	El Centro city	6,500	6,761	688	1,354	3,334	1,124	73	873	4,268	1,547
25	34246	Holtville city	747	889	12	137	410	188	0	117	575	197
25	36280	Imperial city	1,248	2,543	128	180	740	200	10	612	1,762	159
25	84606	Westmorland city	255	301	0	37	125	93	9	21	178	93
25	99999	Unincorporated	3,129	6,041	356	589	1,577	607	37	614	3,342	2,048
		Imperial County	20,144	26,261	1,910	3,866	10,669	3,699	239	3,294	16,670	6,058
37	394	Agoura Hills city	1,456	6,415	57	344	921	134	17	516	4,808	1,074
37	884	Alhambra city	16,387	12,699	579	3,957	9,776	2,075	93	1,401	8,049	3,156
37	2462	Arcadia city	6,807	12,129	258	1,381	4,297	871	32	707	8,171	3,219
37	2896	Artesia city	1,838	2,560	45	304	1,381	108	16	329	1,518	697
37	3274	Avalon city	773	337	27	253	410	83	0	0	155	182
37	3386	Azusa city	6,101	6,963	818	1,827	3,066	390	56	998	4,395	1,514
37	3666	Baldwin Park city	6,509	11,204	279	1,836	3,758	636	126	1,302	7,577	2,199
37	4870	Bell city	6,560	2,478	365	2,044	3,442	709	60	232	1,740	446
37	4982	Bellflower city	13,909	8,824	1,013	3,935	7,631	1,330	39	840	5,866	2,079
37	4996	Bell Gardens city	7,438	2,460	295	2,174	4,427	542	39	272	1,772	377
37	6308	Beverly Hills city	7,900	6,516	265	2,201	4,064	1,370	47	199	3,494	2,776
37	7946	Bradbury city	8	276	0	0	8	0	0	8	208	60
37	8954	Burbank city	22,393	18,112	1,103	5,911	12,550	2,829	52	1,472	11,761	4,827
37	9598	Calabasas city	1,672	5,960	138	352	1,003	179	20	250	4,511	1,179
37	11530	Carson city	5,503	19,224	209	1,352	3,189	753	45	1,645	12,731	4,803
37	12552	Cerritos city	2,713	12,714	108	372	1,833	400	36	651	8,684	3,343
37	13756	Claremont city	3,574	7,681	120	870	1,523	1,061	28	298	5,392	1,963
37	14974	Commerce city	1,638	1,668	100	456	784	298	0	129	1,010	529
37	15044	Compton city	9,882	12,476	672	3,021	5,306	883	213	1,298	8,025	2,940
37	16742	Covina city	6,174	8,720	501	1,555	3,622	496	40	743	6,063	1,874
37	17498	Cudahy city	4,401	1,029	208	1,241	2,650	302	19	116	701	193
37	17568	Culver City city	6,699	9,579	255	1,740	4,012	692	28	753	6,272	2,526
37	19192	Diamond Bar city	2,836	15,245	188	612	1,737	299	79	1,293	11,651	2,222
37	19766	Downey city	15,216	16,879	843	4,824	8,291	1,258	144	1,454	10,853	4,428
37	19990	Duarte city	1,944	4,486	6	597	841	500	31	557	2,946	952
37	22230	El Monte city	17,278	11,838	943	4,186	10,383	1,766	213	1,621	7,783	2,221
37	22412	El Segundo city	4,036	3,069	198	1,296	2,113	429	10	219	2,206	634

SCAG Region Households by Tenure by Age

County	fips	CITY	Households: Renter	Households: Owner	Renter Households: 15-24	Renter Households: 25-34	Renter Households: 35-64	Renter Households: 65 and Above	Owner Households: 15-24	Owner Households: 25-34	Owner Households: 35-64	Owner Households: 65 and Above
37	28168	Gardena city	10,869	9,516	379	2,876	6,133	1,481	34	850	5,655	2,977
37	30000	Glendale city	43,984	28,165	1,384	8,884	25,611	8,105	171	1,936	18,696	7,362
37	30014	Glendora city	4,428	12,010	327	762	2,668	671	63	811	8,089	3,047
37	32506	Hawaiian Gardens city	1,899	2,027	35	535	1,138	191	62	168	1,356	441
37	32548	Hawthorne city	20,035	7,397	1,437	6,324	10,866	1,408	24	630	5,086	1,657
37	33364	Hermosa Beach city	4,990	4,236	391	1,821	2,617	161	10	300	2,891	1,035
37	33518	Hidden Hills city	18	620	0	0	18	0	0	3	489	128
37	36056	Huntington Park city	10,599	4,197	709	2,734	5,889	1,267	46	586	2,913	652
37	36490	Industry city	71	52	0	15	50	6	0	0	39	13
37	36546	Inglewood city	23,683	13,487	1,277	5,527	14,277	2,602	32	1,094	8,867	3,494
37	36826	Irwindale city	127	247	0	26	89	12	0	31	149	67
37	39003	La Cañada Flintridge city	599	6,175	8	50	446	95	0	191	4,341	1,643
37	39304	La Habra Heights city	28	1,895	0	8	20	0	0	38	1,360	497
37	39892	Lakewood city	6,633	18,279	459	1,366	4,155	653	33	1,653	12,245	4,348
37	40032	La Mirada city	2,686	12,007	186	483	1,226	791	58	902	7,702	3,345
37	40130	Lancaster city	15,723	26,307	1,406	4,587	7,942	1,788	307	3,552	17,425	5,023
37	40340	La Puente city	3,738	5,981	360	964	2,011	403	36	592	3,927	1,426
37	40830	La Verne city	2,439	9,432	88	674	1,221	456	27	501	6,064	2,840
37	40886	Lawndale city	6,373	3,047	283	1,782	3,808	500	20	170	2,240	617
37	42468	Lomita city	4,093	3,542	153	1,169	2,440	331	11	233	2,478	820
37	43000	Long Beach city	92,566	68,406	7,902	26,477	50,419	7,768	366	6,927	45,649	15,464
37	44000	Los Angeles city	786,598	511,752	52,192	226,006	421,536	86,864	3,414	46,956	332,012	129,370
37	44574	Lynwood city	7,258	7,022	440	2,097	4,453	268	24	1,045	4,933	1,020
37	45246	Malibu city	1,337	3,819	47	161	980	149	29	71	2,501	1,218
37	45400	Manhattan Beach city	4,231	9,650	252	1,503	2,164	312	0	442	6,638	2,570
37	46492	Maywood city	4,849	1,835	259	1,514	2,737	339	22	181	1,388	244
37	48648	Monrovia city	6,886	6,981	347	1,731	3,883	925	19	703	4,737	1,522
37	48816	Montebello city	9,575	8,868	369	2,644	5,225	1,337	103	668	5,043	3,054
37	48914	Monterey Park city	8,811	11,014	250	1,277	5,327	1,957	63	951	6,321	3,679
37	52526	Norwalk city	8,908	17,414	400	2,097	5,206	1,205	114	1,828	11,975	3,497
37	55156	Palmdale city	11,314	26,445	945	3,254	6,257	858	357	3,074	19,850	3,164
37	55380	Palos Verdes Estates city	425	4,391	0	65	272	88	0	138	2,671	1,582
37	55618	Paramount city	7,901	6,615	450	2,347	4,759	345	40	964	4,349	1,262
37	56000	Pasadena city	29,518	25,149	2,142	9,285	14,247	3,844	135	2,041	16,114	6,859
37	56924	Pico Rivera city	5,137	11,106	284	1,190	2,871	792	52	808	6,724	3,522
37	58072	Pomona city	16,119	22,570	1,482	4,885	8,322	1,430	297	3,157	15,430	3,686
37	59514	Rancho Palos Verdes city	2,891	11,527	34	585	1,869	403	0	371	6,995	4,161

SCAG Region Households by Tenure by Age

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37	60018	Redondo Beach city	13,734	14,624	673	4,089	7,657	1,315	45	1,401	10,505	2,673
37	62602	Rolling Hills city	15	598	0	0	15	0	0	0	346	252
37	62644	Rolling Hills Estates city	235	2,578	0	0	188	47	0	20	1,627	931
37	62896	Rosemead city	6,916	7,284	179	1,415	4,532	790	7	758	4,727	1,792
37	66070	San Dimas city	3,224	9,045	69	959	1,416	780	42	670	6,178	2,155
37	66140	San Fernando city	2,933	3,019	166	789	1,734	244	55	398	1,888	678
37	67042	San Gabriel city	6,678	5,943	312	1,532	4,195	639	8	587	3,913	1,435
37	68224	San Marino city	233	4,045	8	7	191	27	55	170	2,613	1,207
37	69088	Santa Clarita city	14,814	40,188	1,165	4,169	7,208	2,272	193	4,782	29,151	6,062
37	69154	Santa Fe Springs city	2,191	2,778	20	352	1,176	643	62	303	1,630	783
37	70000	Santa Monica city	32,330	13,111	1,266	9,152	16,883	5,029	71	1,156	8,350	3,534
37	71806	Sierra Madre city	1,624	2,942	72	266	1,118	168	28	155	1,841	918
37	71876	Signal Hill city	2,074	2,071	270	574	1,121	109	9	179	1,622	261
37	72996	South El Monte city	2,598	2,378	221	591	1,543	243	10	208	1,442	718
37	73080	South Gate city	13,039	10,710	549	3,740	7,657	1,093	124	920	7,673	1,993
37	73220	South Pasadena city	5,180	4,618	210	1,400	3,163	407	8	297	3,112	1,201
37	78148	Temple City city	4,228	7,553	90	715	2,996	427	8	424	5,399	1,722
37	80000	Torrance city	23,562	30,737	698	5,419	14,611	2,834	59	1,672	19,517	9,489
37	82422	Vernon city	19	4	0	9	4	6	0	0	2	2
37	83332	Walnut city	822	7,790	86	87	555	94	9	401	6,101	1,279
37	84200	West Covina city	10,477	19,933	648	2,656	5,727	1,446	67	1,950	13,334	4,582
37	84410	West Hollywood city	18,317	5,106	920	4,995	9,269	3,133	79	901	3,163	963
37	84438	Westlake Village city	365	2,889	7	23	285	50	0	212	1,743	934
37	85292	Whittier city	10,985	15,834	631	3,274	5,755	1,325	75	1,222	10,372	4,165
37	99999	Unincorporated	108,507	183,680	5,709	28,561	62,490	11,747	907	16,319	125,700	40,754
		Los Angeles County	1,634,084	1,544,182	100,239	451,120	897,659	185,066	9,373	138,974	1,025,633	370,202
59	947	Aliso Viejo city	5,710	10,224	357	1,764	3,236	353	102	1,588	7,899	635
59	2000	Anaheim city	48,632	47,369	3,087	13,156	27,103	5,286	358	4,709	32,205	10,097
59	8100	Brea city	4,669	9,455	234	1,574	2,236	625	23	733	6,390	2,309
59	8786	Buena Park city	9,204	13,314	393	2,422	5,479	910	12	1,211	8,754	3,337
59	16532	Costa Mesa city	23,081	16,376	2,003	7,743	11,746	1,589	106	1,551	10,423	4,296
59	17750	Cypress city	4,630	10,924	147	966	2,811	706	70	618	7,517	2,719
59	17946	Dana Point city	5,419	9,402	396	1,217	3,351	455	57	339	5,663	3,343
59	25380	Fountain Valley city	5,246	13,294	268	1,093	2,789	1,096	13	582	8,727	3,972
59	28000	Fullerton city	20,362	24,002	2,366	6,262	10,244	1,490	193	1,793	15,370	6,646
59	29000	Garden Grove city	17,555	26,613	851	3,677	10,918	2,109	227	2,995	17,230	6,161

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59	36000	Huntington Beach city	28,608	46,020	1,918	8,783	15,417	2,490	152	3,339	29,469	13,060
59	36770	Irvine city	32,343	38,899	3,997	9,989	15,861	2,496	340	3,987	28,395	6,177
59	39178	Laguna Beach city	4,278	6,964	334	739	2,693	512	6	96	4,621	2,241
59	39220	Laguna Hills city	2,483	8,133	138	777	1,154	414	38	590	6,186	1,319
59	39248	Laguna Niguel city	6,005	18,581	314	1,685	3,478	528	79	987	13,595	3,920
59	39259	Laguna Woods city	2,774	9,877	0	9	328	2,437	13	0	1,076	8,788
59	39290	La Habra city	7,959	10,097	449	2,186	4,689	635	126	946	6,446	2,579
59	39496	Lake Forest city	6,867	18,888	255	2,229	3,857	526	130	2,023	13,710	3,025
59	40256	La Palma city	1,064	3,722	16	170	705	173	0	125	2,716	881
59	43224	Los Alamitos city	2,264	1,925	143	568	1,287	266	8	116	1,103	698
59	48256	Mission Viejo city	6,881	26,621	283	2,065	3,499	1,034	50	1,650	18,373	6,548
59	51182	Newport Beach city	15,211	20,359	1,228	4,535	7,716	1,732	62	922	12,037	7,338
59	53980	Orange city	14,899	26,582	1,066	3,869	8,373	1,591	60	2,367	18,034	6,121
59	57526	Placentia city	5,236	10,722	474	1,422	2,636	704	62	1,138	6,849	2,673
59	59587	Rancho Santa Margarita city	4,326	12,271	232	1,430	2,146	518	31	1,790	9,650	800
59	65084	San Clemente city	7,593	15,604	616	2,037	4,299	641	30	1,076	10,433	4,065
59	68028	San Juan Capistrano city	2,077	9,439	127	348	1,287	315	25	1,164	5,963	2,287
59	69000	Santa Ana city	37,803	37,912	2,693	11,800	20,186	3,124	316	4,097	26,324	7,175
59	70686	Seal Beach city	2,873	9,789	140	672	1,533	528	10	169	3,229	6,381
59	73962	Stanton city	5,614	5,358	231	1,422	3,357	604	14	607	3,347	1,390
59	80854	Tustin city	11,516	12,611	495	3,224	6,989	808	56	1,686	8,128	2,741
59	82744	Villa Park city	26	2,004	0	0	12	14	0	22	1,279	703
59	84550	Westminster city	11,351	14,887	445	2,426	6,137	2,343	143	1,387	9,528	3,829
59	86832	Yorba Linda city	3,368	18,041	194	544	1,858	772	33	866	13,730	3,412
59	99999	Unincorporated	7,322	32,473	694	1,549	4,122	957	87	2,155	22,934	7,297
		Orange County	375,249	598,752	26,584	104,352	203,532	40,781	3,032	49,424	397,333	148,963
65	3820	Banning city	3,358	8,063	250	865	1,913	330	119	446	3,227	4,271
65	4758	Beaumont city	2,653	6,629	207	797	1,400	249	112	1,441	3,808	1,268
65	7218	Blythe city	2,284	2,695	344	483	1,208	249	11	327	1,636	721
65	9864	Calimesa city	483	2,606	26	49	333	75	0	195	1,345	1,066
65	10928	Canyon Lake city	662	3,136	26	108	495	33	26	172	2,055	883
65	12048	Cathedral City city	5,902	12,205	562	1,598	2,602	1,140	94	1,058	7,895	3,158
65	14260	Coachella city	3,191	5,497	480	1,069	1,503	139	138	956	3,638	765
65	16350	Corona city	12,437	30,410	1,136	3,226	6,675	1,400	114	4,147	22,778	3,371
65	18996	Desert Hot Springs city	3,480	3,803	417	981	1,676	406	67	417	2,435	884
65	33182	Hemet city	10,218	16,698	1,048	2,403	4,321	2,446	171	1,295	7,176	8,056

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65	36434	Indian Wells city	284	2,308	0	0	107	177	9	26	813	1,460
65	36448	Indio city	9,225	15,292	964	3,114	4,178	969	244	2,169	8,858	4,021
65	39486	Lake Elsinore city	4,104	9,350	552	1,176	2,048	328	123	1,759	6,251	1,217
65	40354	La Quinta city	3,734	11,704	139	839	2,081	675	24	535	7,764	3,381
65	46842	Menifee city	4,568	20,439	265	931	2,169	1,203	344	2,594	10,428	7,073
65	49270	Moreno Valley city	14,635	34,067	1,554	4,471	7,488	1,122	557	5,600	23,865	4,045
65	50076	Murrieta city	6,628	22,350	706	1,504	3,620	798	67	2,832	15,138	4,313
65	51560	Norco city	1,052	5,900	38	264	556	194	87	224	4,510	1,079
65	55184	Palm Desert city	7,677	16,183	448	2,135	3,346	1,748	143	612	7,183	8,245
65	55254	Palm Springs city	9,675	14,688	595	1,877	5,684	1,519	53	462	7,857	6,316
65	56700	Perris city	4,330	8,458	409	1,312	2,251	358	222	1,628	5,691	917
65	59500	Rancho Mirage city	1,260	7,400	39	130	508	583	0	239	2,952	4,209
65	62000	Riverside city	35,874	52,540	4,195	10,912	17,258	3,509	444	6,145	35,868	10,083
65	67112	San Jacinto city	3,396	7,761	115	867	1,932	482	150	1,116	4,171	2,324
65	78120	Temecula city	8,116	20,965	636	2,748	4,231	501	81	2,635	15,707	2,542
65	85446	Wildomar city	1,792	7,279	186	524	831	251	146	921	4,827	1,385
65	99999	Unincorporated	30,926	104,815	1,882	7,448	17,949	3,647	1,220	12,228	67,559	23,808
		Riverside County	191,944	453,241	17,219	51,831	98,363	24,531	4,766	52,179	285,435	110,861
71	296	Adelanto city	2,588	3,883	284	700	1,326	278	58	917	2,584	324
71	2364	Apple Valley town	6,511	15,827	614	1,636	3,416	845	142	1,580	9,204	4,901
71	4030	Barstow city	4,249	3,973	446	1,067	2,469	267	81	559	2,364	969
71	6434	Big Bear Lake city	1,030	1,396	0	290	635	105	0	88	683	625
71	13210	Chino city	5,770	14,825	245	1,424	3,298	803	177	2,029	10,689	1,930
71	13214	Chino Hills city	3,676	18,216	422	1,099	1,795	360	61	2,136	14,435	1,584
71	14890	Colton city	6,994	8,133	726	2,451	3,555	262	66	1,453	5,321	1,293
71	24680	Fontana city	12,694	31,847	804	4,567	6,553	770	340	4,952	23,762	2,793
71	30658	Grand Terrace city	1,439	2,801	185	441	709	104	17	317	1,883	584
71	33434	Hesperia city	6,439	17,100	980	1,421	3,340	698	281	2,141	11,266	3,412
71	33588	Highland city	4,682	9,632	463	1,416	2,411	392	68	1,139	7,090	1,335
71	42370	Loma Linda city	4,916	3,455	318	1,466	2,408	724	0	447	1,961	1,047
71	48788	Montclair city	3,531	5,381	148	1,024	2,175	184	124	636	3,433	1,188
71	50734	Needles city	958	1,245	170	124	494	170	0	139	789	317
71	53896	Ontario city	19,232	27,934	1,593	6,123	10,200	1,316	351	3,517	19,653	4,413
71	59451	Rancho Cucamonga city	17,520	36,733	1,640	5,324	8,976	1,580	221	4,003	28,037	4,472
71	59962	Redlands city	9,467	15,073	969	2,756	4,360	1,382	89	1,269	10,082	3,633
71	60466	Rialto city	7,783	16,579	662	2,238	4,109	774	219	2,106	11,872	2,382

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71	65000	San Bernardino city	27,021	30,526	2,937	7,533	14,390	2,161	536	4,102	19,553	6,335
71	80994	Twentynine Palms city	6,278	4,492	1,844	2,330	1,847	257	63	369	2,516	1,544
71	81344	Upland city	10,134	14,533	931	2,777	5,496	930	35	924	9,976	3,598
71	82590	Victorville city	10,043	18,799	1,064	3,073	5,094	812	356	3,467	11,771	3,205
71	87042	Yucaipa city	3,848	13,342	273	1,092	1,930	553	77	1,281	8,663	3,321
71	87056	Yucca Valley town	2,660	5,687	348	734	1,123	455	38	380	3,153	2,116
71	99999	Unincorporated	24,905	63,016	2,504	6,370	14,186	1,845	416	5,148	42,155	15,297
		San Bernardino County	204,368	384,428	20,570	59,476	106,295	18,027	3,816	45,099	262,895	72,618
111	10046	Camarillo city	6,261	16,699	493	1,451	3,170	1,147	30	1,061	10,238	5,370
111	24092	Fillmore city	1,393	2,901	0	256	884	253	108	228	2,048	517
111	49138	Moorpark city	1,774	8,959	69	302	1,236	167	82	692	7,097	1,088
111	53476	Ojai city	1,303	1,774	48	174	766	315	0	35	1,087	652
111	54652	Oxnard city	21,236	28,314	1,952	5,458	11,725	2,101	392	2,905	18,307	6,710
111	58296	Port Hueneme city	3,188	3,695	330	870	1,550	438	46	428	2,100	1,121
111	65042	Ventura city	16,526	22,002	1,240	4,043	9,399	1,844	43	1,317	14,154	6,488
111	70042	Santa Paula city	3,662	4,711	81	1,060	1,878	643	82	337	2,873	1,419
111	72016	Simi Valley city	9,059	29,890	455	2,371	4,985	1,248	127	2,799	21,926	5,038
111	78582	Thousand Oaks city	10,403	32,819	527	2,762	5,532	1,582	107	1,755	23,570	7,387
111	99999	Unincorporated	8,382	22,227	340	2,098	5,254	690	118	902	15,795	5,412
		Ventura County	83,187	173,991	5,535	20,845	46,379	10,428	1,135	12,459	119,195	41,202
		SCAG Region	2,508,976	3,180,855	172,057	691,490	1,362,897	282,532	22,361	301,429	2,107,161	749,904

SCAG Region Occupied Housing Units by Tenure by Year Built

County	fips	CITY	Households	Households: Owner	Owner Housing: Built 2005 or Later	Owner Housing: Built 2000-04	Owner Housing: Built 1990-99	Owner Housing: Built 1980-89	Owner Housing: Built 1970-79	Owner Housing: Built 1960-69	Owner Housing: Built 1950-59	Owner Housing: Built 1940-49	Owner Housing: Built 1939 or Earlier	Households: Renter	Renter Housing: Built 2005 or Later	Renter Housing: Built 2000-04	Renter Housing: Built 1990-99	Renter Housing: Built 1980-89	Renter Housing: Built 1970-79	Renter Housing: Built 1960-69	Renter Housing: Built 1950-59	Renter Housing: Built 1940-49	Renter Housing: Built 1939 or Earlier
25	8058	Brawley city	6,923	3,613	131	373	583	325	670	581	430	266	254	3,310	259	272	344	727	549	402	342	251	164
25	9710	Calexico city	10,130	5,519	309	1,413	1,333	875	683	359	352	62	133	4,611	307	908	666	657	860	411	547	113	142
25	9878	Calipatria city	938	594	0	17	56	9	218	105	104	31	54	344	0	0	24	45	26	123	65	17	44
25	21782	El Centro city	13,261	6,761	553	534	829	1,006	1,237	808	1,129	338	327	6,500	320	488	939	1,305	1,623	731	754	188	152
25	34246	Holtville city	1,636	889	0	40	141	53	177	100	271	90	17	747	53	80	65	68	172	101	82	102	24
25	36280	Imperial city	3,791	2,543	412	526	741	290	70	109	327	42	26	1,248	180	303	151	262	136	110	44	0	62
25	84606	Westmorland city	556	301	0	6	54	44	33	63	59	30	12	255	0	0	14	71	84	30	36	10	10
25	99999	Unincorporated	9,170	6,041	432	580	887	1,124	1,362	581	499	331	245	3,129	141	268	461	453	770	324	322	187	203
		Imperial County	46,405	26,261	1,837	3,489	4,624	3,726	4,450	2,706	3,171	1,190	1,068	20,144	1,260	2,319	2,664	3,588	4,220	2,232	2,192	868	801
37	394	Agoura Hills city	7,871	6,415	33	21	322	2,664	2,335	683	247	76	34	1,456	15	266	56	404	519	150	46	0	0
37	884	Alhambra city	29,086	12,699	78	144	493	1,443	643	690	1,729	2,592	4,887	16,387	69	173	1,269	2,054	2,355	2,443	2,745	1,908	3,371
37	2462	Arcadia city	18,936	12,129	133	634	1,040	986	1,369	1,316	3,853	2,034	764	6,807	102	282	523	795	1,283	1,219	1,664	736	203
37	2896	Artesia city	4,398	2,560	34	125	72	215	167	574	897	330	146	1,838	51	77	157	208	563	329	238	168	47
37	3274	Avalon city	1,110	337	0	0	7	44	117	53	14	0	102	773	0	21	65	98	93	57	46	58	335
37	3386	Azusa city	13,064	6,963	34	376	310	1,001	1,278	692	2,164	724	384	6,101	0	57	456	1,423	1,674	872	923	355	341
37	3666	Baldwin Park city	17,713	11,204	66	306	730	1,741	1,304	2,042	3,085	1,324	606	6,509	120	295	522	1,487	697	1,311	1,160	642	275
37	4870	Bell city	9,038	2,478	20	15	159	142	164	335	409	675	559	6,560	0	142	379	236	670	1,273	1,471	1,243	1,146
37	4982	Bellflower city	22,733	8,824	43	188	337	795	882	1,143	3,315	1,265	856	13,909	23	507	796	1,880	3,406	2,441	2,668	1,193	995
37	4996	Bell Gardens city	9,898	2,460	17	136	264	144	253	380	499	598	169	7,438	101	231	571	513	1,209	1,541	1,812	1,094	366
37	6308	Beverly Hills city	14,416	6,516	68	146	367	647	611	729	572	587	2,789	7,900	20	121	106	237	845	1,409	1,282	1,430	2,450
37	7946	Bradbury city	284	276	3	17	49	29	40	54	74	7	3	8	0	0	0	8	0	0	0	0	0
37	8954	Burbank city	40,505	18,112	197	352	498	1,235	1,025	740	3,366	6,501	4,198	22,393	232	718	1,521	3,085	3,630	3,456	3,646	3,983	2,122
37	9598	Calabasas city	7,632	5,960	206	365	1,201	1,719	1,455	904	29	33	48	1,672	0	51	412	735	238	228	0	0	8
37	11530	Carson city	24,727	19,224	117	898	751	1,385	2,913	6,321	4,354	1,956	529	5,503	16	259	346	860	1,060	1,145	929	776	112
37	12552	Cerritos city	15,427	12,714	16	222	151	751	8,357	2,872	201	82	62	2,713	12	142	118	267	1,528	468	147	0	31
37	13756	Claremont city	11,255	7,681	111	227	253	882	1,614	2,008	1,779	348	459	3,574	34	40	507	353	648	747	682	185	378
37	14974	Commerce city	3,306	1,668	0	41	28	277	104	129	446	438	205	1,638	0	0	133	243	190	285	351	351	85
37	15044	Compton city	22,358	12,476	90	242	302	832	832	1,016	4,336	3,218	1,608	9,882	58	296	359	1,151	1,132	1,516	2,256	1,777	1,337
37	16742	Covina city	14,894	8,720	23	80	193	834	894	1,508	4,465	262	461	6,174	68	102	255	699	1,843	1,180	1,567	157	303
37	17498	Cudahy city	5,430	1,029	34	63	78	172	134	229	162	75	82	4,401	102	144	146	671	540	951	1,181	501	165
37	17568	Culver City city	16,278	9,579	44	86	364	536	2,192	1,163	2,560	1,693	941	6,699	18	17	287	421	1,699	1,470	1,322	617	848
37	19192	Diamond Bar city	18,081	15,245	85	214	612	6,238	4,799	3,066	170	20	41	2,836	0	39	189	1,227	984	307	73	0	17
37	19766	Downey city	32,095	16,879	224	189	550	908	725	1,960	8,706	2,924	693	15,216	16	70	423	1,865	2,926	3,770	4,386	1,278	482
37	19990	Duarte city	6,430	4,486	8	63	153	760	750	567	1,410	720	55	1,944	67	0	134	556	351	258	351	86	141
37	22230	El Monte city	29,116	11,838	234	447	1,181	1,763	819	1,709	2,974	1,779	932	17,278	135	555	1,675	2,693	2,734	2,613	3,634	1,980	1,259
37	22412	El Segundo city	7,105	3,069	52	137	198	414	264	312	762	538	392	4,036	0	33	187	557	755	943	746	301	514
37	28168	Gardena city	20,385	9,516	97	351	423	774	432	953	4,356	1,688	442	10,869	71	61	902	1,696	1,713	2,073	2,535	1,156	662
37	30000	Glendale city	72,149	28,165	127	440	1,165	2,853	3,246	3,201	5,282	3,884	7,967	43,984	108	616	2,825	8,021	6,638	6,385	6,381	5,639	7,371
37	30014	Glendora city	16,438	12,010	43	167	442	1,353	1,560	2,915	4,572	471	487	4,428	24	32	201	777	848	809	1,256	144	337
37	32506	Hawaiian Gardens city	3,926	2,027	54	120	53	265	416	212	568	207	132	1,899	24	14	237	219	300	377	532	196	0
37	32548	Hawthorne city	27,432	7,397	158	151	483	459	433	813	3,163	1,263	474	20,035	60	171	1,089	3,375	4,708	4,629	3,952	1,496	555
37	33364	Hermosa Beach city	9,226	4,236	78	309	367	570	703	428	721	358	702	4,990	54	49	317	265	1,442	1,129	783	211	740
37	33518	Hidden Hills city	638	620	8	15	131	73	66	100	211	6	10	18	0	0	0	0	0	11	7	0	0
37	36056	Huntington Park city	14,796	4,197	19	59	227	499	285	181	689	571	1,667	10,599	64	244	837	1,064	1,234	1,466	1,262	1,554	2,874
37	36490	Industry city	123	52	0	0	0	0	14	0	33	3	2	71	0	0	0	18	2	6	28	13	4
37	36546	Inglewood city	37,170	13,487	181	181	410	1,042	981	1,381	3,422	2,962	2,927	23,683	163	296	710	2,186	4,258	4,904	5,998	2,993	2,175
37	36826	Irwindale city	374	247	12	0	35	49	2	49	35	16	49	127	3	0	0	7	7	17	3	72	18
37	39003	La Cañada Flintridge city	6,774	6,175	44	256	249	267	396	1,102	1,953	1,159	749	599	0	0	0	79	155	78	62	144	81
37	39304	La Habra Heights city	1,923	1,895	0	70	230	228	293	233	356	182	303	28	0	0	8	0	0	6	0	14	0
37	39892	Lakewood city	24,912	18,279	26	67	351	324	725	2,436	11,603	2,422	325	6,633	29	65	434	769	1,172	978	2,542	510	134
37	40032	La Mirada city	14,693	12,007	46	239	1,142	740	934	1,581	7,078	145	102	2,686	15	147	637	136	341	549	740	108	13
37	40130	Lancaster city	42,030	26,307	1,844	2,555	4,714	7,049	3,964	1,843	3,652	432	254	15,723	486	993	2,466	5,277	2,917	821	2,036	329	398
37	40340	La Puente city	9,719	5,981	6	39	293	266	691	633	3,591	292	170	3,738	0	0	368	586	712	1,136	611	233	92
37	40830	La Verne city	11,871	9,432	71	248	829	2,270	3,599	1,404	483	164	364	2,439	0	24	94	422	670	631	237	195	166
37	40886	Lawndale city	9,420	3,047	11	67	252	404	398	362	1,105	372	76	6,373	164	18	392	1,195	1,333	1,394	1,350	390	137
37	42468	Lomita city	7,635	3,542	0	92	207	438	786	580	764	317	358	4,093	0	18	11	274	763	1,040	1,081	416	490
37	43000	Long Beach city	160,972	68,406	506	801	2,390	4,102	5,867	6,983	20,071	13,930	13,756	92,566	645	1,231	3,599	9,985	13,961	15,866	16,156	12,274	18,849
37	44000	Los Angeles city	1,298,350	511,752	5,389	11,591	22,462	44,890	54,203	65,679	130,301	69,911	107,326	786,598	8,909	22,897	49,603	91,804	133,456	124,072	118,781	82,526	154,550
37	44574	Lynwood city	14,280	7,022	31	116	299	76	454	756	1,486	2,504	1,300	7,258	0	215	298	613	942	1,744	1,234	1,353	859
37	45246	Malibu city	5,156	3,819	38	249	522	516	1,038	798	440	142	76	1,337	24	42	76	228	394	186	325	23	39
37	45400	Manhattan Beach city	13,881	9,650	272	863	1,160	1,310	606	1,044	2,655	1,121	619	4,231	33	129	307	213	739	889	1,053	461	407
37	46492	Maywood city	6,684	1,835	0	56	31	60	43	195	389	548	513	4,849	16	152	256	259	432	631	1,184	857	1,062
37	48648	Monrovia city	13,867	6,981	73	215	321	739	465	675	1,744	748	2,001	6,886	11	85	757	1,198	1,131	880	1,230	737	857
37	48816	Montebello city	18,443	8,868	6	10	129	451	1,692	1,784	2,249	1,943	604	9,575	51	215	382	813	1,731	2,172	2,174	1,197	840
37	48914	Monterey Park city	19,825	11,014	91	368	298	1,103	1,281	1,834	3,604	1,851	584	8,811	88	479	328	906	1,723	1,711	1,878	1,196	502
37	52526	Norwalk city	26,322	17,414	42	132	584	639	891	1,634	9,900	2,899	693	8,908	0	451	681	1,192	1,444	1,093	3,257	563	227
37	55156	Palmdale city	37,759	26,445	1,501	2,942	8,831	9,058	956	668	2,183	219	87	11,314	348	714	2,371	4,088	1,765	545	1,282	138	63
37	55380	Palos Verdes Estates city	4,816	4,391	59	124	206	266	769	920	1,533	262	252	425	0	16	36	0	55	155	103	20	40
37	55618	Paramount city	14,516	6,615	43	165	689	1,227	832	1,007	1,183	860	609	7,901	35	23	928	1,417	962	1,426	1,617	790	703
37	56000	Pasadena city	54,667	25,149	249	314	763	2,339	1,991	2,075	4,408	3,732	9,278	29,518	586	1,493	1,505	3,048	4,688	4,270	5,002	2,862	6,064
37	56924	Pico Rivera city	16,243	11,106	77	77	549	599	520	1,033	6,135	1,489	627	5,137	0	180	119	591	847	935	1,440	603	422
37	58072	Pomona city	38,689	22,570	180	298	1,475	4,310	2,149	3,516	6,461	1,973	2,208	16,119	398	428	1,395	2,484	3,030	3,667	2,294	849	1,574

SCAG Region Occupied Housing Units by Tenure by Year Built

County	fips	CITY	Households	Households: Owner	Owner Housing: Built 2005 or Later	Owner Housing: Built 2000-04	Owner Housing: Built 1990-99	Owner Housing: Built 1980-89	Owner Housing: Built 1970-79	Owner Housing: Built 1960-69	Owner Housing: Built 1950-59	Owner Housing: Built 1940-49	Owner Housing: Built 1939 or Earlier	Households: Renter	Renter Housing: Built 2005 or Later	Renter Housing: Built 2000-04	Renter Housing: Built 1990-99	Renter Housing: Built 1980-89	Renter Housing: Built 1970-79	Renter Housing: Built 1960-69	Renter Housing: Built 1950-59	Renter Housing: Built 1940-49	Renter Housing: Built 1939 or Earlier
37	59514	Rancho Palos Verdes city	14,418	11,527	9	63	369	614	2,300	5,026	2,863	132	151	2,891	0	142	90	200	1,378	590	383	101	7
37	60018	Redondo Beach city	28,358	14,624	247	1,059	1,701	3,559	2,033	1,449	2,702	1,188	686	13,734	64	120	736	1,240	4,202	3,490	2,031	716	1,135
37	62602	Rolling Hills city	613	598	16	9	40	41	86	82	230	49	45	15	0	0	3	0	8	0	0	4	0
37	62644	Rolling Hills Estates city	2,813	2,578	0	11	146	235	650	665	758	101	12	235	0	0	18	35	127	20	35	0	0
37	62896	Rosemead city	14,200	7,284	155	79	266	617	725	927	2,010	1,626	879	6,916	25	81	314	635	1,067	1,379	1,820	1,124	471
37	66070	San Dimas city	12,269	9,045	123	313	839	1,987	2,893	1,718	726	118	328	3,224	50	0	250	814	1,081	355	365	200	109
37	66140	San Fernando city	5,952	3,019	22	0	151	300	127	253	1,065	531	570	2,933	62	89	154	251	119	329	953	522	454
37	67042	San Gabriel city	12,621	5,943	45	191	264	508	262	460	919	1,615	1,679	6,678	15	74	454	1,249	1,017	959	1,151	910	849
37	68224	San Marino city	4,278	4,045	15	68	72	113	85	210	627	940	1,915	233	0	0	0	8	10	32	18	56	109
37	69088	Santa Clarita city	55,002	40,188	661	2,368	6,692	13,067	8,064	7,518	1,168	348	302	14,814	310	1,751	2,352	5,402	2,680	1,421	437	252	209
37	69154	Santa Fe Springs city	4,969	2,778	0	10	157	125	136	209	1,958	129	54	2,191	19	193	52	459	727	177	494	70	0
37	70000	Santa Monica city	45,441	13,111	152	343	1,045	1,509	2,384	1,234	1,409	2,136	2,899	32,330	244	839	1,220	1,951	5,709	8,346	6,383	3,429	4,209
37	71806	Sierra Madre city	4,566	2,942	5	26	130	377	242	350	602	288	922	1,624	31	0	0	42	162	403	373	254	359
37	71876	Signal Hill city	4,145	2,071	24	335	185	777	318	89	95	91	157	2,074	41	148	110	309	285	471	362	146	202
37	72996	South El Monte city	4,976	2,378	27	58	72	18	264	512	929	420	78	2,598	34	34	169	236	396	391	572	503	263
37	73080	South Gate city	23,749	10,710	21	132	272	308	684	1,119	2,158	3,929	2,087	13,039	35	321	545	831	1,341	2,481	3,132	2,576	1,777
37	73220	South Pasadena city	9,798	4,618	13	13	76	412	531	577	528	288	2,180	5,180	0	11	105	331	700	657	1,085	494	1,797
37	78148	Temple City city	11,781	7,553	99	421	388	364	529	981	2,492	1,637	642	4,228	111	63	233	171	498	710	1,115	976	351
37	80000	Torrance city	54,299	30,737	466	1,063	1,200	2,446	2,984	5,274	14,149	1,886	1,269	23,562	115	427	699	1,962	5,247	7,780	5,055	1,393	884
37	82422	Vernon city	23	4	0	0	0	0	0	0	2	0	2	19	5	0	0	0	2	0	10	0	2
37	83332	Walnut city	8,612	7,790	31	174	613	4,049	1,419	1,075	251	74	104	822	0	0	68	353	291	102	8	0	0
37	84200	West Covina city	30,410	19,933	45	328	912	1,510	4,062	2,519	9,134	845	578	10,477	31	358	751	1,642	3,462	1,551	1,853	620	209
37	84410	West Hollywood city	23,423	5,106	12	52	165	297	1,625	1,106	449	156	1,244	18,317	94	131	355	1,018	3,124	4,458	4,458	1,711	2,968
37	84438	Westlake Village city	3,254	2,889	0	79	523	592	861	740	12	26	56	365	0	13	36	40	164	96	0	16	0
37	85292	Whittier city	26,819	15,834	45	229	383	746	1,084	1,774	7,764	2,158	1,651	10,985	0	67	312	1,377	1,883	1,919	2,457	1,366	1,604
37	99999	Unincorporated	292,187	183,680	2,345	11,032	13,331	21,343	19,848	25,262	47,867	22,452	20,200	108,507	1,000	3,258	7,247	13,056	17,669	18,812	20,497	13,041	13,927
		Los Angeles County	3,178,266	1,544,182	17,930	47,937	93,367	176,079	183,917	205,332	403,824	195,008	220,788	1,634,084	15,954	44,256	102,034	203,543	283,434	277,992	280,779	173,561	252,531
59	947	Aliso Viejo city	15,934	10,224	61	1,072	6,654	1,988	354	32	37	0	26	5,710	177	1,071	2,806	1,188	320	116	11	0	21
59	2000	Anaheim city	96,001	47,369	450	1,286	5,805	5,146	11,249	7,618	13,203	1,225	1,387	48,632	348	1,457	4,520	8,007	13,362	11,168	7,275	1,071	1,424
59	8100	Brea city	14,124	9,455	69	1,249	663	1,398	2,457	1,948	1,291	92	288	4,669	0	200	521	1,234	1,736	378	441	95	64
59	8786	Buena Park city	22,518	13,314	152	444	608	463	1,252	2,480	7,197	555	163	9,204	94	43	378	1,237	2,503	2,384	2,025	406	134
59	16532	Costa Mesa city	39,457	16,376	128	368	899	1,762	3,123	4,729	4,464	694	209	23,081	267	242	1,595	3,611	7,206	5,551	3,577	773	259
59	17750	Cypress city	15,554	10,924	71	410	957	469	3,418	4,823	560	108	108	4,630	13	93	517	579	1,785	982	430	191	40
59	17946	Dana Point city	14,821	9,402	17	371	1,000	2,605	3,148	1,449	629	115	68	5,419	11	57	465	1,742	1,802	869	241	77	155
59	25380	Fountain Valley city	18,540	13,294	105	246	381	773	5,596	5,903	245	19	26	5,246	37	436	429	845	1,950	1,281	195	42	31
59	28000	Fullerton city	44,364	24,002	245	2,085	1,135	1,522	5,109	4,699	7,180	867	1,160	20,362	207	806	1,405	2,149	5,545	5,078	3,284	733	1,155
59	29000	Garden Grove city	44,168	26,613	202	786	1,049	2,151	3,104	6,457	11,785	717	362	17,555	84	288	977	2,257	4,335	5,018	3,532	619	445
59	36000	Huntington Beach city	74,628	46,020	539	1,938	3,752	5,286	13,320	18,689	1,668	426	402	28,608	86	522	1,236	5,775	10,754	7,319	2,002	421	493
59	36770	Irvine city	71,242	38,899	2,231	6,538	5,970	8,764	13,125	1,840	256	20	155	32,343	2,797	7,693	7,690	6,972	5,582	1,181	187	97	144
59	39178	Laguna Beach city	11,242	6,964	38	345	550	608	1,235	1,464	956	682	1,086	4,278	0	142	145	441	900	796	720	408	726
59	39220	Laguna Hills city	10,616	8,133	31	162	587	3,350	3,203	675	89	29	7	2,483	0	11	95	848	1,311	86	0	39	93
59	39248	Laguna Niguel city	24,586	18,581	206	584	4,466	8,957	2,867	1,277	132	26	66	6,005	10	229	1,293	3,198	1,014	165	20	20	56
59	39259	Laguna Woods city	12,651	9,877	0	0	107	523	3,198	5,012	547	315	175	2,774	0	0	209	513	902	887	159	60	44
59	39290	La Habra city	18,056	10,097	146	235	567	843	1,931	2,312	3,615	246	202	7,959	26	175	322	647	2,061	2,115	1,980	333	300
59	39496	Lake Forest city	25,755	18,888	158	183	3,931	5,463	7,386	1,481	219	35	32	6,867	63	173	1,151	3,048	1,965	280	139	48	0
59	40256	La Palma city	4,786	3,722	23	5	99	326	1,323	1,858	72	9	7	1,064	0	55	40	157	492	191	120	0	9
59	43224	Los Alamitos city	4,189	1,925	8	100	112	108	260	881	360	85	11	2,264	0	78	132	369	675	495	382	60	73
59	48256	Mission Viejo city	33,502	26,621	48	718	4,246	6,584	11,543	3,045	246	107	84	6,881	39	488	1,177	2,092	2,465	515	57	11	37
59	51182	Newport Beach city	35,570	20,359	333	2,221	3,050	2,203	4,226	3,988	2,624	1,086	628	15,211	279	1,003	1,771	1,912	4,721	2,566	1,631	708	620
59	53980	Orange city	41,481	26,582	275	1,298	3,013	4,060	4,761	8,195	3,249	762	969	14,899	159	638	1,035	1,540	4,261	3,557	1,752	603	1,354
59	57526	Placentia city	15,958	10,722	67	663	1,656	889	3,183	3,457	512	152	143	5,236	111	557	314	1,120	1,430	872	429	179	224
59	59587	Rancho Santa Margarita city	16,597	12,271	49	437	7,282	4,075	187	97	73	7	64	4,326	71	271	2,292	1,469	168	41	14	0	0
59	65084	San Clemente city	23,197	15,604	518	3,259	2,158	3,611	2,673	1,651	1,248	330	156	7,593	114	821	339	1,108	2,294	1,371	1,001	257	288
59	68028	San Juan Capistrano city	11,516	9,439	456	2,079	1,062	1,636	3,238	614	183	85	86	2,077	54	388	176	254	813	255	36	37	64
59	69000	Santa Ana city	75,715	37,912	463	745	1,359	2,966	8,822	8,724	9,022	2,749	3,062	37,803	92	518	1,765	5,519	10,411	9,735	5,245	2,547	1,971
59	70686	Seal Beach city	12,662	9,789	50	93	185	442	1,156	5,522	1,558	625	158	2,873	12	43	131	218	661	890	618	187	113
59	73962	Stanton city	10,972	5,358	89	235	203	1,064	1,386	1,024	1,228	66	63	5,614	0	145	428	841	1,667	1,339	950	89	155
59	80854	Tustin city	24,127	12,611	648	668	3,655	1,258	2,007	3,597	387	79	312	11,516	54	426	1,963	1,728	3,749	2,556	745	155	140
59	82744	Villa Park city	2,030	2,004	36	44	106	98	1,038	519	110	9	44	26	0	4	0	10	0	0	12	0	0
59	84550	Westminster city	26,238	14,887	91	441	607	684	4,121	5,228	3,230	293	192	11,351	94	594	762	1,672	3,170	3,435	1,261	268	95
59	86832	Yorba Linda city	21,409	18,041	406	1,445	2,725	5,765	4,522	2,288	677	134	79	3,368	154	310	300	832	996	485	156	40	95
59	99999	Unincorporated	39,795	32,473	686	3,371	5,716	2,424	3,616	6,748	8,386	708	818	7,322	340	1,185	866	733	1,395	1,164	1,190	268	181
		Orange County	974,001	598,752	9,095	36,124	76,315	90,264	143,137	130,324	87,238	13,457	12,798	375,249	5,793	21,162	39,245	65,865	104,401	75,121	41,817	10,842	11,003
65	3820	Banning city	11,421	8,063	128	1,287	1,990	1,735	826	701	783	333	280	3,358	17	383	453	500	493	358	589	284	281
65	4758	Beaumont city	9,282	6,629	1,942	2,637	326	361	235	346	362	207	213	2,653	316	418	371	306	399	404	194	153	92
65	7218	Blythe city	4,979	2,695	127	207	490	271	375	603	296	173	153	2,284	34	253	526	341	201	526	231	144	28
65	9864	Calimesa city	3,089	2,606	102	223	391	452	543	509	319	19	48	483	0	0	60	78	71	162	59	53	0
65	10928	Canyon Lake city	3,798	3,136	42	254	482	1,530	795	33	0	0	0	662	0	46	95	337	148	36	0	0	0
65	12048	Cathedral City city	18,107	12,205	269	2,150	2,417	4,336	1,279	997	542	133	82	5,902	150	1,068	1,034	1,999	930	398	198	26	99
65	14260	Coachella city	8,688	5,497	957	982	940	697	752	676	257	136	100	3,191	275	966	569	551	307	319	139	26	39
65	16350	Corona city	42,847	30,410	731	4,811	9,859	7,423	3,168	2,376	1,179	347	516	12,437	362	1,030	3,810	3,839	1,494	858	531	175	338

SCAG Region Occupied Housing Units by Tenure by Year Built

County	fips	CITY	Households	Households: Owner	Owner Housing: Built 2005 or Later	Owner Housing: Built 2000-04	Owner Housing: Built 1990-99	Owner Housing: Built 1980-89	Owner Housing: Built 1970-79	Owner Housing: Built 1960-69	Owner Housing: Built 1950-59	Owner Housing: Built 1940-49	Owner Housing: Built 1939 or Earlier	Households: Renter	Renter Housing: Built 2005 or Later	Renter Housing: Built 2000-04	Renter Housing: Built 1990-99	Renter Housing: Built 1980-89	Renter Housing: Built 1970-79	Renter Housing: Built 1960-69	Renter Housing: Built 1950-59	Renter Housing: Built 1940-49	Renter Housing: Built 1939 or Earlier
65	18996	Desert Hot Springs city	7,283	3,803	611	585	512	718	579	364	244	153	37	3,480	274	337	259	764	752	428	365	259	42
65	33182	Hemet city	26,916	16,698	1,204	1,983	2,655	3,677	4,278	1,802	723	206	170	10,218	266	557	1,305	2,798	2,702	1,457	654	293	186
65	36434	Indian Wells city	2,592	2,308	79	288	492	576	456	339	70	0	8	284	0	77	46	30	20	64	47	0	0
65	36448	Indio city	24,517	15,292	2,601	4,165	2,589	2,157	1,597	1,137	850	142	54	9,225	630	914	1,010	2,165	2,356	1,121	798	159	72
65	39486	Lake Elsinore city	13,454	9,350	1,594	1,838	2,203	2,166	734	325	197	152	141	4,104	512	483	496	881	846	356	144	41	345
65	40354	La Quinta city	15,438	11,704	871	3,559	3,950	1,578	1,172	260	138	79	97	3,734	375	945	1,063	493	538	217	90	0	13
65	46842	Menifee city	25,007	20,439	2,421	4,814	3,887	4,301	2,258	2,190	375	114	79	4,568	318	854	893	1,074	623	594	170	42	0
65	49270	Moreno Valley city	48,702	34,067	1,927	4,052	4,552	17,831	3,203	1,091	1,024	182	205	14,635	1,528	1,731	1,937	4,943	2,162	979	920	308	127
65	50076	Murrieta city	28,978	22,350	2,698	7,664	5,919	5,122	803	54	24	9	57	6,628	1,010	1,924	2,198	900	542	32	22	0	0
65	51560	Norco city	6,952	5,900	184	617	466	629	2,022	885	728	203	166	1,052	0	96	77	267	181	124	192	60	55
65	55184	Palm Desert city	23,860	16,183	344	1,087	2,982	5,088	4,228	1,762	576	12	104	7,677	384	610	1,313	1,895	2,087	797	311	176	104
65	55254	Palm Springs city	24,363	14,688	434	908	705	2,391	4,480	2,795	1,954	641	380	9,675	411	372	671	2,368	2,773	1,584	1,026	253	217
65	56700	Perris city	12,788	8,458	1,218	1,716	2,095	2,236	681	232	202	22	56	4,330	265	759	958	1,169	493	390	169	48	79
65	59500	Rancho Mirage city	8,660	7,400	276	1,539	972	1,691	1,927	470	403	107	15	1,260	46	212	289	183	341	72	94	0	23
65	62000	Riverside city	88,414	52,540	1,740	4,372	4,996	8,024	9,708	6,262	11,473	2,192	3,773	35,874	1,149	3,126	3,793	5,914	8,492	4,713	5,079	1,554	2,054
65	67112	San Jacinto city	11,157	7,761	1,278	1,391	1,403	1,441	1,325	476	337	24	86	3,396	212	435	626	808	441	453	255	97	69
65	78120	Temecula city	29,081	20,965	1,373	5,162	8,495	4,573	1,184	117	30	31	0	8,116	470	1,881	2,856	2,088	611	41	130	0	39
65	85446	Wildomar city	9,071	7,279	459	1,512	1,466	2,679	865	104	122	40	32	1,792	250	351	281	458	210	94	87	13	48
65	99999	Unincorporated	135,741	104,815	9,220	21,830	16,371	21,676	17,370	8,084	6,371	2,121	1,772	30,926	2,018	3,266	3,887	6,000	5,862	4,235	3,004	1,358	1,296
		Riverside County	645,185	453,241	34,830	81,633	83,605	105,359	66,843	34,990	29,579	7,778	8,624	191,944	11,272	23,094	30,876	43,149	36,075	20,812	15,498	5,522	5,646
71	296	Adelanto city	6,471	3,883	538	675	1,972	397	115	82	25	25	54	2,588	149	456	582	534	375	236	108	90	58
71	2364	Apple Valley town	22,338	15,827	1,308	2,034	2,455	5,976	2,020	734	975	188	137	6,511	420	461	828	2,000	1,225	824	520	151	82
71	4030	Barstow city	8,222	3,973	49	0	283	496	805	1,034	965	252	89	4,249	93	102	327	1,048	910	828	631	209	101
71	6434	Big Bear Lake city	2,426	1,396	0	36	160	382	352	193	112	67	94	1,030	0	21	21	116	321	389	114	24	24
71	13210	Chino city	20,595	14,825	1,041	1,408	1,616	2,562	4,563	1,688	1,200	402	345	5,770	172	163	606	1,616	1,233	1,107	476	176	221
71	13214	Chino Hills city	21,892	18,216	269	1,978	7,023	5,673	2,060	535	461	130	87	3,676	196	572	591	1,588	521	8	175	0	25
71	14890	Colton city	15,127	8,133	93	557	1,196	2,239	941	465	1,217	631	794	6,994	61	220	861	2,307	1,390	874	657	356	268
71	24680	Fontana city	44,541	31,847	1,791	6,053	6,562	8,101	3,004	1,916	3,064	838	518	12,694	391	1,220	1,730	4,010	2,178	1,073	1,491	430	171
71	30658	Grand Terrace city	4,240	2,801	44	71	100	628	787	696	306	31	138	1,439	0	116	219	238	414	369	39	44	0
71	33434	Hesperia city	23,539	17,100	1,404	2,345	2,566	5,812	3,152	926	697	81	117	6,439	573	631	563	2,159	1,443	430	520	58	62
71	33588	Highland city	14,314	9,632	203	1,084	2,188	2,110	546	1,172	1,431	497	401	4,682	62	145	672	1,123	728	677	709	358	208
71	42370	Loma Linda city	8,371	3,455	195	459	180	985	758	456	239	71	112	4,916	78	168	730	1,521	786	660	622	142	209
71	48788	Montclair city	8,912	5,381	154	61	258	861	954	985	1,898	67	143	3,531	39	86	75	702	1,344	705	389	121	70
71	50734	Needles city	2,203	1,245	0	53	182	159	297	153	158	38	205	958	0	69	16	212	97	69	193	124	178
71	53896	Ontario city	47,166	27,934	179	604	2,405	7,238	6,707	2,709	5,307	1,212	1,573	19,232	759	559	1,707	5,994	4,648	2,379	1,718	745	723
71	59451	Rancho Cucamonga city	54,253	36,733	1,279	5,426	5,926	10,922	8,865	2,549	1,286	333	147	17,520	1,307	3,889	2,908	4,779	2,719	844	475	135	464
71	59962	Redlands city	24,540	15,073	380	803	815	3,109	3,174	2,185	2,635	522	1,450	9,467	176	198	915	2,128	2,079	1,190	1,421	476	884
71	60466	Rialto city	24,362	16,579	80	521	2,868	4,920	3,025	1,733	2,995	266	171	7,783	311	300	1,162	2,438	1,616	920	640	139	257
71	65000	San Bernardino city	57,547	30,526	798	1,197	2,657	4,889	4,700	3,510	6,991	3,171	2,613	27,021	316	415	2,308	5,508	5,161	4,762	4,836	1,783	1,932
71	80994	Twentynine Palms city	10,770	4,492	238	117	637	1,235	559	482	704	299	221	6,278	306	323	1,318	1,769	1,222	636	523	137	44
71	81344	Upland city	24,667	14,533	343	776	663	3,393	4,119	2,434	1,601	451	753	10,134	146	193	704	2,786	2,669	1,657	1,128	414	437
71	82590	Victorville city	28,842	18,799	2,336	3,656	4,832	4,638	1,696	630	736	158	117	10,043	941	1,543	1,582	2,381	1,793	797	475	264	267
71	87042	Yucaipa city	17,190	13,342	678	1,591	1,991	1,551	2,514	2,505	1,732	452	328	3,848	56	264	203	480	1,092	982	491	195	85
71	87056	Yucca Valley town	8,347	5,687	259	580	350	1,468	1,541	977	398	101	13	2,660	97	121	254	629	668	690	172	29	0
71	99999	Unincorporated	87,921	63,016	1,442	3,275	8,050	15,592	9,806	8,863	9,843	3,657	2,488	24,905	823	1,330	2,143	5,227	4,814	3,911	3,815	1,611	1,231
		San Bernardino County	588,796	384,428	15,101	35,360	57,935	95,336	67,060	39,612	46,976	13,940	13,108	204,368	7,472	13,565	23,025	53,293	41,446	27,017	22,338	8,211	8,001
111	10046	Camarillo city	22,960	16,699	562	1,294	2,381	3,325	5,154	3,057	670	118	138	6,261	124	447	761	1,189	2,153	1,169	301	55	62
111	24092	Fillmore city	4,294	2,901	76	374	394	427	638	389	272	17	314	1,393	19	40	143	112	349	200	291	173	66
111	49138	Moorpark city	10,733	8,959	73	653	1,439	4,889	1,034	367	286	97	121	1,774	19	350	340	562	291	63	149	0	0
111	53476	Ojai city	3,077	1,774	0	43	65	158	312	311	404	228	253	1,303	35	13	58	68	306	255	283	111	174
111	54652	Oxnard city	49,550	28,314	741	3,185	3,082	3,921	5,883	5,497	4,363	1,109	533	21,236	272	1,501	1,200	1,640	4,909	6,209	3,277	1,369	859
111	58296	Port Hueneme city	6,883	3,695	52	138	163	360	1,079	972	757	113	61	3,188	35	108	253	306	980	828	458	171	49
111	65042	Ventura city	38,528	22,002	462	1,293	1,858	2,868	4,459	5,254	3,621	840	1,347	16,526	280	930	830	2,218	3,669	3,447	2,193	1,116	1,843
111	70042	Santa Paula city	8,373	4,711	25	58	214	805	850	1,173	750	288	548	3,662	176	62	226	474	643	660	595	412	414
111	72016	Simi Valley city	38,949	29,890	618	2,150	3,319	6,380	5,889	10,291	918	141	184	9,059	489	751	1,717	1,934	2,136	1,468	407	115	42
111	78582	Thousand Oaks city	43,222	32,819	253	2,989	3,927	6,277	10,789	7,077	1,271	138	98	10,403	212	277	1,532	1,463	3,930	2,323	538	90	38
111	99999	Unincorporated	30,609	22,227	333	1,074	2,676	4,319	3,853	4,232	3,013	1,302	1,425	8,382	132	834	976	1,024	1,258	1,362	1,245	612	939
		Ventura County	257,178	173,991	3,195	13,251	19,518	33,729	39,940	38,620	16,325	4,391	5,022	83,187	1,793	5,313	8,036	10,990	20,624	17,984	9,737	4,224	4,486
		SCAG Region	5,689,831	3,180,855	81,988	217,794	335,364	504,493	505,347	451,584	587,113	235,764	261,408	2,508,976	43,544	109,709	205,880	380,428	490,200	421,158	372,361	203,228	282,468

Source: American Community Survey (ACS) 2005-09 5-year data.
For questions, please contact SCAG staff Ying Zhou at 213-236-1943, or zhou@scag.ca.gov

SCAG Housing Units by Year Built

County	fips	CITY	Housing Units	Housing Units: Built 2005 or Later	Housing Units: Built 2000-04	Housing Units: Built 1990-99	Housing Units: Built 1980-89	Housing Units: Built 1970-79	Housing Units: Built 1960-69	Housing Units: Built 1950-59	Housing Units: Built 1940-49	Housing Units: Built 1939 or Earlier
25	8058	Brawley city	7,845	468	798	1,093	1,140	1,372	1,042	901	559	472
25	9710	Calexico city	10,810	647	2,608	2,074	1,618	1,615	849	899	225	275
25	9878	Calipatria city	1,093	0	35	116	70	274	262	169	69	98
25	21782	El Centro city	14,318	928	1,170	2,028	2,404	3,066	1,698	1,948	556	520
25	34246	Holtville city	1,759	53	132	206	140	376	201	394	192	65
25	36280	Imperial city	4,016	620	942	939	552	243	219	371	42	88
25	84606	Westmorland city	672	0	6	80	137	150	104	105	50	40
25	99999	Unincorporated	12,376	803	1,184	1,674	2,167	2,895	1,408	1,088	669	488
		Imperial County	52,889	3,519	6,875	8,210	8,228	9,991	5,783	5,875	2,362	2,046
37	394	Agoura Hills city	8,168	62	335	378	3,117	3,009	864	293	76	34
37	884	Alhambra city	30,760	170	317	1,791	3,655	3,239	3,369	4,925	4,658	8,636
37	2462	Arcadia city	19,405	275	955	1,609	1,877	2,689	2,535	5,566	2,932	967
37	2896	Artesia city	4,485	85	202	229	465	730	903	1,180	498	193
37	3274	Avalon city	1,808	0	52	116	329	340	141	78	78	674
37	3386	Azusa city	13,462	51	496	832	2,441	2,988	1,652	3,177	1,100	725
37	3666	Baldwin Park city	18,273	186	654	1,280	3,252	2,073	3,456	4,422	2,048	902
37	4870	Bell city	9,463	20	157	555	387	874	1,700	1,951	2,057	1,762
37	4982	Bellflower city	23,848	66	730	1,189	2,812	4,402	3,872	6,271	2,602	1,904
37	4996	Bell Gardens city	10,094	118	399	856	657	1,495	1,974	2,327	1,713	555
37	6308	Beverly Hills city	15,726	88	313	699	985	1,569	2,262	1,924	2,170	5,716
37	7946	Bradbury city	314	3	17	49	37	50	54	84	17	3
37	8954	Burbank city	42,623	471	1,156	2,093	4,499	4,814	4,300	7,454	11,056	6,780
37	9598	Calabasas city	7,954	206	416	1,659	2,548	1,714	1,293	29	33	56
37	11530	Carson city	25,421	179	1,201	1,144	2,271	4,044	7,755	5,434	2,752	641
37	12552	Cerritos city	15,642	28	364	282	1,018	10,053	3,374	348	82	93
37	13756	Claremont city	11,664	145	292	795	1,269	2,277	2,869	2,586	572	859
37	14974	Commerce city	3,403	0	41	161	520	294	431	848	818	290
37	15044	Compton city	23,665	148	564	827	2,050	2,087	2,626	6,824	5,440	3,099
37	16742	Covina city	15,474	91	182	448	1,591	2,853	2,770	6,276	476	787
37	17498	Cudahy city	5,689	171	227	224	911	709	1,180	1,388	632	247
37	17568	Culver City city	16,958	62	103	663	995	3,955	2,767	4,082	2,423	1,908
37	19192	Diamond Bar city	18,649	85	281	801	7,776	5,947	3,438	243	20	58
37	19766	Downey city	33,539	271	304	1,078	2,930	3,866	5,941	13,605	4,340	1,204
37	19990	Duarte city	6,639	75	63	315	1,419	1,101	864	1,783	823	196
37	22230	El Monte city	30,367	393	1,189	2,970	4,685	3,676	4,462	6,869	3,844	2,279

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37	22412	El Segundo city	7,280	52	170	395	1,036	1,028	1,278	1,528	875	918
37	28168	Gardena city	21,513	168	458	1,421	2,580	2,246	3,184	7,196	3,108	1,152
37	30000	Glendale city	75,563	269	1,123	4,155	11,193	10,428	10,038	12,274	9,970	16,113
37	30014	Glendora city	17,090	67	199	643	2,174	2,620	3,871	6,048	615	853
37	32506	Hawaiian Gardens city	4,155	78	134	290	511	777	623	1,166	403	173
37	32548	Hawthorne city	28,941	240	322	1,572	4,003	5,515	5,816	7,515	2,884	1,074
37	33364	Hermosa Beach city	10,019	132	375	716	835	2,288	1,752	1,701	603	1,617
37	33518	Hidden Hills city	655	8	15	131	73	71	111	230	6	10
37	36056	Huntington Park city	15,761	104	359	1,107	1,788	1,562	1,721	2,086	2,221	4,813
37	36490	Industry city	128	0	0	0	23	16	6	61	16	6
37	36546	Inglewood city	39,377	344	582	1,194	3,422	5,548	6,866	9,785	6,297	5,339
37	36826	Irwindale city	395	15	0	46	66	9	66	38	88	67
37	39003	La Cañada Flintridge city	7,037	64	339	280	346	566	1,187	2,073	1,314	868
37	39304	La Habra Heights city	2,041	0	70	238	300	339	239	356	196	303
37	39892	Lakewood city	25,710	55	132	785	1,115	1,962	3,717	14,500	2,969	475
37	40032	La Mirada city	15,105	61	386	1,830	931	1,314	2,187	7,998	283	115
37	40130	Lancaster city	46,058	2,383	3,938	7,663	13,791	7,493	2,757	6,343	910	780
37	40340	La Puente city	9,966	6	39	661	860	1,403	1,859	4,321	546	271
37	40830	La Verne city	12,203	97	306	951	2,724	4,388	2,085	729	359	564
37	40886	Lawndale city	9,961	206	108	711	1,628	1,784	1,853	2,573	885	213
37	42468	Lomita city	8,085	0	110	218	736	1,614	1,741	1,995	759	912
37	43000	Long Beach city	173,932	1,292	2,326	6,260	15,360	21,354	24,952	38,132	28,246	36,010
37	44000	Los Angeles city	1,385,394	15,743	39,132	76,451	145,819	199,079	201,487	262,092	161,876	283,715
37	44574	Lynwood city	15,079	31	359	688	736	1,501	2,662	2,804	4,011	2,287
37	45246	Malibu city	6,656	146	300	673	1,006	1,755	1,303	917	303	253
37	45400	Manhattan Beach city	15,137	354	1,021	1,612	1,610	1,506	2,029	4,199	1,707	1,099
37	46492	Maywood city	6,972	16	208	287	338	475	865	1,683	1,451	1,649
37	48648	Monrovia city	14,493	84	309	1,104	1,937	1,661	1,657	3,063	1,563	3,115
37	48816	Montebello city	19,352	57	250	528	1,287	3,551	4,193	4,624	3,372	1,490
37	48914	Monterey Park city	20,549	197	910	647	2,141	3,072	3,803	5,600	3,056	1,123
37	52526	Norwalk city	27,201	42	583	1,265	1,872	2,418	2,898	13,635	3,524	964
37	55156	Palmdale city	41,733	1,934	4,335	12,170	14,374	3,197	1,303	3,878	392	150
37	55380	Palos Verdes Estates city	5,142	59	184	274	272	892	1,137	1,750	282	292
37	55618	Paramount city	15,426	78	249	1,683	2,912	1,883	2,584	2,982	1,723	1,332
37	56000	Pasadena city	58,798	901	2,281	2,416	5,763	6,895	6,673	9,944	7,158	16,767
37	56924	Pico Rivera city	16,707	77	257	668	1,190	1,457	2,024	7,854	2,131	1,049

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37	58072	Pomona city	41,180	702	963	3,091	7,281	5,528	7,550	9,164	2,941	3,960
37	59514	Rancho Palos Verdes city	14,989	9	300	476	880	3,901	5,712	3,320	233	158
37	60018	Redondo Beach city	30,079	384	1,305	2,455	4,975	6,851	5,171	5,058	1,968	1,912
37	62602	Rolling Hills city	664	25	9	43	41	94	92	262	53	45
37	62644	Rolling Hills Estates city	2,927	0	11	164	291	802	743	803	101	12
37	62896	Rosemead city	14,693	180	160	594	1,252	1,848	2,404	3,979	2,781	1,495
37	66070	San Dimas city	12,568	217	313	1,089	3,011	3,974	2,105	1,104	318	437
37	66140	San Fernando city	6,168	84	89	338	551	246	588	2,073	1,073	1,126
37	67042	San Gabriel city	13,190	60	310	774	1,778	1,339	1,518	2,210	2,587	2,614
37	68224	San Marino city	4,537	15	68	72	121	95	288	740	1,064	2,074
37	69088	Santa Clarita city	57,167	1,057	4,683	9,105	19,069	10,984	9,242	1,801	648	578
37	69154	Santa Fe Springs city	5,188	19	203	209	614	863	429	2,598	199	54
37	70000	Santa Monica city	48,570	396	1,413	2,385	3,780	8,636	10,221	8,379	5,730	7,630
37	71806	Sierra Madre city	4,809	36	26	130	419	437	829	1,012	542	1,378
37	71876	Signal Hill city	4,384	65	541	352	1,086	603	584	500	294	359
37	72996	South El Monte city	5,065	61	92	241	254	660	913	1,501	982	361
37	73080	South Gate city	24,556	56	453	860	1,174	2,087	3,665	5,573	6,684	4,004
37	73220	South Pasadena city	10,224	13	24	181	794	1,231	1,290	1,690	782	4,219
37	78148	Temple City city	12,478	210	555	621	535	1,113	1,780	3,859	2,745	1,060
37	80000	Torrance city	57,068	618	1,674	1,960	4,479	8,743	13,904	20,022	3,472	2,196
37	82422	Vernon city	27	5	4	0	0	2	0	12	0	4
37	83332	Walnut city	8,817	31	174	714	4,509	1,755	1,177	259	74	124
37	84200	West Covina city	31,638	76	720	1,721	3,438	7,909	4,310	11,196	1,465	803
37	84410	West Hollywood city	25,261	106	183	591	1,315	4,850	5,854	5,274	2,078	5,010
37	84438	Westlake Village city	3,398	0	92	559	632	1,108	897	12	42	56
37	85292	Whittier city	27,840	45	296	812	2,175	3,211	3,847	10,381	3,664	3,409
37	99999	Unincorporated	309,516	3,564	15,480	21,496	36,384	40,622	46,887	71,099	37,736	36,248
		Los Angeles County	3,370,108	36,843	103,020	205,809	402,086	494,007	511,379	717,521	389,618	509,825
59	947	Aliso Viejo city	16,704	238	2,342	9,890	3,303	688	148	48	0	47
59	2000	Anaheim city	101,297	798	3,115	10,648	14,073	26,283	19,602	21,493	2,373	2,912
59	8100	Brea city	14,596	69	1,449	1,200	2,703	4,381	2,386	1,859	197	352
59	8786	Buena Park city	23,328	246	487	1,039	1,783	3,982	5,093	9,416	985	297
59	16532	Costa Mesa city	41,768	423	633	2,575	6,047	11,049	10,751	8,273	1,549	468
59	17750	Cypress city	16,142	144	532	1,486	1,104	5,399	6,010	1,020	299	148
59	17946	Dana Point city	16,854	28	438	1,542	5,228	5,657	2,484	976	278	223

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59	25380	Fountain Valley city	19,025	160	688	830	1,678	7,769	7,342	440	61	57
59	28000	Fullerton city	46,350	459	2,991	2,669	3,771	11,130	10,124	11,085	1,637	2,484
59	29000	Garden Grove city	45,636	325	1,146	2,116	4,516	7,738	11,784	15,755	1,408	848
59	36000	Huntington Beach city	78,094	625	2,562	5,180	11,905	25,096	26,927	3,938	895	966
59	36770	Irvine city	75,331	5,221	15,498	14,343	16,646	19,642	3,122	443	117	299
59	39178	Laguna Beach city	13,522	38	540	893	1,108	2,557	2,948	1,938	1,402	2,098
59	39220	Laguna Hills city	11,334	31	173	815	4,550	4,747	761	89	68	100
59	39248	Laguna Niguel city	26,026	216	852	6,060	12,882	4,172	1,514	152	46	132
59	39259	Laguna Woods city	14,249	0	0	363	1,169	4,665	6,698	760	375	219
59	39290	La Habra city	19,001	172	410	936	1,535	4,325	4,631	5,866	579	547
59	39496	Lake Forest city	26,868	280	384	5,359	9,003	9,608	1,761	358	83	32
59	40256	La Palma city	4,962	23	60	139	539	1,891	2,080	205	9	16
59	43224	Los Alamitos city	4,272	8	178	244	502	935	1,398	742	181	84
59	48256	Mission Viejo city	34,364	87	1,265	5,462	9,106	14,295	3,607	303	118	121
59	51182	Newport Beach city	41,275	692	4,008	5,584	4,467	9,891	7,435	4,977	2,630	1,591
59	53980	Orange city	43,246	455	2,099	4,221	5,763	9,339	12,178	5,198	1,406	2,587
59	57526	Placentia city	16,483	207	1,274	1,983	2,100	4,742	4,420	1,039	331	387
59	59587	Rancho Santa Margarita city	17,012	120	708	9,774	5,759	355	138	87	7	64
59	65084	San Clemente city	25,194	707	4,221	2,565	5,126	5,501	3,537	2,417	660	460
59	68028	San Juan Capistrano city	11,975	510	2,555	1,295	2,013	4,171	940	219	122	150
59	69000	Santa Ana city	78,724	572	1,413	3,263	8,799	19,930	19,080	14,806	5,490	5,371
59	70686	Seal Beach city	14,288	62	152	316	775	2,072	7,329	2,308	972	302
59	73962	Stanton city	11,622	89	415	683	2,008	3,214	2,531	2,221	226	235
59	80854	Tustin city	25,473	734	1,237	5,840	3,083	6,171	6,525	1,132	293	458
59	82744	Villa Park city	2,135	36	48	106	108	1,113	549	122	9	44
59	84550	Westminster city	27,314	219	1,113	1,391	2,526	7,541	9,023	4,653	561	287
59	86832	Yorba Linda city	21,955	576	1,840	3,088	6,863	5,603	2,804	833	174	174
59	99999	Unincorporated	42,071	1,113	5,091	6,928	3,265	5,230	8,388	9,953	1,003	1,100
		Orange County	1,028,490	15,683	61,917	120,826	165,806	260,882	216,048	135,124	26,544	25,660
65	3820	Banning city	12,570	177	1,765	2,580	2,502	1,396	1,147	1,688	712	603
65	4758	Beaumont city	10,330	2,352	3,591	721	740	696	836	690	399	305
65	7218	Blythe city	6,108	253	577	1,262	811	700	1,257	709	343	196
65	9864	Calimesa city	3,340	120	223	451	574	688	720	405	72	87
65	10928	Canyon Lake city	4,195	42	318	577	1,945	1,214	99	0	0	0
65	12048	Cathedral City city	22,533	575	3,957	4,188	8,034	2,844	1,709	878	164	184

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65	14260	Coachella city	9,136	1,277	2,141	1,509	1,289	1,099	1,048	454	162	157
65	16350	Corona city	44,950	1,148	6,152	14,421	11,814	4,894	3,275	1,762	522	962
65	18996	Desert Hot Springs city	9,495	982	1,506	1,101	1,887	1,613	1,140	739	432	95
65	33182	Hemet city	30,329	1,558	3,182	4,591	7,009	8,112	3,465	1,473	583	356
65	36434	Indian Wells city	4,973	181	630	1,131	1,160	815	714	312	9	21
65	36448	Indio city	29,063	3,470	6,675	4,236	5,679	4,319	2,535	1,697	301	151
65	39486	Lake Elsinore city	14,934	2,332	2,734	2,919	3,154	1,754	847	387	193	614
65	40354	La Quinta city	21,700	1,644	6,842	6,565	3,461	2,114	627	258	79	110
65	46842	Menifee city	27,201	3,014	6,422	5,061	5,912	2,934	3,033	590	156	79
65	49270	Moreno Valley city	52,985	3,698	6,568	7,166	24,401	5,951	2,346	1,989	534	332
65	50076	Murrieta city	31,941	4,091	11,039	8,471	6,658	1,470	86	60	9	57
65	51560	Norco city	7,394	184	827	561	896	2,232	1,147	1,025	263	259
65	55184	Palm Desert city	35,394	800	2,481	6,237	12,155	8,765	3,406	1,142	200	208
65	55254	Palm Springs city	36,427	1,093	1,828	1,949	7,777	10,949	6,393	4,173	1,474	791
65	56700	Perris city	14,045	1,533	3,123	3,255	3,552	1,286	690	371	70	165
65	59500	Rancho Mirage city	13,931	484	2,994	1,768	3,121	3,848	942	626	110	38
65	62000	Riverside city	95,322	3,087	8,359	9,465	15,019	19,509	11,819	17,514	3,891	6,659
65	67112	San Jacinto city	12,703	1,548	2,370	2,301	2,487	1,977	1,000	626	194	200
65	78120	Temecula city	30,583	1,910	7,592	11,704	7,157	1,832	158	160	31	39
65	85446	Wildomar city	9,882	828	2,037	1,875	3,318	1,199	198	257	90	80
65	99999	Unincorporated	157,791	12,323	29,130	23,296	32,309	27,010	15,085	10,832	4,143	3,663
		Riverside County	749,255	50,704	125,063	129,361	174,821	121,220	65,722	50,817	15,136	16,411
71	296	Adelanto city	7,662	807	1,514	2,922	1,001	572	414	133	187	112
71	2364	Apple Valley town	24,503	1,797	2,881	3,650	8,935	3,417	1,701	1,564	339	219
71	4030	Barstow city	9,867	183	102	655	1,963	1,813	2,151	2,090	640	270
71	6434	Big Bear Lake city	9,641	60	323	531	1,759	2,977	2,103	1,021	542	325
71	13210	Chino city	21,520	1,213	1,798	2,275	4,261	5,996	2,929	1,712	623	713
71	13214	Chino Hills city	22,710	564	2,620	7,764	7,665	2,676	543	636	130	112
71	14890	Colton city	16,261	154	806	2,113	5,004	2,400	1,364	2,097	1,145	1,178
71	24680	Fontana city	47,604	2,331	7,849	8,809	12,851	5,511	3,113	4,994	1,330	816
71	30658	Grand Terrace city	4,315	44	187	345	890	1,201	1,065	345	75	163
71	33434	Hesperia city	25,419	2,063	3,439	3,426	8,473	4,916	1,478	1,283	162	179
71	33588	Highland city	15,198	265	1,229	2,989	3,417	1,397	2,010	2,247	919	725
71	42370	Loma Linda city	9,126	301	802	968	2,626	1,619	1,262	947	247	354
71	48788	Montclair city	9,512	193	147	333	1,645	2,481	1,867	2,445	188	213

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71	50734	Needles city	3,052	66	243	241	487	506	247	530	234	498
71	53896	Ontario city	50,084	970	1,478	4,384	14,004	11,965	5,338	7,464	2,117	2,364
71	59451	Rancho Cucamonga city	56,955	2,723	10,214	8,966	16,451	12,034	3,597	1,884	475	611
71	59962	Redlands city	26,244	648	1,011	1,825	5,815	5,462	3,549	4,244	1,067	2,623
71	60466	Rialto city	26,166	451	870	4,205	7,845	5,123	2,880	3,858	482	452
71	65000	San Bernardino city	62,522	1,191	1,758	5,203	11,271	10,726	8,911	12,942	5,479	5,041
71	80994	Twentynine Palms city	12,189	568	465	2,119	3,296	1,920	1,299	1,610	500	412
71	81344	Upland city	25,944	523	1,069	1,487	6,529	7,123	4,321	2,811	865	1,216
71	82590	Victorville city	32,055	3,475	6,414	6,955	7,600	3,846	1,655	1,258	455	397
71	87042	Yucaipa city	18,909	811	2,067	2,337	2,101	4,026	3,832	2,518	755	462
71	87056	Yucca Valley town	9,864	472	763	774	2,366	2,750	1,857	656	175	51
71	99999	Unincorporated	128,836	2,801	5,843	14,370	27,893	24,139	19,696	19,502	7,788	6,804
		San Bernardino County	676,158	24,674	55,892	89,646	166,148	126,596	79,182	80,791	26,919	26,310
111	10046	Camarillo city	24,058	730	1,908	3,261	4,667	7,625	4,472	1,022	173	200
111	24092	Fillmore city	4,369	95	439	537	539	987	589	563	228	392
111	49138	Moorpark city	11,227	92	1,003	1,779	5,771	1,480	430	435	97	140
111	53476	Ojai city	3,302	35	78	123	273	662	566	687	408	470
111	54652	Oxnard city	52,523	1,191	4,987	4,510	6,009	11,508	12,340	7,983	2,588	1,407
111	58296	Port Hueneme city	7,825	87	275	473	728	2,447	2,059	1,330	316	110
111	65042	Ventura city	40,647	742	2,397	2,758	5,305	8,458	9,356	6,230	1,982	3,419
111	70042	Santa Paula city	8,872	201	120	458	1,339	1,572	1,904	1,429	796	1,053
111	72016	Simi Valley city	39,863	1,107	3,007	5,230	8,398	8,134	12,127	1,378	256	226
111	78582	Thousand Oaks city	45,030	465	3,413	5,706	7,873	15,480	9,824	1,843	259	167
111	99999	Unincorporated	33,849	481	2,175	4,070	5,645	5,498	6,334	4,684	2,233	2,729
		Ventura County	271,565	5,226	19,802	28,905	46,547	63,851	60,001	27,584	9,336	10,313
		SCAG Region	6,148,465	136,649	372,569	582,757	963,636	1,076,547	938,115	1,017,712	469,915	590,565

Source: American Community Survey (ACS) 2005-09 5-year data.

SCAG Region Demolition Permit Statistics: 1/1/2001 to 1/1/2011

COUNTY	CITY	YEAR	SFDU	SFAU	MHU	T24U	FPU	Total
Imperial	Balance	2001 - 2005	(44)	(4)	-	-	-	(48)
Imperial	Balance	2006 - 2011	(97)	(40)	(19)	(6)	-	(162)
Imperial	Brawley	2001 - 2005	(33)	-	-	(2)	-	(35)
Imperial	Brawley	2006 - 2011	(57)	-	(1)	(2)	-	(60)
Imperial	Calexico	2001 - 2005	(39)	-	-	-	-	(39)
Imperial	Calexico	2006 - 2011	(25)	-	-	-	-	(25)
Imperial	El Centro	2001 - 2005	(26)	-	-	-	-	(26)
Imperial	El Centro	2006 - 2011	(37)	-	-	-	-	(37)
Imperial	Holtville	2001 - 2005	(3)	-	-	-	-	(3)
Imperial	Holtville	2006 - 2011	(2)	-	-	-	-	(2)
Imperial	Imperial	2001 - 2005	(2)	-	-	-	-	(2)
Imperial	Imperial	2006 - 2011	(5)	-	-	-	-	(5)
Imperial	Westmorland	2001 - 2005	(2)	-	(1)	-	-	(3)
Imperial	Westmorland	2006 - 2011	(8)	-	-	(15)	-	(23)
Imperial County, Total			(380)	(44)	(21)	(25)	-	(470)
Los Ange	Alhambra	2001 - 2005	(49)	-	-	(20)	-	(69)
Los Ange	Alhambra	2006 - 2011	(53)	-	-	(6)	(20)	(79)
Los Ange	Arcadia	2001 - 2005	(432)	-	-	-	(16)	(448)
Los Ange	Arcadia	2006 - 2011	(291)	(19)	-	(7)	-	(317)
Los Ange	Artesia	2001 - 2005	(11)	(2)	-	-	-	(13)
Los Ange	Artesia	2006 - 2011	(23)	-	-	(6)	-	(29)
Los Ange	Avalon	2001 - 2005	(5)	-	-	-	(12)	(17)
Los Ange	Avalon	2006 - 2011	(6)	-	-	(4)	-	(10)
Los Ange	Azusa	2001 - 2005	(6)	-	-	-	-	(6)
Los Ange	Azusa	2006 - 2011	(7)	-	(11)	(28)	-	(46)
Los Ange	Balance	2001 - 2005	(437)	-	-	-	-	(437)
Los Ange	Balance	2006 - 2011	(1,091)	-	-	(720)	-	(1,811)
Los Ange	Baldwin Park	2001 - 2005	(62)	-	-	-	-	(62)
Los Ange	Baldwin Park	2006 - 2011	(52)	-	-	(7)	-	(59)
Los Ange	Bell	2001 - 2005	(5)	(4)	-	-	-	(9)
Los Ange	Bell	2006 - 2011	(22)	-	-	(21)	-	(43)
Los Ange	Bell Gardens	2001 - 2005	(38)	-	-	(11)	(20)	(69)
Los Ange	Bell Gardens	2006 - 2011	(21)	-	-	(10)	-	(31)
Los Ange	Bellflower	2001 - 2005	(112)	-	-	(13)	-	(125)
Los Ange	Bellflower	2006 - 2011	(105)	-	-	(2)	-	(107)
Los Ange	Beverly Hills	2001 - 2005	(48)	-	-	(4)	(29)	(81)

SCAG Region Demolition Permit Statistics: 1/1/2001 to 1/1/2011

COUNTY	CITY	YEAR	SFDU	SFAU	MHU	T24U	FPU	Total
Los Ange	Beverly Hills	2006 - 2011	(119)	-	-	-	(80)	(199)
Los Ange	Bradbury	2001 - 2005	(3)	-	-	-	-	(3)
Los Ange	Bradbury	2006 - 2011	(8)	-	-	-	-	(8)
Los Ange	Burbank	2001 - 2005	(90)	(16)	-	(99)	(67)	(272)
Los Ange	Burbank	2006 - 2011	(94)	(1)	-	(85)	(68)	(248)
Los Ange	Carson	2001 - 2005	(33)	-	-	-	-	(33)
Los Ange	Carson	2006 - 2011	(323)	-	-	-	-	(323)
Los Ange	Cerritos	2001 - 2005	(1)	-	-	-	-	(1)
Los Ange	Claremont	2001 - 2005	(15)	-	-	(7)	-	(22)
Los Ange	Claremont	2006 - 2011	(18)	-	-	(2)	(9)	(29)
Los Ange	Commerce	2001 - 2005	-	(3)	-	-	-	(3)
Los Ange	Commerce	2006 - 2011	(1)	-	-	-	-	(1)
Los Ange	Compton	2001 - 2005	(6)	-	-	(3)	(20)	(29)
Los Ange	Compton	2006 - 2011	(3)	-	-	(2)	-	(5)
Los Ange	Covina	2001 - 2005	(11)	-	-	-	-	(11)
Los Ange	Covina	2006 - 2011	(8)	-	-	-	-	(8)
Los Ange	Cudahy	2001 - 2005	(5)	-	-	-	-	(5)
Los Ange	Cudahy	2006 - 2011	(21)	-	-	-	-	(21)
Los Ange	Culver City	2001 - 2005	(8)	-	-	-	-	(8)
Los Ange	Culver City	2006 - 2011	(19)	-	-	(21)	(1)	(41)
Los Ange	Diamond Bar	2006 - 2011	(1)	-	-	-	-	(1)
Los Ange	Downey	2001 - 2005	(45)	-	-	-	-	(45)
Los Ange	Downey	2006 - 2011	(112)	-	-	-	-	(112)
Los Ange	Duarte	2001 - 2005	(4)	-	-	-	-	(4)
Los Ange	Duarte	2006 - 2011	(14)	(18)	-	-	-	(32)
Los Ange	El Monte	2001 - 2005	(124)	-	-	(3)	-	(127)
Los Ange	El Monte	2006 - 2011	(149)	(5)	-	-	-	(154)
Los Ange	El Segundo	2001 - 2005	(20)	-	-	-	-	(20)
Los Ange	El Segundo	2006 - 2011	(29)	(8)	-	-	-	(37)
Los Ange	Gardena	2001 - 2005	(30)	-	-	(4)	-	(34)
Los Ange	Gardena	2006 - 2011	(32)	(1)	-	(9)	-	(42)
Los Ange	Glendale	2001 - 2005	(97)	-	-	(12)	(253)	(362)
Los Ange	Glendale	2006 - 2011	(109)	-	-	(17)	(17)	(143)
Los Ange	Glendora	2001 - 2005	(21)	-	-	-	-	(21)
Los Ange	Glendora	2006 - 2011	(18)	-	(40)	-	-	(58)
Los Ange	Hawaiian Gardens	2001 - 2005	(9)	-	-	(2)	-	(11)
Los Ange	Hawaiian Gardens	2006 - 2011	(14)	(2)	-	-	-	(16)

SCAG Region Demolition Permit Statistics: 1/1/2001 to 1/1/2011

COUNTY	CITY	YEAR	SFDU	SFAU	MHU	T24U	FPU	Total
Los Ange	Hawthorne	2001 - 2005	(15)	-	-	-	-	(15)
Los Ange	Hawthorne	2006 - 2011	(16)	-	-	-	-	(16)
Los Ange	Hermosa Beach	2001 - 2005	(193)	-	-	(86)	(5)	(284)
Los Ange	Hermosa Beach	2006 - 2011	(139)	-	-	(89)	(25)	(253)
Los Ange	Hidden Hills	2001 - 2005	(4)	-	-	-	-	(4)
Los Ange	Hidden Hills	2006 - 2011	(18)	-	-	-	-	(18)
Los Ange	Huntington Park	2001 - 2005	(13)	-	-	-	-	(13)
Los Ange	Huntington Park	2006 - 2011	(42)	(6)	-	(39)	(54)	(141)
Los Ange	Industry	2006 - 2011	(2)	-	(1)	-	-	(3)
Los Ange	Inglewood	2001 - 2005	(24)	-	-	(37)	(210)	(271)
Los Ange	Inglewood	2006 - 2011	(29)	-	-	(8)	(29)	(66)
Los Ange	Irwindale	2001 - 2005	(5)	-	-	-	-	(5)
Los Ange	Irwindale	2006 - 2011	(5)	-	-	-	-	(5)
Los Ange	La Canada Flintridge	2001 - 2005	(60)	-	-	-	-	(60)
Los Ange	La Canada Flintridge	2006 - 2011	(80)	-	-	-	-	(80)
Los Ange	La Habra Heights	2001 - 2005	(3)	-	-	-	-	(3)
Los Ange	La Habra Heights	2006 - 2011	(4)	-	-	-	-	(4)
Los Ange	La Puente	2001 - 2005	(3)	-	-	-	-	(3)
Los Ange	La Puente	2006 - 2011	(18)	-	-	-	-	(18)
Los Ange	La Verne	2001 - 2005	(10)	-	-	-	-	(10)
Los Ange	La Verne	2006 - 2011	(10)	(2)	-	-	(5)	(17)
Los Ange	Lakewood	2001 - 2005	(10)	-	-	-	-	(10)
Los Ange	Lakewood	2006 - 2011	(11)	-	-	(5)	-	(16)
Los Ange	Lancaster	2001 - 2005	(38)	(5)	-	(112)	(44)	(199)
Los Ange	Lancaster	2006 - 2011	(42)	(9)	(10)	(6)	(10)	(77)
Los Ange	Lawndale	2001 - 2005	(37)	-	-	-	-	(37)
Los Ange	Lawndale	2006 - 2011	(29)	-	-	-	-	(29)
Los Ange	Lomita	2001 - 2005	(10)	(7)	-	-	-	(17)
Los Ange	Lomita	2006 - 2011	(60)	-	-	-	-	(60)
Los Ange	Long Beach	2001 - 2005	(107)	-	-	(138)	(113)	(358)
Los Ange	Long Beach	2006 - 2011	(242)	-	-	(67)	(41)	(350)
Los Ange	Los Angeles	2001 - 2005	(2,399)	(21)	-	(970)	(3,159)	(6,549)
Los Ange	Los Angeles	2006 - 2011	(3,778)	(5)	(2)	(1,650)	(3,849)	(9,284)
Los Ange	Lynwood	2001 - 2005	(92)	-	-	(60)	-	(152)
Los Ange	Lynwood	2006 - 2011	(76)	-	-	-	-	(76)
Los Ange	Malibu	2001 - 2005	(21)	-	-	-	-	(21)
Los Ange	Malibu	2006 - 2011	(34)	-	-	(2)	-	(36)

SCAG Region Demolition Permit Statistics: 1/1/2001 to 1/1/2011

COUNTY	CITY	YEAR	SFDU	SFAU	MHU	T24U	FPU	Total
Los Ange	Manhattan Beach	2001 - 2005	(290)	(13)	-	(35)	(16)	(354)
Los Ange	Manhattan Beach	2006 - 2011	(461)	-	-	(119)	(16)	(596)
Los Ange	Maywood	2001 - 2005	(4)	-	-	-	-	(4)
Los Ange	Maywood	2006 - 2011	(5)	-	-	-	-	(5)
Los Ange	Monrovia	2001 - 2005	(69)	-	-	-	-	(69)
Los Ange	Monrovia	2006 - 2011	(44)	-	-	(6)	-	(50)
Los Ange	Montebello	2001 - 2005	(1)	(4)	-	-	-	(5)
Los Ange	Montebello	2006 - 2011	(7)	(11)	-	-	-	(18)
Los Ange	Monterey Park	2001 - 2005	(110)	(2)	-	(52)	(28)	(192)
Los Ange	Monterey Park	2006 - 2011	(97)	-	-	(25)	(25)	(147)
Los Ange	Norwalk	2001 - 2005	(36)	-	-	(2)	-	(38)
Los Ange	Norwalk	2006 - 2011	(36)	(2)	-	-	-	(38)
Los Ange	Palmdale	2001 - 2005	(28)	-	-	(2)	(13)	(43)
Los Ange	Palmdale	2006 - 2011	(63)	-	-	-	(1)	(64)
Los Ange	Palos Verdes Estates	2001 - 2005	(51)	-	-	-	-	(51)
Los Ange	Palos Verdes Estates	2006 - 2011	(72)	-	-	(3)	-	(75)
Los Ange	Paramount	2001 - 2005	(33)	(4)	-	-	-	(37)
Los Ange	Paramount	2006 - 2011	(36)	(2)	-	(4)	-	(42)
Los Ange	Pasadena	2001 - 2005	(51)	(15)	-	-	-	(66)
Los Ange	Pasadena	2006 - 2011	(92)	-	-	(46)	(41)	(179)
Los Ange	Pico Rivera	2001 - 2005	(4)	-	-	-	-	(4)
Los Ange	Pico Rivera	2006 - 2011	(13)	-	-	-	-	(13)
Los Ange	Pomona	2001 - 2005	(9)	-	-	-	(4)	(13)
Los Ange	Pomona	2006 - 2011	(56)	-	-	-	-	(56)
Los Ange	Redondo Beach	2001 - 2005	(473)	-	-	(26)	-	(499)
Los Ange	Redondo Beach	2006 - 2011	(454)	(4)	-	(56)	-	(514)
Los Ange	Rolling Hills Estates	2001 - 2005	(15)	-	-	-	-	(15)
Los Ange	Rolling Hills Estates	2006 - 2011	(15)	-	-	-	-	(15)
Los Ange	Rosemead	2001 - 2005	(127)	-	-	(8)	-	(135)
Los Ange	Rosemead	2006 - 2011	(154)	-	-	(2)	-	(156)
Los Ange	San Dimas	2001 - 2005	(10)	-	-	(4)	-	(14)
Los Ange	San Dimas	2006 - 2011	(21)	-	-	-	-	(21)
Los Ange	San Fernando	2001 - 2005	(8)	-	-	(2)	-	(10)
Los Ange	San Fernando	2006 - 2011	(16)	-	-	(13)	(6)	(35)
Los Ange	San Gabriel	2001 - 2005	(74)	(11)	-	(1)	-	(86)
Los Ange	San Gabriel	2006 - 2011	(98)	-	-	-	-	(98)
Los Ange	San Marino	2001 - 2005	(11)	-	-	-	-	(11)

SCAG Region Demolition Permit Statistics: 1/1/2001 to 1/1/2011								
COUNTY	CITY	YEAR	SFDU	SFAU	MHU	T24U	FPU	Total
Los Ange	San Marino	2006 - 2011	(16)	-	-	-	-	(16)
Los Ange	Santa Clarita	2001 - 2005	(1)	-	-	-	-	(1)
Los Ange	Santa Clarita	2006 - 2011	(15)	(1)	-	(2)	-	(18)
Los Ange	Santa Fe Springs	2001 - 2005	(2)	-	-	-	-	(2)
Los Ange	Santa Fe Springs	2006 - 2011	(2)	-	-	-	-	(2)
Los Ange	Santa Monica	2001 - 2005	(95)	-	-	(16)	(107)	(218)
Los Ange	Santa Monica	2006 - 2011	(200)	-	-	(180)	(98)	(478)
Los Ange	Sierra Madre	2001 - 2005	(10)	-	-	-	-	(10)
Los Ange	Sierra Madre	2006 - 2011	(7)	(3)	-	-	-	(10)
Los Ange	Signal Hills	2001 - 2005	(1)	-	-	-	-	(1)
Los Ange	South El Monte	2001 - 2005	(13)	-	-	-	-	(13)
Los Ange	South El Monte	2006 - 2011	(19)	-	-	(14)	-	(33)
Los Ange	South Gate	2001 - 2005	(7)	(2)	(1)	-	-	(10)
Los Ange	South Gate	2006 - 2011	(371)	(28)	-	(22)	(15)	(436)
Los Ange	South Pasadena	2001 - 2005	(9)	(2)	-	(4)	-	(15)
Los Ange	South Pasadena	2006 - 2011	(10)	(2)	-	-	-	(12)
Los Ange	Temple City	2001 - 2005	(325)	-	-	-	-	(325)
Los Ange	Temple City	2006 - 2011	(186)	-	-	-	-	(186)
Los Ange	Torrance	2001 - 2005	(93)	-	-	(18)	(57)	(168)
Los Ange	Torrance	2006 - 2011	(139)	-	-	(12)	-	(151)
Los Ange	Walnut	2001 - 2005	(3)	-	-	-	-	(3)
Los Ange	Walnut	2006 - 2011	(1)	-	-	-	-	(1)
Los Ange	West Covina	2001 - 2005	(22)	-	-	-	-	(22)
Los Ange	West Covina	2006 - 2011	(18)	-	-	-	-	(18)
Los Ange	West Hollywood	2001 - 2005	(23)	(3)	-	(12)	(12)	(50)
Los Ange	West Hollywood	2006 - 2011	(27)	(6)	-	(32)	(16)	(81)
Los Ange	Whittier	2001 - 2005	(21)	-	-	-	-	(21)
Los Ange	Whittier	2006 - 2011	(1)	-	-	-	-	(1)
Los Angeles County Total			(16,950)	(249)	(65)	(5,112)	(8,611)	(30,987)
Orange	Anaheim	2001 - 2005	(23)	-	(1)	-	-	(24)
Orange	Anaheim	2006 - 2011	(77)	-	-	(142)	(328)	(547)
Orange	Balance	2001 - 2005	(97)	-	-	(10)	-	(107)
Orange	Balance	2006 - 2011	(167)	-	(224)	(47)	(18)	(456)
Orange	Brea	2001 - 2005	(20)	-	-	-	-	(20)
Orange	Brea	2006 - 2011	(10)	-	(1)	-	-	(11)
Orange	Buena Park	2001 - 2005	(31)	-	-	-	(16)	(47)

SCAG Region Demolition Permit Statistics: 1/1/2001 to 1/1/2011								
COUNTY	CITY	YEAR	SFDU	SFAU	MHU	T24U	FPU	Total
Orange	Buena Park	2006 - 2011	(12)	-	-	-	-	(12)
Orange	Costa Mesa	2001 - 2005	(23)	-	-	(18)	(10)	(51)
Orange	Costa Mesa	2006 - 2011	(96)	(8)	-	(22)	(26)	(152)
Orange	Cypress	2001 - 2005	(23)	-	-	(6)	-	(29)
Orange	Cypress	2006 - 2011	(17)	(2)	-	-	-	(19)
Orange	Dana Point	2001 - 2005	(16)	-	-	(2)	-	(18)
Orange	Dana Point	2006 - 2011	(35)	-	(90)	-	-	(125)
Orange	Fountain Valley	2001 - 2005	(5)	-	-	-	-	(5)
Orange	Fountain Valley	2006 - 2011	(14)	-	-	-	-	(14)
Orange	Fullerton	2001 - 2005	(34)	-	-	(12)	-	(46)
Orange	Fullerton	2006 - 2011	(36)	-	-	(58)	(131)	(225)
Orange	Garden Grove	2001 - 2005	(13)	-	-	-	-	(13)
Orange	Garden Grove	2006 - 2011	(81)	-	-	(4)	-	(85)
Orange	Huntington Baach	2001 - 2005	(4)	-	-	(2)	(2)	(8)
Orange	Huntington Beach	2006 - 2011	(77)	-	-	(6)	-	(83)
Orange	La Habra	2001 - 2005	(1)	-	-	-	-	(1)
Orange	La Habra	2006 - 2011	(6)	-	(1)	-	-	(7)
Orange	La Palma	2006 - 2011	(2)	-	-	-	-	(2)
Orange	Laguna Beach	2001 - 2005	(49)	-	-	-	-	(49)
Orange	Laguna Beach	2006 - 2011	(100)	(1)	-	(21)	(5)	(127)
Orange	Laguna Hills	2001 - 2005	(3)	-	-	-	-	(3)
Orange	Laguna Niguel	2006 - 2011	(3)	-	-	-	-	(3)
Orange	Lake Forest	2006 - 2011	(1)	-	-	-	-	(1)
Orange	Los Alamitos	2001 - 2005	(10)	(1)	-	-	-	(11)
Orange	Los Alamitos	2006 - 2011	(19)	-	-	-	(6)	(25)
Orange	Mission Viejo	2006 - 2011	(2)	-	-	-	-	(2)
Orange	Newport Beach	2001 - 2005	(383)	-	-	(137)	(15)	(535)
Orange	Newport Beach	2006 - 2011	(492)	-	-	(169)	(6)	(667)
Orange	Orange	2001 - 2005	(23)	-	-	(2)	(2)	(27)
Orange	Orange	2006 - 2011	(31)	-	-	-	-	(31)
Orange	Placentia	2001 - 2005	(8)	-	-	-	-	(8)
Orange	Placentia	2006 - 2011	(2)	-	-	-	-	(2)
Orange	Rancho Santa Margarita	2006 - 2011	(1)	(6)	-	-	-	(7)
Orange	San Clemente	2006 - 2011	(28)	-	(1)	(2)	-	(31)
Orange	San Juan Capistrano	2001 - 2005	-	-	(2)	-	-	(2)
Orange	San Juan Capistrano	2006 - 2011	(2)	-	-	-	-	(2)
Orange	Santa Ana	2001 - 2005	(37)	-	-	(28)	-	(65)

SCAG Region Demolition Permit Statistics: 1/1/2001 to 1/1/2011

COUNTY	CITY	YEAR	SFDU	SFAU	MHU	T24U	FPU	Total
Orange	Santa Ana	2006 - 2011	(96)	-	-	(31)	(13)	(140)
Orange	Seal Beach	2001 - 2005	(25)	-	-	(2)	(12)	(39)
Orange	Seal Beach	2006 - 2011	(34)	-	(4)	(7)	-	(45)
Orange	Stanton	2001 - 2005	(8)	-	-	-	-	(8)
Orange	Stanton	2006 - 2011	(11)	-	-	-	-	(11)
Orange	Tustin	2001 - 2005	(3)	-	-	-	-	(3)
Orange	Tustin	2006 - 2011	(6)	-	-	(726)	(322)	(1,054)
Orange	Westminster	2001 - 2005	(12)	-	-	-	-	(12)
Orange	Westminster	2006 - 2011	(29)	(3)	-	-	-	(32)
Orange	Yorba Linda	2001 - 2005	(36)	-	-	-	-	(36)
Orange	Yorba Linda	2006 - 2011	(138)	-	-	-	(24)	(162)
Orange County Total			(2,512)	(21)	(324)	(1,454)	(936)	(5,247)
Riversid	Balance	2001 - 2005	(181)	-	-	(1)	(11)	(193)
Riversid	Balance	2006 - 2011	(360)	(3)	(86)	(32)	(24)	(505)
Riversid	Banning	2001 - 2005	(10)	-	-	(5)	(9)	(24)
Riversid	Banning	2006 - 2011	(13)	-	-	(2)	-	(15)
Riversid	Beaumont	2001 - 2005	(5)	-	-	-	-	(5)
Riversid	Beaumont	2006 - 2011	(36)	-	-	(3)	-	(39)
Riversid	Blythe	2001 - 2005	(45)	-	(7)	(7)	-	(59)
Riversid	Blythe	2006 - 2011	(34)	-	(25)	(4)	-	(63)
Riversid	Calimesa	2001 - 2005	(4)	-	-	-	-	(4)
Riversid	Calimesa	2006 - 2011	(3)	-	-	-	-	(3)
Riversid	Canyon Lake	2001 - 2005	(1)	-	-	-	-	(1)
Riversid	Cathedral City	2001 - 2005	(23)	-	-	(10)	(12)	(45)
Riversid	Cathedral City	2006 - 2011	(48)	-	(3)	(27)	(39)	(117)
Riversid	Coachella	2001 - 2005	(11)	-	-	-	-	(11)
Riversid	Corona	2001 - 2005	(50)	-	-	-	-	(50)
Riversid	Corona	2006 - 2011	(39)	-	-	-	-	(39)
Riversid	Desert Hot Springs	2001 - 2005	(1)	-	-	-	-	(1)
Riversid	Desert Hot Springs	2006 - 2011	(17)	-	-	(9)	-	(26)
Riversid	Hemet	2001 - 2005	(11)	(15)	-	-	-	(26)
Riversid	Hemet	2006 - 2011	(33)	-	-	-	-	(33)
Riversid	Indian Wells	2001 - 2005	(6)	-	-	-	-	(6)
Riversid	Indian Wells	2006 - 2011	(5)	-	-	-	-	(5)
Riversid	Indio	2001 - 2005	(3)	-	-	-	-	(3)
Riversid	Indio	2006 - 2011	(15)	-	-	-	-	(15)

SCAG Region Demolition Permit Statistics: 1/1/2001 to 1/1/2011

COUNTY	CITY	YEAR	SFDU	SFAU	MHU	T24U	FPU	Total
Riversid	La Quinta	2001 - 2005	(41)	-	-	(12)	-	(53)
Riversid	La Quinta	2006 - 2011	(23)	-	(2)	-	-	(25)
Riversid	Lake Elsinore	2001 - 2005	(28)	-	-	(4)	-	(32)
Riversid	Lake Elsinore	2006 - 2011	(35)	(13)	-	(9)	(5)	(62)
Riversid	Menifee	2006 - 2011	(1)	-	(2)	-	-	(3)
Riversid	Moreno Valley	2001 - 2005	(36)	-	-	-	-	(36)
Riversid	Moreno Valley	2006 - 2011	(79)	-	-	(10)	-	(89)
Riversid	Murrieta	2001 - 2005	(20)	-	-	-	-	(20)
Riversid	Murrieta	2006 - 2011	(28)	-	(9)	(16)	-	(53)
Riversid	Norco	2001 - 2005	(19)	-	-	-	-	(19)
Riversid	Norco	2006 - 2011	(18)	-	-	-	-	(18)
Riversid	Palm Desert	2001 - 2005	(17)	-	-	-	-	(17)
Riversid	Palm Desert	2006 - 2011	(15)	-	-	(20)	(66)	(101)
Riversid	Palm Springs	2001 - 2005	(15)	-	-	-	-	(15)
Riversid	Palm Springs	2006 - 2011	(5)	-	(8)	-	(38)	(51)
Riversid	Perris	2001 - 2005	(1)	-	-	-	-	(1)
Riversid	Perris	2006 - 2011	(35)	-	-	-	-	(35)
Riversid	Rancho Mirage	2001 - 2005	(22)	-	(24)	(7)	(7)	(60)
Riversid	Rancho Mirage	2006 - 2011	(20)	-	(6)	-	-	(26)
Riversid	Riverside	2001 - 2005	(59)	(46)	-	(5)	-	(110)
Riversid	Riverside	2006 - 2011	(178)	-	-	(6)	-	(184)
Riversid	San Jacinto	2001 - 2005	(12)	-	-	(5)	-	(17)
Riversid	San Jacinto	2006 - 2011	(13)	-	(4)	(10)	-	(27)
Riversid	Temecula	2001 - 2005	(3)	-	-	-	-	(3)
Riversid	Temecula	2006 - 2011	(9)	-	-	-	(101)	(110)
Riversid	Wildomar	2006 - 2011	(5)	-	(1)	-	-	(6)
Riverside County Total			(1,691)	(77)	(177)	(204)	(312)	(2,461)
San Bernardino	Adelanto	2001 - 2005	(18)	(12)	(2)	(5)	-	(37)
San Bernardino	Adelanto	2006 - 2011	(15)	(1)	-	(2)	(8)	(26)
San Bernardino	Apple Valley	2001 - 2005	(26)	-	-	-	-	(26)
San Bernardino	Apple Valley	2006 - 2011	(18)	-	-	(2)	-	(20)
San Bernardino	Balance	2001 - 2005	(1,142)	-	-	-	-	(1,142)
San Bernardino	Balance	2006 - 2011	(1,288)	-	-	-	-	(1,288)
San Bernardino	Barstow	2001 - 2005	(10)	(11)	-	(6)	-	(27)
San Bernardino	Barstow	2006 - 2011	(10)	-	-	-	-	(10)
San Bernardino	Big Bear Lake	2001 - 2005	(52)	-	-	-	-	(52)

SCAG Region Demolition Permit Statistics: 1/1/2001 to 1/1/2011

COUNTY	CITY	YEAR	SFDU	SFAU	MHU	T24U	FPU	Total
San Bernardino	Big Bear Lake	2006 - 2011	(39)	-	-	-	-	(39)
San Bernardino	Chino	2001 - 2005	(64)	-	-	(4)	-	(68)
San Bernardino	Chino	2006 - 2011	(64)	-	-	-	-	(64)
San Bernardino	Chino Hills	2001 - 2005	(3)	-	-	-	-	(3)
San Bernardino	Chino Hills	2006 - 2011	(7)	-	-	-	-	(7)
San Bernardino	Colton	2001 - 2005	(17)	-	-	-	-	(17)
San Bernardino	Colton	2006 - 2011	(24)	-	-	-	-	(24)
San Bernardino	Fontana	2001 - 2005	(54)	-	-	(10)	-	(64)
San Bernardino	Fontana	2006 - 2011	(178)	-	-	(7)	-	(185)
San Bernardino	Grand Terrace	2001 - 2005	(3)	-	-	-	-	(3)
San Bernardino	Grand Terrace	2006 - 2011	(11)	-	-	-	-	(11)
San Bernardino	Hesperia	2001 - 2005	(15)	-	-	(3)	-	(18)
San Bernardino	Hesperia	2006 - 2011	(32)	-	-	-	(8)	(40)
San Bernardino	Highland	2001 - 2005	(55)	-	-	(14)	-	(69)
San Bernardino	Highland	2006 - 2011	(26)	(1)	-	-	-	(27)
San Bernardino	Loma Linda	2001 - 2005	(1)	-	-	-	-	(1)
San Bernardino	Loma Linda	2006 - 2011	(22)	-	-	(2)	-	(24)
San Bernardino	Montclair	2001 - 2005	(2)	(4)	-	-	(19)	(25)
San Bernardino	Montclair	2006 - 2011	(2)	-	-	-	-	(2)
San Bernardino	Needles	2001 - 2005	(6)	-	-	-	-	(6)
San Bernardino	Needles	2006 - 2011	(21)	-	-	-	-	(21)
San Bernardino	Ontario	2001 - 2005	(19)	-	-	-	-	(19)
San Bernardino	Ontario	2006 - 2011	(65)	-	(59)	(25)	(5)	(154)
San Bernardino	Rancho Cucamonga	2001 - 2005	(50)	-	-	-	-	(50)
San Bernardino	Rancho Cucamonga	2006 - 2011	(21)	-	-	-	-	(21)
San Bernardino	Redlands	2001 - 2005	(38)	-	-	(5)	-	(43)
San Bernardino	Redlands	2006 - 2011	(12)	-	-	(14)	-	(26)
San Bernardino	Rialto	2001 - 2005	(8)	-	-	-	-	(8)
San Bernardino	Rialto	2006 - 2011	(12)	-	-	-	-	(12)
San Bernardino	San Bernardino	2001 - 2005	(457)	-	(10)	(81)	(35)	(583)
San Bernardino	San Bernardino	2006 - 2011	(115)	-	-	(216)	(28)	(359)
San Bernardino	Twentynine Palms	2001 - 2005	(3)	(1)	(1)	(4)	-	(9)
San Bernardino	Twentynine Palms	2006 - 2011	(9)	-	(1)	-	-	(10)
San Bernardino	Upland	2001 - 2005	(16)	-	-	-	-	(16)
San Bernardino	Upland	2006 - 2011	(10)	-	-	-	-	(10)
San Bernardino	Victorville	2001 - 2005	(7)	-	-	-	-	(7)
San Bernardino	Victorville	2006 - 2011	(38)	-	-	(6)	-	(44)

SCAG Region Demolition Permit Statistics: 1/1/2001 to 1/1/2011

COUNTY	CITY	YEAR	SFDU	SFAU	MHU	T24U	FPU	Total
San Bernardino	Yucaipa	2001 - 2005	(38)	-	-	(11)	-	(49)
San Bernardino	Yucaipa	2006 - 2011	(56)	-	(2)	-	-	(58)
San Bernardino	Yucca Valley	2001 - 2005	(9)	-	-	-	-	(9)
San Bernardino	Yucca Valley	2006 - 2011	(6)	-	-	(2)	-	(8)
San Bernardino County Total			(4,214)	(30)	(75)	(419)	(103)	(4,841)
Ventura	Balance	2001 - 2005	(29)	-	(3)	-	-	(32)
Ventura	Balance	2006 - 2011	(88)	-	(2)	(4)	-	(94)
Ventura	Camarillo	2001 - 2005	(26)	(2)	-	-	-	(28)
Ventura	Camarillo	2006 - 2011	(6)	-	-	-	-	(6)
Ventura	Fillmore	2001 - 2005	(5)	-	-	(3)	-	(8)
Ventura	Fillmore	2006 - 2011	(10)	-	-	-	-	(10)
Ventura	Moorpark	2001 - 2005	(15)	-	(2)	-	-	(17)
Ventura	Moorpark	2006 - 2011	(16)	-	(4)	-	-	(20)
Ventura	Ojai	2006 - 2011	(9)	-	-	(2)	-	(11)
Ventura	Oxnard	2001 - 2005	(13)	-	-	-	-	(13)
Ventura	Oxnard	2006 - 2011	(69)	-	-	(8)	-	(77)
Ventura	Port Hueneme	2001 - 2005	(1)	-	-	(4)	-	(5)
Ventura	Port Hueneme	2006 - 2011	(3)	(2)	-	-	-	(5)
Ventura	San Buenaventura	2001 - 2005	(22)	-	-	-	-	(22)
Ventura	San Buenaventura	2006 - 2011	(32)	-	-	-	-	(32)
Ventura	Santa Paula	2001 - 2005	(6)	(6)	-	(2)	-	(14)
Ventura	Santa Paula	2006 - 2011	(11)	-	-	-	-	(11)
Ventura	Simi Valley	2001 - 2005	(27)	-	-	-	-	(27)
Ventura	Simi Valley	2006 - 2011	(7)	-	-	-	-	(7)
Ventura	Thousand Oaks	2001 - 2005	(12)	-	-	-	-	(12)
Ventura	Thousand Oaks	2006 - 2011	(28)	-	-	-	-	(28)
Ventura County Total			(435)	(10)	(11)	(23)	-	(479)
SCAG Region			(26,182)	(431)	(673)	(7,237)	(9,962)	(44,485)

SCAG Region Statistics on Disability from 2005-07 ACS*

County	Population	Housing Unit	Households	Civilian Non-institutionalized Population 5 Year & Over**	Male	Male-Disabled	Female	Female-Disabled
Imperial	157,829	51,577	45,561	133,640	64,929	9,887	68,711	10,597
Los Angeles	9,883,649	3,356,711	3,176,441	9,081,896	4,479,116	501,519	4,602,780	611,404
Orange	2,988,407	1,023,194	972,040	2,758,025	1,374,544	118,048	1,383,481	143,963
Riverside	2,002,663	729,148	636,755	1,819,512	898,832	110,603	920,680	120,059
San Bernardino	1,982,845	667,836	591,141	1,783,610	880,110	113,489	903,500	126,559
Ventura	794,412	269,879	255,527	728,604	363,358	41,672	365,246	49,168
SCAG Region	17,809,805	6,098,345	5,677,465	16,305,287	8,060,889	895,218	8,244,398	1,061,750

** Civilian Non-institutionalized Population, 5 year and over: Residential Population + Non-institutionalized Population.
It dosen't incude military and institutionalized Population.

SCAG Region Statistics on Disability from 2005-07 ACS*

County	City	Population	Housing Unit	Households	Civilian Non-institutionalized Population 5 Years & Over**	Male	Male-Disabled	Female	Femable-Disabled
25	Brawley city	24,248	8,438	7,367	21,048	9,775	1,690	11,273	1,720
25	Calexico city	32,562	9,453	8,688	30,161	14,177	1,968	15,984	2,605
25	El Centro city	41,672	14,689	13,971	37,136	18,224	2,439	18,912	2,838
37	Agoura Hills city	20,493	7,319	7,108	19,589	10,643	872	8,946	786
37	Alhambra city	85,075	30,052	28,535	79,225	37,917	3,402	41,308	5,170
37	Arcadia city	58,345	19,962	19,618	55,948	26,218	2,573	29,730	3,755
37	Azusa city	48,296	13,466	13,123	44,146	21,599	1,988	22,547	2,222
37	Baldwin Park city	79,980	17,876	17,557	71,985	35,268	3,561	36,717	4,601
37	Bell city	36,983	9,271	8,869	33,527	17,621	1,722	15,906	1,749
37	Bellflower city	76,986	25,007	23,701	70,229	33,415	3,913	36,814	5,332
37	Bell Gardens city	44,721	9,938	9,741	40,067	19,999	2,013	20,068	2,050
37	Beverly Hills city	35,049	15,936	14,557	33,741	15,718	1,780	18,023	2,038
37	Burbank city	102,770	43,265	40,930	95,888	45,746	5,047	50,142	6,568
37	Calabasas city	21,365	8,262	7,814	20,512	9,801	891	10,711	831
37	Carson city	95,420	25,818	25,425	88,624	42,634	5,668	45,990	6,607
37	Cerritos city	53,370	16,088	15,889	51,550	24,480	2,113	27,070	2,685
37	Claremont city	34,390	11,568	11,230	32,650	15,829	1,393	16,821	1,679
37	Compton city	97,299	24,319	23,180	87,676	43,025	4,325	44,651	5,934
37	Covina city	51,873	16,839	16,395	48,046	23,021	2,789	25,025	3,413
37	Cudahy city	25,338	5,826	5,515	22,732	11,314	870	11,418	963
37	Culver City city	40,677	17,182	16,802	37,432	17,732	1,846	19,700	3,185
37	Diamond Bar city	56,462	18,425	17,867	53,712	25,999	1,874	27,713	2,357
37	Downey city	112,255	35,556	34,119	101,417	50,597	5,464	50,820	6,525
37	Duarte city	23,034	7,011	6,836	20,487	9,746	1,358	10,741	1,283
37	El Monte city	111,335	28,437	27,365	101,538	50,990	5,886	50,548	6,940
37	Gardena city	58,436	21,557	20,263	54,129	26,443	3,218	27,686	4,107
37	Glendale city	194,004	74,665	70,771	183,794	88,483	11,418	95,311	16,842
37	Glendora city	50,331	17,474	16,744	46,781	22,069	2,733	24,712	3,525
37	Hawthorne city	92,455	30,379	29,277	81,729	38,967	3,300	42,762	4,315
37	Huntington Park city	60,719	15,928	14,808	55,898	29,086	2,175	26,812	3,332
37	Inglewood city	117,736	39,627	37,606	105,384	49,466	6,357	55,918	6,918
37	La Canada Flintridge city	20,568	7,088	6,780	19,397	9,635	728	9,762	864

SCAG Region Statistics on Disability from 2005-07 ACS*

County	City	Population	Housing Unit	Households	Civilian Non-institutionalized Population 5 Years & Over**	Male	Male-Disabled	Female	Femable-Disabled
37	Lakewood city	84,891	27,619	26,706	78,874	38,542	3,718	40,332	4,194
37	La Mirada city	48,160	15,290	14,861	45,597	22,680	2,197	22,917	2,781
37	Lancaster city	149,624	47,120	43,977	131,207	63,905	9,890	67,302	11,965
37	La Puente city	41,288	10,056	9,824	37,991	20,293	2,530	17,698	2,510
37	La Verne city	31,765	11,514	11,143	29,746	13,315	1,801	16,431	1,938
37	Lawndale city	31,746	10,086	9,393	28,227	14,854	1,364	13,373	1,675
37	Lomita city	19,917	8,326	7,622	18,362	8,483	1,220	9,879	1,245
37	Long Beach city	463,838	174,113	161,229	425,549	210,406	26,044	215,143	29,587
37	Los Angeles city	3,770,590	1,356,808	1,274,791	3,465,803	1,724,992	196,345	1,740,811	241,002
37	Lynwood city	74,020	15,535	14,854	62,791	31,175	3,481	31,616	2,876
37	Manhattan Beach city	37,623	14,984	13,932	33,965	16,165	1,126	17,800	1,306
37	Maywood city	28,669	6,903	6,669	25,369	12,401	1,045	12,968	1,314
37	Monrovia city	37,138	14,211	13,613	34,265	16,569	2,093	17,696	3,431
37	Montebello city	63,170	19,978	19,310	57,803	27,916	3,385	29,887	4,550
37	Monterey Park city	62,584	20,691	20,017	58,862	28,648	2,732	30,214	4,319
37	Norwalk city	108,965	28,611	27,720	99,763	49,481	6,224	50,282	7,315
37	Palmdale city	144,252	41,841	38,914	131,005	64,344	8,866	66,661	10,028
37	Paramount city	55,940	14,991	14,366	50,481	24,734	2,497	25,747	3,593
37	Pasadena city	136,294	56,060	51,973	125,649	60,783	7,370	64,866	9,914
37	Pico Rivera city	67,111	17,673	17,270	61,896	30,634	3,356	31,262	4,225
37	Pomona city	155,488	40,860	38,643	138,945	69,239	7,713	69,706	8,720
37	Rancho Palos Verdes city	45,702	16,345	16,061	42,945	21,398	2,036	21,547	2,190
37	Redondo Beach city	66,968	30,227	28,634	61,745	29,673	2,914	32,072	3,435
37	Rosemead city	53,445	14,542	14,110	49,995	25,187	2,960	24,808	4,085
37	San Dimas city	35,283	13,042	12,727	32,940	16,138	2,099	16,802	2,212
37	San Fernando city	23,542	6,156	5,838	21,442	10,441	1,191	11,001	1,742
37	San Gabriel city	40,254	12,881	12,430	37,269	18,119	1,969	19,150	2,153
37	Santa Clarita city	179,230	60,527	58,144	165,845	84,118	8,911	81,727	9,414
37	Santa Monica city	86,916	48,911	46,357	81,981	39,722	4,541	42,259	5,485
37	South El Monte city	19,547	4,850	4,819	17,593	9,535	873	8,058	674
37	South Gate city	102,469	24,782	24,222	92,137	44,434	4,122	47,703	5,279
37	South Pasadena city	26,389	10,886	10,441	25,174	11,447	1,047	13,727	1,451
37	Temple City city	35,710	12,043	11,277	32,840	15,830	1,658	17,010	1,955

SCAG Region Statistics on Disability from 2005-07 ACS*

County	City	Population	Housing Unit	Households	Civilian Non-institutionalized Population 5 Years & Over**	Male	Male-Disabled	Female	Femable-Disabled
37	Torrance city	141,593	57,396	54,379	132,722	65,035	6,505	67,687	8,152
37	Walnut city	30,497	8,578	8,306	29,273	14,851	1,108	14,422	1,263
37	West Covina city	111,572	33,389	32,289	104,002	49,462	4,640	54,540	6,571
37	West Hollywood city	34,675	24,026	22,227	33,771	18,078	2,427	15,693	3,930
37	Whittier city	89,173	29,552	28,971	82,536	40,179	4,758	42,357	6,374
59	Aliso Viejo City	46,451	18,698	18,009	41,487	19,220	639	22,267	1,127
59	Anaheim city	336,471	102,195	96,930	305,930	152,292	15,702	153,638	18,695
59	Brea city	38,921	14,775	14,415	37,081	17,491	1,558	19,590	1,870
59	Buena Park city	82,649	24,336	23,641	75,386	37,902	3,921	37,484	4,528
59	Costa Mesa city	107,820	40,888	38,665	99,205	51,006	4,377	48,199	4,633
59	Cypress city	48,861	16,531	16,031	45,974	22,388	2,141	23,586	3,155
59	Dana Point city	32,018	15,835	13,720	30,011	14,883	1,816	15,128	1,752
59	Fountain Valley city	55,394	19,283	18,685	51,924	25,946	3,009	25,978	3,222
59	Fullerton city	133,958	47,254	45,697	123,802	61,039	6,297	62,763	6,281
59	Garden Grove city	169,511	47,128	46,160	156,195	80,981	7,877	75,214	8,876
59	Huntington Beach city	190,487	77,079	73,781	178,402	88,637	8,022	89,765	9,778
59	Irvine city	186,220	69,076	65,999	174,360	85,654	5,190	88,706	6,222
59	Laguna Beach city	23,578	13,141	11,012	22,873	12,084	1,264	10,789	867
59	Laguna Hills city	30,451	11,187	10,319	28,615	14,411	814	14,204	1,187
59	Laguna Niguel city	63,708	25,220	23,940	59,820	29,110	2,088	30,710	2,371
59	La Habra city	60,998	19,939	18,819	55,814	27,675	2,677	28,139	2,790
59	Lake Forest city	75,572	26,879	25,716	69,791	35,154	2,196	34,637	2,709
59	Mission Viejo city	96,244	34,766	33,726	90,400	44,838	3,581	45,562	4,714
59	Newport Beach city	85,176	42,753	36,748	80,208	39,440	2,425	40,768	3,459
59	Orange city	139,112	43,687	42,350	127,226	63,012	5,854	64,214	7,885
59	Placentia city	50,516	16,669	16,022	46,729	23,515	1,979	23,214	2,360
59	Rancho Santa Margarita city	49,046	17,197	16,658	44,669	21,516	1,018	23,153	1,314
59	San Clemente city	60,355	24,577	22,971	55,991	27,203	2,522	28,788	2,751
59	San Juan Capistrano city	34,144	11,823	11,460	31,534	15,694	1,573	15,840	1,868
59	Santa Ana city	333,236	76,365	73,863	296,317	154,561	10,282	141,756	12,019
59	Seal Beach city	24,127	14,473	12,747	23,628	9,892	1,513	13,736	3,221
59	Stanton city	37,235	11,229	10,652	33,556	16,432	1,272	17,124	2,328

SCAG Region Statistics on Disability from 2005-07 ACS*

County	City	Population	Housing Unit	Households	Civilian Non-institutionalized Population 5 Years & Over**	Male	Male-Disabled	Female	Femable-Disabled
59	Tustin city	68,934	25,601	24,314	62,962	31,715	2,350	31,247	3,143
59	Westminster city	91,734	27,680	26,881	86,827	43,293	3,948	43,534	5,482
59	Yorba Linda city	64,965	21,544	21,047	61,709	30,299	2,082	31,410	2,869
65	Banning city	27,774	11,864	11,048	25,562	11,516	2,122	14,046	2,653
65	Beaumont city	21,291	7,178	6,612	18,879	8,645	1,031	10,234	1,019
65	Blythe city	21,125	5,572	4,712	11,198	4,838	801	6,360	894
65	Cathedral City city	44,529	20,354	16,371	41,546	21,895	3,221	19,651	2,737
65	Coachella city	30,782	7,762	7,529	27,477	14,597	1,279	12,880	977
65	Corona city	153,064	47,184	45,368	140,766	69,371	6,767	71,395	8,348
65	Desert Hot Springs city	23,516	8,945	7,396	21,746	10,781	1,984	10,965	1,332
65	Hemet city	77,134	33,095	29,975	68,869	31,546	6,739	37,323	9,652
65	Indio city	66,071	24,671	20,574	59,363	29,333	2,479	30,030	3,476
65	Lake Elsinore city	39,415	13,243	11,948	35,224	17,478	2,025	17,746	1,757
65	La Quinta city	33,762	17,981	12,484	31,734	15,701	1,754	16,033	1,257
65	Moreno Valley city	180,835	50,790	47,554	164,299	80,146	8,649	84,153	8,348
65	Murrieta city	91,519	31,753	28,838	83,989	41,467	4,246	42,522	5,064
65	Norco city	26,684	7,210	6,797	21,525	10,688	1,311	10,837	1,176
65	Palm Desert city	47,388	33,453	22,563	45,131	21,422	3,108	23,709	3,299
65	Palm Springs city	39,931	32,924	20,347	37,694	20,934	3,701	16,760	2,737
65	Perris city	56,112	15,082	14,029	49,329	23,826	2,272	25,503	2,619
65	Riverside city	305,568	97,436	91,780	278,486	138,874	14,784	139,612	18,443
65	San Jacinto city	35,921	12,618	11,687	32,440	14,615	2,446	17,825	2,804
65	Temecula city	91,658	30,747	29,185	83,046	39,910	3,043	43,136	4,221
65	Wildomar city	23,554	7,232	6,842	21,331	11,166	1,314	10,165	1,265
71	Adelanto city	25,718	7,485	6,576	21,364	11,422	1,778	9,942	1,859
71	Apple Valley town	68,831	24,353	22,697	63,697	30,934	5,179	32,763	6,146
71	Barstow city	24,395	9,703	8,158	21,775	10,127	1,946	11,648	2,486
71	Chino city	76,664	20,107	19,661	62,645	31,122	3,270	31,523	3,339
71	Chino Hills city	78,373	23,688	22,801	72,986	35,551	2,383	37,435	2,409
71	Colton city	52,421	16,760	15,842	47,441	22,288	2,647	25,153	3,978
71	Fontana city	184,223	48,454	45,602	167,603	84,347	7,272	83,256	9,329

SCAG Region Statistics on Disability from 2005-07 ACS*

County	City	Population	Housing Unit	Households	Civilian Non-institutionalized Population 5 Years & Over**	Male	Male-Disabled	Female	Femable-Disabled
71	Hesperia city	86,738	26,220	24,573	78,651	40,021	5,803	38,630	5,707
71	Highland city	54,645	16,511	15,631	49,467	22,955	3,141	26,512	3,696
71	Loma Linda city	22,843	9,374	8,703	21,273	9,757	1,135	11,516	1,662
71	Montclair city	35,373	9,664	9,043	31,724	15,482	1,627	16,242	2,401
71	Ontario city	160,852	47,521	45,269	147,975	74,128	7,430	73,847	10,187
71	Rancho Cucamonga city	155,634	53,701	50,890	141,820	69,223	6,821	72,597	7,821
71	Redlands city	70,127	26,800	25,468	65,627	31,733	4,150	33,894	4,419
71	Rialto city	102,468	27,034	25,781	92,669	47,623	5,424	45,046	5,603
71	San Bernardino city	208,770	66,210	61,617	186,559	92,953	11,846	93,606	13,445
71	Twentynine Palms city	26,963	8,796	7,570	15,280	6,049	988	9,231	1,046
71	Upland city	76,982	27,229	26,079	71,156	34,040	4,350	37,116	5,105
71	Victorville city	102,760	30,973	28,869	88,985	42,761	7,100	46,224	8,299
71	Yucaipa city	49,667	19,093	17,301	45,893	22,654	3,799	23,239	4,057
71	Yucca Valley town	18,499	9,292	7,747	16,919	8,047	1,302	8,872	2,050
111	Camarillo city	61,068	24,036	22,581	56,650	27,407	3,307	29,243	4,715
111	Moorpark city	32,627	9,728	9,398	30,163	15,175	992	14,988	1,374
111	Oxnard city	177,311	50,262	47,126	161,141	83,001	9,467	78,140	11,250
111	Port Hueneme city	23,201	8,122	7,267	18,980	9,501	1,336	9,479	1,793
111	(Ventura city	103,119	41,483	39,476	96,017	46,915	6,669	49,102	8,535
111	Santa Paula city	28,991	8,882	8,408	25,722	12,529	1,993	13,193	2,235
111	Simi Valley city	124,347	40,270	39,696	115,532	57,332	5,370	58,200	6,418
111	Thousand Oaks city	126,849	45,639	44,065	118,279	58,421	5,226	59,858	6,527

* 2005-07 American Community Survey (ACS) Covers places with population 20,000 or above

** Civilian Non-institutionalized Population, 5 year and over: Residential Population + Non-institutionalized Population.
It dosen't incude military and institutionalized Population.

SCAG Region Statistics on Disability from 2000 Census

County	Population	Housing Unit	Household	Civilian Non-institutionalized Popultion** 5 Year & Over	Male	Male-Disable	Female	Femable-Disable
Imperial	142,361	43,891	39,384	120,836	58,793	12,634	62,043	12,047
Los Angeles	9,519,338	3,270,909	3,133,774	8,707,065	4,267,169	879,185	4,439,896	895,824
Orange	2,846,289	969,484	935,287	2,614,484	1,294,781	216,644	1,319,703	217,356
Riverside	1,545,387	584,674	506,218	1,401,614	687,211	141,092	714,403	139,823
San Bernardino	1,709,434	601,369	528,594	1,527,149	743,471	151,832	783,678	150,861
Ventura	753,197	251,712	243,234	688,079	340,972	61,458	347,107	60,190
SCAG Region	16,516,006	5,722,039	5,386,491	15,059,227	7,392,397	1,462,845	7,666,830	1,476,101

** Civilian Non-institutionalized Population, 5 year and over: Residential Population + Non-institutionalized Population.
It dosen't incude military and institutionalized Population.

SCAG Region Statistics on Disability from 2000 Census

County	City	Population	Housing Unit	Households	Civilian Non-institutionalized Population 5 Years & Over**	Male	Male-Disabled	Female	Female-Disabled
25	Brawley city	22,096	7,034	6,633	19,963	9,830	2,062	10,133	1,933
25	Calexico city	27,042	6,984	6,801	24,928	11,637	2,326	13,291	2,451
25	Calipatria city	7,247	962	900	2,893	1,439	283	1,454	230
25	El Centro city	37,801	12,287	11,448	33,769	16,244	3,422	17,525	3,643
25	Holtville city	5,632	1,600	1,561	4,988	2,500	632	2,488	406
25	Imperial city	7,418	2,339	2,263	6,651	3,317	653	3,334	604
25	Westmorland city	2,160	676	630	1,970	972	181	998	207
25	Unincorporated	32,965	12,009	9,148	25,674	12,854	3,075	12,820	2,573
	Imperial County	142,361	43,891	39,384	120,836	58,793	12,634	62,043	12,047
37	Agoura Hills city	20,324	6,955	6,859	19,248	9,605	1,066	9,643	1,244
37	Alhambra city	85,961	30,086	29,111	79,791	38,019	7,400	41,772	8,379
37	Arcadia city	52,951	19,981	19,134	50,152	23,512	3,388	26,640	3,844
37	Artesia city	16,380	4,598	4,470	14,810	7,441	1,206	7,369	1,272
37	Avalon city	3,181	1,853	1,167	2,921	1,442	202	1,479	206
37	Azusa city	44,371	12,919	12,439	40,219	19,747	4,551	20,472	4,493
37	Baldwin Park city	75,753	17,429	16,962	68,074	33,826	8,611	34,248	7,716
37	Bell city	36,667	9,215	8,918	32,693	16,517	3,748	16,176	3,440
37	Bellflower city	72,829	24,207	23,336	65,805	31,990	6,414	33,815	6,916
37	Bell Gardens city	44,054	9,788	9,466	38,696	19,424	5,501	19,272	4,739
37	Beverly Hills city	33,829	15,855	15,032	32,662	14,729	2,551	17,933	3,202
37	Bradbury city	862	311	284	830	414	52	416	37
37	Burbank city	100,316	42,847	41,608	94,361	45,843	8,184	48,518	8,987
37	Calabasas city	20,100	7,485	7,275	18,868	9,214	978	9,654	1,023
37	Carson city	89,549	25,306	24,624	83,185	40,112	8,883	43,073	9,794
37	Cerritos city	51,507	15,612	15,395	49,087	23,707	3,284	25,380	3,553
37	Claremont city	33,978	11,577	11,304	32,289	15,300	2,467	16,989	2,441
37	Commerce city	12,583	3,380	3,287	11,401	5,478	1,182	5,923	1,175
37	Compton city	93,226	23,780	22,303	83,528	40,546	10,025	42,982	9,676
37	Covina city	47,144	16,430	16,023	43,277	20,670	4,038	22,607	4,188
37	Cudahy city	24,208	5,542	5,419	21,322	10,349	2,322	10,973	2,291
37	Culver City city	38,816	17,130	16,611	36,590	17,128	3,054	19,462	3,796
37	Diamond Bar city	56,349	17,958	17,646	53,137	25,604	3,302	27,533	3,721
37	Downey city	107,323	34,759	33,989	97,412	46,915	9,241	50,497	10,720
37	Duarte city	21,486	6,805	6,635	19,318	9,222	1,886	10,096	1,993
37	El Monte city	116,249	27,744	27,036	104,365	52,640	12,049	51,725	10,977
37	El Segundo city	15,970	7,228	7,032	14,973	7,492	907	7,481	1,084

SCAG Region Statistics on Disability from 2000 Census

County	City	Population	Housing Unit	Households	Civilian Non-institutionalized Population 5 Years & Over**	Male	Male-Disabled	Female	Female-Disabled
37	Gardena city	57,818	21,037	20,336	52,816	25,470	5,126	27,346	5,509
37	Glendale city	195,047	73,713	71,804	182,274	86,511	19,951	95,763	22,530
37	Glendora city	49,719	17,169	16,857	45,859	22,117	3,726	23,742	4,008
37	Hawaiian Gardens city	14,915	3,616	3,509	13,371	6,980	1,650	6,391	1,395
37	Hawthorne city	83,963	29,574	28,459	75,324	35,784	7,824	39,540	8,484
37	Hermosa Beach city	18,442	9,813	9,442	17,602	9,204	948	8,398	1,001
37	Hidden Hills city	1,875	590	569	1,751	853	63	898	84
37	Huntington Park city	61,370	15,338	14,864	54,950	27,366	6,117	27,584	5,840
37	Industry city	1,004	119	119	716	425	81	291	35
37	Inglewood city	112,482	38,639	36,817	101,566	47,703	10,770	53,863	11,594
37	Irwindale city	1,472	417	404	1,312	654	133	658	97
37	La Canada Flintridge city	20,381	6,977	6,806	19,322	9,300	900	10,022	940
37	La Habra Heights city	5,402	1,895	1,823	5,158	2,528	328	2,630	342
37	Lakewood city	79,412	27,279	26,817	73,707	35,436	6,210	38,271	6,849
37	La Mirada city	46,782	14,807	14,576	43,824	21,116	3,593	22,708	3,921
37	Lancaster city	118,783	41,682	38,209	102,299	48,869	9,985	53,430	11,051
37	La Puente city	41,009	9,660	9,462	37,290	18,638	3,995	18,652	3,797
37	La Verne city	31,845	11,288	11,070	29,933	14,274	2,748	15,659	2,776
37	Lawndale city	31,729	9,871	9,561	28,851	14,548	3,165	14,303	2,727
37	Lomita city	19,984	8,335	8,049	18,309	8,741	1,403	9,568	1,664
37	Long Beach city	461,381	171,659	163,107	419,418	204,489	43,047	214,929	44,726
37	Los Angeles city	3,694,834	1,337,668	1,275,358	3,379,833	1,671,281	365,908	1,708,552	367,718
37	Lynwood city	69,899	15,004	14,414	60,777	30,558	6,405	30,219	5,838
37	Malibu city	12,514	6,188	5,226	12,011	5,960	604	6,051	715
37	Manhattan Beach city	34,039	15,094	14,536	31,789	15,988	1,877	15,801	1,750
37	Maywood city	28,083	6,701	6,469	24,780	12,660	3,130	12,120	2,418
37	Monrovia city	36,817	13,929	13,481	33,888	16,089	3,177	17,799	3,531
37	Montebello city	61,960	19,410	18,830	56,609	27,108	5,932	29,501	6,545
37	Monterey Park city	59,933	20,177	19,531	56,493	26,850	5,485	29,643	6,392
37	Norwalk city	103,223	27,554	26,894	93,366	45,996	10,334	47,370	10,665
37	Palmdale city	116,573	37,136	34,344	105,775	51,337	9,097	54,438	9,525
37	Palos Verdes Estates city	13,340	5,202	4,993	12,609	6,177	808	6,432	668
37	Paramount city	55,319	14,633	14,006	48,982	23,816	5,241	25,166	5,148
37	Pasadena city	133,871	54,114	51,827	123,209	60,007	12,115	63,202	12,961
37	Pico Rivera city	63,151	16,807	16,473	57,728	28,031	6,758	29,697	6,309
37	Pomona city	149,644	39,620	37,890	133,641	67,583	15,388	66,058	13,854
37	Rancho Palos Verdes city	41,301	15,669	15,233	39,328	19,074	2,729	20,254	2,357

SCAG Region Statistics on Disability from 2000 Census

County	City	Population	Housing Unit	Households	Civilian Non-institutionalized Population 5 Years & Over**	Male	Male-Disabled	Female	Female-Disabled
37	Redondo Beach city	63,261	29,543	28,566	59,311	29,763	3,891	29,548	4,324
37	Rolling Hills city	1,871	682	645	1,799	901	90	898	62
37	Rolling Hills Estates city	7,669	2,875	2,787	7,245	3,382	384	3,863	459
37	Rosemead city	53,280	14,314	13,889	49,038	23,832	5,800	25,206	5,918
37	San Dimas city	35,064	12,585	12,233	32,669	15,350	2,705	17,319	3,329
37	San Fernando city	23,534	5,943	5,784	21,349	10,703	2,107	10,646	2,292
37	San Gabriel city	39,306	12,852	12,535	36,158	17,415	3,489	18,743	3,892
37	San Marino city	12,973	4,450	4,279	12,325	5,788	650	6,537	709
37	Santa Clarita city	151,381	52,456	50,685	138,959	68,375	8,955	70,584	9,287
37	Santa Fe Springs city	17,834	4,928	4,835	15,530	7,412	1,541	8,118	1,659
37	Santa Monica city	84,084	47,863	44,497	79,688	38,560	6,052	41,128	7,150
37	Sierra Madre city	10,578	4,923	4,756	9,926	4,595	694	5,331	736
37	Signal Hill city	9,273	3,820	3,647	8,405	4,157	823	4,248	736
37	South El Monte city	20,935	4,703	4,606	18,779	9,388	2,433	9,391	2,309
37	South Gate city	96,418	24,277	23,217	86,690	42,680	9,289	44,010	8,859
37	South Pasadena city	24,303	10,848	10,475	22,938	10,604	1,240	12,334	1,585
37	Temple City city	33,296	11,706	11,393	31,143	14,683	2,614	16,460	2,854
37	Torrance city	137,933	55,964	54,534	129,461	62,831	10,283	66,630	10,659
37	Vernon city	94	26	25	85	32	10	53	15
37	Walnut city	30,004	8,395	8,260	28,566	14,119	1,867	14,447	1,829
37	West Covina city	104,893	32,011	31,399	96,777	46,707	8,801	50,070	9,589
37	West Hollywood city	35,716	24,110	23,120	35,158	19,398	3,888	15,760	4,714
37	Westlake Village city	8,663	3,423	3,334	8,181	3,967	463	4,214	580
37	Whittier city	83,838	29,040	28,333	76,063	36,417	7,136	39,646	7,206
37	Unincorporated	987,855	294,008	280,410	895,338	439,703	90,737	455,635	88,401
	Los Angeles County	9,519,338	3,270,909	3,133,774	8,707,065	4,267,169	879,185	4,439,896	895,824
59	Aliso Viejo City	40,225	16,602	16,141	36,265	17,294	1,819	18,971	2,017
59	Anaheim city	327,357	99,592	96,849	295,710	147,712	28,613	147,998	28,122
59	Brea city	35,122	13,274	13,016	33,037	16,052	2,409	16,985	2,446
59	Buena Park city	78,358	23,885	23,360	71,719	35,385	6,598	36,334	6,332
59	Costa Mesa city	108,785	40,399	39,188	99,884	50,928	8,422	48,956	7,681
59	Cypress city	46,534	16,021	15,646	43,764	21,000	2,983	22,764	3,454
59	Dana Point city	34,851	15,649	14,403	32,874	16,484	2,411	16,390	2,545
59	Fountain Valley city	54,995	18,477	18,170	51,470	25,112	3,681	26,358	4,036
59	Fullerton city	126,246	44,755	43,581	116,348	57,657	9,664	58,691	9,659
59	Garden Grove city	165,710	46,825	45,914	151,748	75,927	16,723	75,821	16,439

SCAG Region Statistics on Disability from 2000 Census

County	City	Population	Housing Unit	Households	Civilian Non-institutionalized Population 5 Years & Over**	Male	Male-Disabled	Female	Female-Disabled
59	Huntington Beach city	189,940	75,793	73,808	177,660	89,127	12,409	88,533	12,718
59	Irvine city	143,034	53,712	51,190	134,889	65,163	6,921	69,726	8,064
59	Laguna Beach city	23,317	12,862	11,408	22,450	11,366	1,386	11,084	1,390
59	Laguna Hills city	31,277	11,335	10,930	29,177	13,874	1,887	15,303	2,379
59	Laguna Niguel city	61,963	23,893	23,223	57,259	27,877	3,124	29,382	3,008
59	Laguna Woods city	16,252	12,657	11,698	16,169	5,419	1,995	10,750	4,120
59	La Habra city	59,191	19,542	19,042	54,186	26,686	5,318	27,500	5,649
59	Lake Forest city	58,806	20,588	20,124	54,152	26,522	3,356	27,630	3,899
59	La Palma city	15,131	5,071	4,972	14,314	7,089	938	7,225	992
59	Los Alamitos city	11,260	4,258	4,180	10,271	4,781	681	5,490	648
59	Mission Viejo city	92,780	32,896	32,329	86,417	41,961	5,165	44,456	5,712
59	Newport Beach city	70,022	37,336	33,094	66,588	32,846	4,197	33,742	4,189
59	Orange city	128,438	41,776	40,803	116,331	57,294	9,740	59,037	10,430
59	Placentia city	47,099	15,424	15,138	43,581	21,543	2,741	22,038	2,857
59	Rancho Santa Margarita city	47,718	16,639	16,307	42,709	20,834	1,756	21,875	1,793
59	San Clemente city	49,861	20,651	19,391	46,320	23,370	3,289	22,950	3,159
59	San Juan Capistrano city	33,945	11,335	10,956	31,275	15,317	2,448	15,958	2,699
59	Santa Ana city	337,512	74,475	72,882	299,440	154,841	35,427	144,599	30,278
59	Seal Beach city	24,283	14,309	13,085	23,041	10,065	2,106	12,976	2,849
59	Stanton city	36,934	10,948	10,708	33,225	16,496	3,845	16,729	3,610
59	Tustin city	67,551	25,486	23,838	62,056	30,103	4,715	31,953	5,046
59	Villa Park city	6,090	2,046	1,969	5,881	2,976	301	2,905	166
59	Westminster city	87,884	26,934	26,373	81,331	40,516	9,221	40,815	8,989
59	Yorba Linda city	58,595	19,534	19,226	55,183	26,898	2,832	28,285	2,627
59	Unincorporated	129,223	44,505	42,345	117,760	58,266	7,523	59,494	7,354
	Orange County	2,846,289	969,484	935,287	2,614,484	1,294,781	216,644	1,319,703	217,356
65	Banning city	23,443	9,739	8,891	21,600	10,150	2,829	11,450	2,953
65	Beaumont city	11,315	4,258	3,915	10,263	4,768	1,176	5,495	1,519
65	Blythe city	11,825	4,851	4,063	10,606	5,225	1,030	5,381	1,180
65	Calimesa city	7,371	3,263	3,019	7,063	3,304	940	3,759	1,046
65	Canyon Lake city	10,217	4,174	3,761	9,649	4,655	582	4,994	669
65	Cathedral City city	42,919	17,813	14,072	39,191	19,644	4,858	19,547	4,481
65	Coachella city	22,490	4,982	4,777	20,037	9,964	2,666	10,073	2,357
65	Corona city	124,935	39,258	37,824	112,339	55,028	8,850	57,311	8,662
65	Desert Hot Springs city	16,459	7,026	5,820	14,912	7,317	2,169	7,595	2,123
65	Hemet city	58,770	29,464	25,266	53,966	24,318	7,226	29,648	8,677

SCAG Region Statistics on Disability from 2000 Census

County	City	Population	Housing Unit	Households	Civilian Non-institutionalized Population 5 Years & Over**	Male	Male-Disabled	Female	Female-Disabled
65	Indian Wells city	3,792	3,950	1,967	3,717	1,720	300	1,997	287
65	Indio city	49,159	16,899	13,888	43,566	21,762	4,516	21,804	4,659
65	Lake Elsinore city	29,290	9,527	8,818	26,426	13,236	2,444	13,190	2,190
65	La Quinta city	23,654	11,763	8,455	21,742	10,577	1,953	11,165	1,847
65	Moreno Valley city	142,548	41,462	39,229	129,950	63,187	11,620	66,763	11,677
65	Murrieta city	44,350	14,925	14,311	40,684	19,776	2,646	20,908	2,592
65	Norco city	23,797	6,220	6,071	17,881	8,929	1,749	8,952	1,575
65	Palm Desert city	41,284	28,071	19,299	39,283	18,580	3,972	20,703	3,861
65	Palm Springs city	42,848	30,979	20,540	40,467	20,950	5,811	19,517	5,025
65	Perris city	36,203	10,502	9,636	32,127	15,530	3,521	16,597	3,616
65	Rancho Mirage city	12,973	11,643	6,617	12,536	6,113	1,501	6,423	1,591
65	Riverside city	255,093	86,044	82,079	232,522	113,631	20,714	118,891	22,121
65	San Jacinto city	23,923	9,435	8,366	21,749	10,410	2,902	11,339	3,289
65	Temecula city	57,425	19,022	18,219	51,569	25,189	3,259	26,380	3,465
65	Wildomar city	13,810	4,740	4,532	12,809	6,394	1,375	6,415	1,311
65	Unincorporated	415,494	154,664	132,783	374,960	186,854	40,483	188,106	37,050
	Riverside County	1,545,387	584,674	506,218	1,401,614	687,211	141,092	714,403	139,823
71	Adelanto city	18,107	5,587	4,730	14,782	7,287	1,482	7,495	1,581
71	Apple Valley town	54,175	20,161	18,575	50,268	24,201	5,343	26,067	5,158
71	Barstow city	20,988	9,137	7,676	18,780	9,170	2,148	9,610	1,958
71	Big Bear Lake city	5,439	8,696	2,341	5,126	2,587	701	2,539	690
71	Chino city	67,600	18,007	17,376	55,202	27,192	4,481	28,010	4,544
71	Chino Hills city	66,716	20,389	20,015	61,059	30,329	3,702	30,730	3,404
71	Colton city	48,011	15,787	14,586	43,192	21,103	3,994	22,089	4,315
71	Fontana city	128,174	35,897	33,963	115,171	56,882	11,487	58,289	10,359
71	Grand Terrace city	11,793	4,401	4,198	10,960	5,186	923	5,774	1,059
71	Hesperia city	62,578	21,292	19,920	57,415	27,856	5,843	29,559	6,049
71	Highland city	44,629	14,948	13,542	40,650	19,515	4,028	21,135	3,951
71	Loma Linda city	18,582	8,053	7,480	17,045	7,974	1,581	9,071	1,891
71	Montclair city	33,119	9,179	8,799	30,089	14,986	3,395	15,103	3,279
71	Needles city	4,852	2,556	1,951	4,503	2,137	584	2,366	719
71	Ontario city	157,339	45,124	43,453	141,655	70,488	15,107	71,167	13,264
71	Rancho Cucamonga city	128,161	42,229	40,976	117,187	57,424	8,606	59,763	8,686
71	Redlands city	63,672	24,878	23,669	59,090	27,788	4,631	31,302	5,733
71	Rialto city	91,711	25,813	24,479	82,826	39,647	8,007	43,179	8,363
71	San Bernardino city	185,388	63,414	56,174	163,388	78,574	17,609	84,814	19,026

SCAG Region Statistics on Disability from 2000 Census

County	City	Population	Housing Unit	Households	Civilian Non-institutionalized Population 5 Years & Over**	Male	Male-Disabled	Female	Female-Disabled
71	Twentynine Palms city	14,654	6,792	5,577	11,446	4,923	1,046	6,523	1,306
71	Upland city	68,427	25,469	24,557	63,377	30,413	5,456	32,964	5,921
71	Victorville city	64,516	22,656	21,040	58,397	27,751	5,590	30,646	6,549
71	Yucaipa city	41,299	16,115	15,193	38,167	18,627	4,054	19,540	4,251
71	Yucca Valley town	16,810	7,972	6,956	15,569	7,229	1,983	8,340	2,387
71	Unincorporated	292,694	126,817	91,368	251,805	124,202	30,051	127,603	26,418
	San Bernardino County	1,709,434	601,369	528,594	1,527,149	743,471	151,832	783,678	150,861
111	Camarillo city	57,122	21,931	21,444	52,424	24,870	3,992	27,554	4,408
111	Fillmore city	13,479	3,778	3,695	12,153	6,124	1,429	6,029	1,283
111	Moorpark city	31,274	9,096	8,984	28,790	14,384	2,085	14,406	1,704
111	Ojai city	7,487	3,197	3,048	7,002	3,208	734	3,794	616
111	Oxnard city	170,595	45,183	43,630	153,854	78,820	16,713	75,034	15,341
111	Port Hueneme city	21,846	7,911	7,269	18,390	8,695	1,896	9,695	2,235
111	Ventura city	101,155	39,828	38,571	92,816	45,310	8,102	47,506	8,687
111	Santa Paula city	28,631	8,374	8,157	25,916	13,336	3,068	12,580	2,692
111	Simi Valley city	111,547	37,330	36,478	103,135	50,895	8,350	52,240	8,105
111	Thousand Oaks city	116,725	42,928	41,796	108,785	53,220	8,062	55,565	8,472
111	Unincorporated	93,336	32,156	30,162	84,814	42,110	7,027	42,704	6,647
	Ventura County	753,197	251,712	243,234	688,079	340,972	61,458	347,107	60,190
	SCAG Region	16,516,006	5,722,039	5,386,491	15,059,227	7,392,397	1,462,845	7,666,830	1,476,101

** Civilian Non-institutionalized Population, 5 year and over: Residential Population + Non-institutionalized Population.
It dosen't incude military and institutionalized Population.

SCAG Region Homeless Statistics from 2010 Census

County	City	Population	Housing Units	Households	Population: Group Quarter	Population: Non-institutionalized Group Quarter	Homeless
25	Brawley city	24,953	8,231	7,623	174	63	0
25	Calexico city	38,572	10,651	10,116	100	100	26
25	Calipatria city	7,705	1,121	1,008	4,164	0	0
25	El Centro city	42,598	14,476	13,108	816	296	7
25	Holtville city	5,939	1,937	1,799	0	0	0
25	Imperial city	14,758	4,751	4,405	31	0	0
25	Westmorland city	2,225	678	631	0	0	0
25	Unincorporated	37,778	14,222	10,436	5,399	242	0
	Imperial County	174,528	56,067	49,126	10,684	701	33
37	Agoura Hills city	20,330	7,585	7,327	88	15	0
37	Alhambra city	83,089	30,915	29,217	614	132	0
37	Arcadia city	56,364	20,686	19,592	862	639	0
37	Artesia city	16,522	4,697	4,535	613	69	0
37	Avalon city	3,728	2,266	1,473	7	0	0
37	Azusa city	46,361	13,386	12,716	2,802	2,691	7
37	Baldwin Park city	75,390	17,736	17,189	406	88	0
37	Bell city	35,477	9,217	8,870	579	490	335
37	Bellflower city	76,616	24,897	23,651	739	399	39
37	Bell Gardens city	42,072	9,986	9,655	424	125	0
37	Beverly Hills city	34,109	16,394	14,869	121	121	0
37	Bradbury city	1,048	400	354	0	0	0
37	Burbank city	103,340	44,309	41,940	573	291	0
37	Calabasas city	23,058	8,878	8,543	9	9	0
37	Carson city	91,714	26,226	25,432	1,303	1,170	0
37	Cerritos city	49,041	15,859	15,526	104	86	0
37	Claremont city	34,926	12,156	11,608	5,124	4,926	18
37	Commerce city	12,823	3,470	3,382	70	2	0
37	Compton city	96,455	24,523	23,062	755	643	140
37	Covina city	47,796	16,576	15,855	435	68	0
37	Cudahy city	23,805	5,770	5,607	8	8	0
37	Culver City city	38,883	17,491	16,779	311	84	0
37	Diamond Bar city	55,544	18,455	17,880	129	102	0
37	Downey city	111,772	35,601	33,936	683	122	0
37	Duarte city	21,321	7,254	7,013	407	19	0
37	El Monte city	113,475	29,069	27,814	1,080	317	54
37	El Segundo city	16,654	7,410	7,085	76	66	0
37	Gardena city	58,829	21,472	20,558	794	122	0

SCAG Region Homeless Statistics from 2010 Census

County	City	Population	Housing Units	Households	Population: Group Quarter	Population: Non-institutionalized Group Quarter	Homeless
37	Glendale city	191,719	76,269	72,269	1,429	223	70
37	Glendora city	50,073	17,778	17,141	765	192	0
37	Hawaiian Gardens city	14,254	3,703	3,562	16	16	0
37	Hawthorne city	84,293	29,869	28,486	539	208	41
37	Hermosa Beach city	19,506	10,162	9,550	15	11	0
37	Hidden Hills city	1,856	626	593	0	0	0
37	Huntington Park city	58,114	15,151	14,597	255	248	0
37	Industry city	219	73	69	5	5	0
37	Inglewood city	109,673	38,429	36,389	1,502	987	139
37	Irwindale city	1,422	390	374	50	50	0
37	La Cañada Flintridge city	20,246	7,089	6,849	27	21	0
37	La Habra Heights city	5,325	1,880	1,805	20	14	0
37	Lakewood city	80,048	27,470	26,543	109	109	0
37	La Mirada city	48,527	15,092	14,681	2,857	2,586	0
37	Lancaster city	156,633	51,835	46,992	8,259	1,484	48
37	La Puente city	39,816	9,761	9,451	43	43	0
37	La Verne city	31,063	11,686	11,261	676	501	0
37	Lawndale city	32,769	10,151	9,681	175	158	69
37	Lomita city	20,256	8,412	8,068	167	57	13
37	Long Beach city	462,257	176,032	163,531	8,277	5,321	487
37	Los Angeles city	3,792,621	1,413,995	1,318,168	84,601	58,186	6,069
37	Lynwood city	69,772	15,277	14,680	2,652	449	20
37	Malibu city	12,645	6,864	5,267	141	126	0
37	Manhattan Beach city	35,135	14,929	14,038	28	28	0
37	Maywood city	27,395	6,766	6,559	119	0	0
37	Monrovia city	36,590	14,473	13,762	156	61	0
37	Montebello city	62,500	19,768	19,012	400	39	0
37	Monterey Park city	60,269	20,850	19,963	230	41	0
37	Norwalk city	105,549	28,083	27,130	1,615	315	41
37	Palmdale city	152,750	46,544	42,952	199	158	29
37	Palos Verdes Estates city	13,438	5,283	5,066	17	17	0
37	Paramount city	54,098	14,571	13,881	310	27	0
37	Pasadena city	137,122	59,551	55,270	3,493	2,472	141
37	Pico Rivera city	62,942	17,109	16,566	454	39	0
37	Pomona city	149,058	40,685	38,477	4,138	2,782	111
37	Rancho Palos Verdes city	41,643	16,179	15,561	340	313	0
37	Redondo Beach city	66,748	30,609	29,011	431	367	26
37	Rolling Hills city	1,860	716	663	0	0	0

SCAG Region Homeless Statistics from 2010 Census

County	City	Population	Housing Units	Households	Population: Group Quarter	Population: Non-institutionalized Group Quarter	Homeless
37	Rolling Hills Estates city	8,067	3,100	2,965	0	0	0
37	Rosemead city	53,764	14,805	14,247	413	135	0
37	San Dimas city	33,371	12,506	12,030	540	320	0
37	San Fernando city	23,645	6,291	5,967	114	46	0
37	San Gabriel city	39,718	13,237	12,542	452	34	5
37	San Marino city	13,147	4,477	4,330	81	81	0
37	Santa Clarita city	176,320	62,055	59,507	1,410	1,281	0
37	Santa Fe Springs city	16,223	4,976	4,747	193	85	0
37	Santa Monica city	89,736	50,912	46,917	2,126	1,299	246
37	Sierra Madre city	10,917	5,113	4,837	1	1	0
37	Signal Hill city	11,016	4,389	4,157	46	2	0
37	South El Monte city	20,116	4,711	4,569	57	47	28
37	South Gate city	94,396	24,160	23,278	88	16	0
37	South Pasadena city	25,619	11,118	10,467	163	8	0
37	Temple City city	35,558	12,117	11,606	422	29	0
37	Torrance city	145,438	58,377	56,001	1,146	506	0
37	Vernon city	112	29	28	0	0	0
37	Walnut city	29,172	8,753	8,533	34	22	0
37	West Covina city	106,098	32,705	31,596	674	351	5
37	West Hollywood city	34,399	24,588	22,511	109	109	0
37	Westlake Village city	8,270	3,384	3,262	128	121	37
37	Whittier city	85,331	29,591	28,273	1,635	1,083	101
37	Unincorporated	1,057,426	316,888	299,448	18,223	6,965	173
	Los Angeles County	9,818,605	3,445,076	3,241,204	171,681	102,999	8,492
59	Aliso Viejo city	47,823	18,867	18,204	469	450	0
59	Anaheim city	336,265	104,237	98,294	3,557	2,020	176
59	Brea city	39,282	14,785	14,266	69	69	0
59	Buena Park city	80,530	24,623	23,686	814	553	95
59	Costa Mesa city	109,960	42,120	39,946	2,970	2,232	225
59	Cypress city	47,802	16,068	15,654	502	502	0
59	Dana Point city	33,351	15,938	14,182	241	160	0
59	Fountain Valley city	55,313	19,164	18,648	437	257	0
59	Fullerton city	135,161	47,869	45,391	3,077	2,318	341
59	Garden Grove city	170,883	47,755	46,037	1,941	1,234	70
59	Huntington Beach city	189,992	78,003	74,285	890	487	32
59	Irvine city	212,375	83,899	78,978	6,556	5,968	4
59	Laguna Beach city	22,723	12,923	10,821	89	89	69

SCAG Region Homeless Statistics from 2010 Census

County	City	Population	Housing Units	Households	Population: Group Quarter	Population: Non-institutionalized Group Quarter	Homeless
59	Laguna Hills city	30,344	11,046	10,469	369	233	0
59	Laguna Niguel city	62,979	25,312	24,232	248	248	0
59	Laguna Woods city	16,192	13,016	11,302	167	167	0
59	La Habra city	60,239	19,924	18,977	340	169	0
59	Lake Forest city	77,264	27,088	26,224	515	299	0
59	La Palma city	15,568	5,224	5,080	20	14	0
59	Los Alamitos city	11,449	4,355	4,212	243	40	27
59	Mission Viejo city	93,305	34,228	33,208	942	859	0
59	Newport Beach city	85,186	44,193	38,751	402	151	0
59	Orange city	136,416	45,111	43,367	6,253	2,587	33
59	Placentia city	50,533	16,872	16,365	337	253	67
59	Rancho Santa Margarita city	47,853	17,260	16,665	2	2	0
59	San Clemente city	63,522	25,966	23,906	273	245	15
59	San Juan Capistrano city	34,593	11,940	11,394	87	87	0
59	Santa Ana city	324,528	76,896	73,174	4,658	1,415	232
59	Seal Beach city	24,168	14,558	13,017	225	22	0
59	Stanton city	38,186	11,283	10,825	350	92	0
59	Tustin city	75,540	26,476	25,203	520	340	136
59	Villa Park city	5,812	2,016	1,976	45	40	0
59	Westminster city	89,701	27,650	26,164	670	381	0
59	Yorba Linda city	64,234	22,305	21,576	190	97	0
59	Unincorporated	121,160	39,937	38,302	768	625	104
	Orange County	3,010,232	1,048,907	992,781	39,236	24,705	1,626
65	Banning city	29,603	12,144	10,838	1,365	254	0
65	Beaumont city	36,877	12,908	11,801	474	263	69
65	Blythe city	20,817	5,473	4,513	7,845	82	0
65	Calimesa city	7,879	3,687	3,314	51	42	0
65	Canyon Lake city	10,561	4,532	3,935	9	9	0
65	Cathedral City city	51,200	20,995	17,047	295	263	20
65	Coachella city	40,704	9,903	8,998	58	58	0
65	Corona city	152,374	47,174	44,950	511	229	27
65	Desert Hot Springs city	25,938	10,902	8,650	118	118	15
65	Eastvale CDP	53,668	14,494	13,640	8	2	0
65	Hemet city	78,657	35,305	30,092	614	155	26
65	Indian Wells city	4,958	5,137	2,745	6	6	0
65	Indio city	76,036	28,971	23,378	949	365	89
65	Lake Elsinore city	51,821	16,253	14,788	432	224	0

SCAG Region Homeless Statistics from 2010 Census

County	City	Population	Housing Units	Households	Population: Group Quarter	Population: Non-institutionalized Group Quarter	Homeless
65	La Quinta city	37,467	23,489	14,820	57	50	0
65	Menifee city	77,519	30,269	27,461	188	81	0
65	Moreno Valley city	193,365	55,559	51,592	554	471	0
65	Murrieta city	103,466	35,294	32,749	429	291	0
65	Norco city	27,063	7,322	7,023	4,397	75	0
65	Palm Desert city	48,445	37,073	23,117	308	98	0
65	Palm Springs city	44,552	34,794	22,746	539	343	59
65	Perris city	68,386	17,906	16,365	240	140	0
65	Rancho Mirage city	17,218	14,243	8,829	64	16	0
65	Riverside city	303,871	98,444	91,932	11,549	8,925	178
65	San Jacinto city	44,199	14,977	13,152	228	169	0
65	Temecula city	100,097	34,004	31,781	129	121	0
65	Wildomar city	32,176	10,806	9,992	42	38	0
65	Unincorporated	450,724	158,649	136,012	4,370	2,079	104
	Riverside County	2,189,641	800,707	686,260	35,829	14,967	587
71	Adelanto city	31,765	9,086	7,809	1,753	30	0
71	Apple Valley town	69,135	26,117	23,598	461	161	0
71	Barstow city	22,639	9,555	8,085	368	195	99
71	Big Bear Lake city	5,019	9,705	2,187	26	5	0
71	Chino city	77,983	21,797	20,772	7,064	164	0
71	Chino Hills city	74,799	23,617	22,941	155	8	0
71	Colton city	52,154	16,350	14,971	330	85	0
71	Fontana city	196,069	51,857	49,116	444	216	0
71	Grand Terrace city	12,040	4,649	4,403	113	50	0
71	Hesperia city	90,173	29,004	26,431	28	22	0
71	Highland city	53,104	16,578	15,471	172	76	8
71	Loma Linda city	23,261	9,649	8,764	804	562	20
71	Montclair city	36,664	9,911	9,523	396	215	0
71	Needles city	4,844	2,895	1,918	5	5	0
71	Ontario city	163,924	47,449	44,931	758	411	41
71	Rancho Cucamonga city	165,269	56,618	54,383	3,124	136	0
71	Redlands city	68,747	26,634	24,764	2,368	1,856	0
71	Rialto city	99,171	27,203	25,202	447	254	0
71	San Bernardino city	209,924	65,401	59,283	7,325	3,078	152
71	Twentynine Palms city	25,048	9,431	8,095	3,347	3,347	0
71	Upland city	73,732	27,355	25,823	682	305	42
71	Victorville city	115,903	36,655	32,558	5,103	341	104

SCAG Region Homeless Statistics from 2010 Census

County	City	Population	Housing Units	Households	Population: Group Quarter	Population: Non-institutionalized Group Quarter	Homeless
71	Yucaipa city	51,367	19,642	18,231	554	227	0
71	Yucca Valley town	20,700	9,558	8,274	219	166	0
71	Unincorporated	291,776	132,921	94,085	4,008	2,485	104
	San Bernardino County	2,035,210	699,637	611,618	40,054	14,400	570
111	Camarillo city	65,201	25,702	24,504	496	155	0
111	Fillmore city	15,002	4,408	4,156	166	83	0
111	Moorpark city	34,421	10,738	10,484	0	0	0
111	Ojai city	7,461	3,382	3,111	180	48	8
111	Oxnard city	197,899	52,772	49,797	1,434	932	103
111	Port Hueneme city	21,723	8,131	7,080	869	869	0
111	(Ventura city	106,433	42,827	40,438	2,493	755	238
111	Santa Paula city	29,321	8,749	8,347	133	44	1
111	Simi Valley city	124,237	42,506	41,237	660	482	41
111	Thousand Oaks city	126,683	47,497	45,836	1,742	1,390	1
111	Unincorporated	94,937	34,983	31,930	2,427	1,987	71
	Ventura County	823,318	281,695	266,920	10,600	6,745	463
	SCAG Region	18,051,534	6,332,089	5,847,909	308,084	164,517	11,771

Source: 2010 Census, SF1.

Imperial County: Federally Subsidized Property Listing (6/20/2011)

HUD Data Property	Address	City	Zip	Cong. District	Sec 8 Assist Units	Total Units	Program Type	Overall Exp. Date	Financing	Loan Maturity Dste	Owner	T2/T6	Risk Level
Brawley													
Brawley Senior Plaza	430 K St	Brawley	92227	51	20	20	202/8 NC	4/17/2015	202	3/1/2025	Non-Profit		High
Brawley Voa	641 West Main Street	Brawley	92227	51	0	0			202				None
Encino Village	1165 B St	Brawley	92227	51	32	32	515/8 NC	2/19/2012			Limited Dividend		Very High
The Springs Apartments	402 S Eastern Ave	Brawley	92227	51	64	64	515/8 NC	4/17/2011			Limited Dividend		Very High
Calexico													
Calexico Gardens	1620 Rockwood Ave	Calexico	92231	51	29	39	Preservation	1/31/2011	241/221BMIR	1/1/2032	Non-Profit	T2	Very High
Casa Del Retiro	357 Blair Ave	Calexico	92231	51	46	46	LMSA	5/31/2011	221(d)(3)MKT	6/1/2015	Non-Profit		Very High
Casa Imperial Apartments	1051 Adler Ave	Calexico	92231	51	47	48	515/8 NC	1/5/2013			Limited Dividend		High
El Centro													
Boatwright Homes	590 Holt Ave	El Centro	92243	51	19	20	PRAC/202	7/31/2018	202		Non-Profit		Low
Cedar Homes	650 Adams Ave	El Centro	92243	51	19	19	PRAC/202	7/31/2018	202		Non-Profit		Low
Euclid Villas	1735 S Euclid Ave	El Centro	92243		42	42	Sec 8 NC	6/28/2013			Profit Motivated		High
Posada Del Sol Apartments	1400 N. Imperial Avenue	El Centro	92243	51	0	282			207/223(f)	12/1/2037	Profit Motivated		None
Valley Apartments #1	970 N Waterman Ct	El Centro	92243	51	30	31	Sec 8 NC	10/31/2011			Profit Motivated		Very High
Valley Apartments #2	950 N Waterman Ct	El Centro	92243	51	32	32	Sec 8 NC	10/31/2011			Profit Motivated		Very High
Valley Apartments #3	975 N. Waterman Ct	El Centro	92243	51	24	24	Sec 8 NC	10/31/2011			Profit Motivated		Very High
Valley Apartments #4	955 N Waterman Ct	El Centro	92243	51	18	18	Sec 8 NC	9/14/2012			Profit Motivated		High
Valley Convalescent Hospital	1700 S. Imperial Avenue	El Centro	92243	51	0	51			223(a)(7)/223(f)		Profit Motivated		None
Imperial													
Villas Pacifica Apartments	2300 Myrtle Street	Imperial	92251	51	0	0			221(d)(4)MKT	12/1/2051			None

The information attached is intended only the use of the individual or entity named as the recipient. Any dissemination, copy or disclosure of this information is prohibited without the express written consent of the Executive Director of the California Housing Partnership Corporation.

Please contact Nadia Shihab, Housing Preservation Specialist at (415) 433-6804 x 316 or via email at nshihab@chpc.net.

Los Angeles County: Federally Subsidized Property Listing (6/20/2011)

HUD Data Property	Address	City	Zip	Cong. District	Sec 8 Assist Units	Total Units	Program Type	Overall Exp. Date	Financing	Loan Maturity Dste	Owner	T2/T6	Risk Level
Alhambra													
Burke Manor	15-North Third St.	Alhambra	91801	29	74	75	PRAC/202	1/31/2014	202/162		Non-Profit		Low
Telacu Housing - Alhambra	89 S. Chapel Avenue	Alhambra	91801	29	66	66	PRAC/202	40724	202		Non-Profit		Low
Wysong Plaza	111 N Chapel Ave	Alhambra	91801	29	94	95	202/8 NC	3/14/2029	207/223(f)	51502	Limited Dividend		Low
Altadena													
Friends Retirement Center	2691 North Lincoln Ave	Altadena	91001	29	5	25	LMSA	7/31/2011	202	5/1/2014	Non-Profit		Very High
Arcadia													
Country Villa Huntington Drive Health Care Center	400 West Huntington Drive	Arcadia	91007	26	0	55			232/223(f)	7/1/2041	Profit Motivated		None
Methodist Hospital	300 West Huntington Drive	Arcadia	91066	26	0	0			242	50072			None
Naomi Gardens	655 W Naomi Ave	Arcadia	91007	26	100	101	JnasstPrj SCHAF	36799	202	45748	Non-Profit		Very High
Arleta													
Laurel Canyon Terrace	13276 Kagel Canyon St.	Arleta	91331	28	52	52	Preservation	9/30/2011			Profit Motivated	T2	Very High
Woodman Nordhoff Apartments	9135 Woodman Avenue	Arleta	91331	28	65	80	Preservation	40663	223a7/241f/236	49614	Profit Motivated		Very High
Artesia													
Windsor Palms Care Center Of Artesia	11900 East Artesia Blvd	Artesia	90701	39	0	0			232/223(f)	7/1/2039	Profit Motivated		None
Avalon													
Tremont Street Apartments	343 Tremont St	Avalon	90704		50	50	HFDA/8 NC	7/29/2013			Non-Profit		High
Azusa													
Alosta Gardens	745 E 5th St	Azusa	91702	32	60	61	Sec 8 NC	10/4/2015	207/223(f)	9/1/2044	Profit Motivated		High
Azusa Apartments	805 South Cerritos Ave	Azusa	91702	32	81	88	Preservation	40816	241(f)/236	49644	Profit Motivated		Very High
Azusa Park Apartments	363 North Calera Ave	Azusa	91702	32	88	89	Sec 8 NC	42035	221(d)(4)MKT	43891	Profit Motivated		High
Baldwin Park													
Clark Terrace Apts	14315 Clark St	Baldwin Park	91706	32	77	78	Sec 8 NC	7/31/2011	223(a)(7)/221(d)(4)M	6/1/2019	Profit Motivated		Very High
Foster Ave Apts	13630 E Foster Ave	Baldwin Park	91706	32	0	40			236(j)(1)	41974	Non-Profit	T6	Low
Frazier Park	3243 Frazier St	Baldwin Park	91706	32	60	60	Sec 8 NC	41412			Profit Motivated		High
Garden View Care Center	14475 Garden View Lane	Baldwin Park	91706		0	97			232/223(f)	49218	Profit Motivated		None
Golden State Care Center	1758 N. Big Dalton Avenue	Baldwin Park	91706	31	0	54			223(a)(7)/223(f)	50314	Profit Motivated		None
Ramona Park Apartments	13870 Ramona Blvd	Baldwin Park	91706	32	49	49	HFDA/8 NC	44137			Profit Motivated		Moderate
Syracuse Park Apts	12728 Torch St	Baldwin Park	91706	32	36	36	LMSA	40939			Profit Motivated	T2	Very High
Telacu Las Palomas	3834 Monterey Av	Baldwin Park	91706	32	75	75	PAC/202	40786	202		Non-Profit		Very High
Telacu Senior Court	14442 E Pacific Ave	Baldwin Park	91706	32	74	74	202/8 NC	40872	202	48580	Non-Profit		Very High
Bell													
Bell Woodward Townhomes	6719 Woodward	Bell	90201	34	4	4	Sec 8 NC	6/29/2012			Profit Motivated		High
Murray Place	4324 Florence Ave	Bell	90201	34	71	72	PRAC/202	42825	202		Non-Profit		Low
Bell Gardens													
Briarcrest Nursing Center	5648 East Gotham St.	Bell Gardens	90201	34	0	0			232/223(f)	9/1/2043	Profit Motivated		None
Terra Bella	5714-5722 Clara St.	Bell Gardens	90201	34	0	0			202				None

Los Angeles County: Federally Subsidized Property Listing (6/20/2011)

HUD Data Property	Address	City	Zip	Cong. District	Sec 8 Assist Units	Total Units	Program Type	Overall Exp. Date	Financing	Loan Maturity Dste	Owner	T2/T6	Risk Level
Westminster Court	6850 Florence Ave	Bell Gardens	90201	34	74	74	JnasstPrj SCHAF	36433	202	48731	Non-Profit		Very High
Bellflower													
Bellflower Friendship Manor	9550 E Oak St	Bellflower	90706	34	72	144	LMSA	2/28/2015	236(j)(1)/202	4/1/2014	Non-Profit		High
Llc - Bell Torren	16910 Woodruff Avenue	Bellflower	90706		0	99			223(a)(7)/223(f)		Profit Motivated		None
Oak Street Manor	9560 E Oak St	Bellflower	90706	34	25	26	PRAC/202	40755	202		Non-Profit		Low
Beverly Hills													
Beverly Hills Sr. Housing	225 N Crescent Dr	Beverly Hills	90210	30	150	151	202/8 NC	10/26/2012			Non-Profit		High
Burbank													
Burbank Accessible Apartments	600 South San Fernando Road	Burbank	91502	29	17	17	PRAC/811	2/29/2012	811		Non-Profit		Low
Burbank Rehabilitation And Healthcare Center	1041 South Main St.	Burbank	91506	29	0	187			232/223(f)	51441	Profit Motivated		None
Harvard Plaza	340 E Harvard Ave	Burbank	91502	29	149	150	202/8 NC	42265	202	44228	Non-Profit		High
Pacific Manor	609 N Glenoaks Blvd	Burbank	91502	29	166	169	LMSA	41790	236(j)(1)	42401	Non-Profit		High
Silver Winds Senior Apartments	325 North Third St.	Burbank	91502	29	0	147			207/223(f)	51714	Profit Motivated		None
Verdugo Towers	151 E Verdugo Ave	Burbank	91502	29	120	121	PRAC/202	42460	202		Non-Profit		Low
Wesley Tower	201 E Verdugo Ave	Burbank	91502	29	97	98	202/8 NC	41572	202	47270	Non-Profit		High
Calabasas													
Calabasas Inn	23500 Park Sorento Drive	Calabasas	91302	30	0	0			232				None
Canoga Park													
De Soto Gardens - 2	8722 De Soto Ave	Canoga Park	91304	27	238	248	Preservation	12/31/2015	223a7/241f/221-BMIR	9/1/2035	Limited Dividend		High
Milwood Apts	6922 Milwood Ave	Canoga Park	91303	27	8	8	Preservation	40694	221(d)(3)MKT	40878	Limited Dividend	T6	Low
Parthenia Townhouses	21218 Parthenia St	Canoga Park	91304	27	11	24	Preservation	40968	241(f)/221BMIR	49522	Profit Motivated		Very High
Roscoe Park Apartments	21025 Roscoe Blvd	Canoga Park	91304	27	37	82	Preservation	43677			Profit Motivated		Moderate
Walnut Pointe Apartments	7251 Milwood Avenue	Canoga Park	91303	27	0	46			207/223(f)	51380	Profit Motivated		None
Canyon Country													
The Colony Townhomes	17621 Pauline Court	Canyon Country	91387	25	0	752			207/223(f)	10/1/2045	Profit Motivated		None
Carson													
Carson City Center	21720 - 21814 South Avalon Blvd	Carson	90745	37	0	0			221(d)(4)MKT	6/1/2052			None
Carson Gardens Apartments	21811 So. Main St	Carson	90745	37	100	101	Sec 8 NC	42480	221(d)(4)MKT		Profit Motivated		High
Grace Manor , Inc	22222-28 Grace Ave	Carson	90745		30	38	LMSA	40724	236(j)(1)	41153	Non-Profit	T6	Low
The Villaggio Grace Ave Apts	535 East Carson St.	Carson	97405	37	0	84			542(c)	51318	Non-Profit		None
The Villaggio Ii Aka Carson Ap	557 East Carson St	Carson	97405	37	0	65			542(c)	51318	Profit Motivated		None
Chatsworth													
Village Way	20661 Lemarsh St.	Chatsworth	91311	30	12	12	PRAC/811	4/30/2017	811		Non-Profit		Low
Claremont													
Access Village	1730 N Towne Ave	Claremont	91711	26	23	23	202/8 NC	9/13/2014	202	10/1/2024	Non-Profit		High
Claremont Townhomes	670 West San Jose Ave	Claremont	91711	28	0	48			542(c)	46143	Non-Profit		None
Claremont Village Commons	957 W Arrow Hwy	Claremont	91711	26	148	150	Preservation	40755			Profit Motivated		Very High

Los Angeles County: Federally Subsidized Property Listing (6/20/2011)

HUD Data Property	Address	City	Zip	Cong. District	Sec 8 Assist Units	Total Units	Program Type	Overall Exp. Date	Financing	Loan Maturity Dste	Owner	T2/T6	Risk Level
Oak Park Manor	501 S. College Avenue	Claremont	91711	26	0	0			232/223(f)	49827	Profit Motivated		None
Commerce													
Commerce Family Homes	6201 Emil Ave	Commerce	90040	34	10	10	Sec 8 NC	4/27/2014			Profit Motivated		High
Commerce Senior Citizens	6725 E Gage Ave	Commerce	90040	34	68	68	Sec 8 NC	41014	223(a)(7)/221(d)(3)M	44256	Profit Motivated		Very High
Commerce Watcher St Homes Apts	7010 Watcher St	Commerce	90040		4	4	Sec 8 NC	41901			Profit Motivated		High
Telacu Gardens	7131 Gage St	Commerce	90040	34	23	23	PRAC/811	41851	202/162		Non-Profit		Low
Telacu Manor	7100 E Gage Ave	Commerce	90040	34	75	75	202/8 NC	47295	202	47392	Non-Profit		Low
Compton													
Douglas Park Apts	121 W Rosecrans Ave	Compton	90222	37	72	72	Sec 8 NC	5/31/2011			Profit Motivated		Very High
E. Boyd Esters Manor	1101 N Central Ave	Compton	90222	37	50	50	202/8 NC	41432	202	46753	Non-Profit		High
Logans Plaza	2019 E 122Nd St	Compton	90222		57	59	HFDA/8 SR	43819			Profit Motivated		Moderate
Lutheran Gardens	2421 E El Segundo Blvd	Compton	90222	39	76	76	LMSA	45688			Limited Dividend		Low
New Wilmington Arms-2	700 W Laurel St. A210	Compton	90221	37	164	164	LMSA	44316	236(j)(1)		Non-Profit		None
Park Village Apartments	601 W. Corregidor St.	Compton	90220	37	0	164			207/223(f)	51044	Profit Motivated		None
Ramona Estates	1935 E 122Nd St	Compton	90222	37	60	60	202/8 NC	41136	202	44228	Non-Profit		High
Santa Fe Apartments	1912 N Santa Fe Ave	Compton	90221	37	22	57	LMSA	40724	236(j)(1)	41974	Non-Profit		Very High
South Bay Retirement Residence	1001 W Cressey St	Compton	90220	37	74	75	PRAC/202	42400	202/162		Non-Profit		Low
St Timothy'S Tower	425 So Oleander Ave	Compton	90220	37	112	114	LMSA	41912	236(j)(1)/202	40787	Non-Profit		High
St. Timothy'S Manor	415 South Oleander Ave	Compton	90220	37	21	21	LMSA	41912	202	41548	Non-Profit		High
Warwick Terrace Apts	14921 Stanford Avenue	Compton	90220		103	108	LMSA	41547			Limited Dividend		High
Whitfield Manor	12600 S Compton Ave	Compton	90222	37	40	40	LMSA	40816	236(j)(1)	42217	Non-Profit		Very High
Covina													
Arrow Plaza	20644 Arrow Hwy	Covina	91724	26	64	64	Sec 8 NC	11/30/2012			Profit Motivated		High
Charter Oaks Apt	19525 Covina Blvd	Covina	91724	32	44	44	Sec 8 NC	40681	223(a)(7)/221(d)(4)M	45292	Profit Motivated		Very High
Cienega Gardens	1211 N Lyman Ave	Covina	91724	32	147	180	Preservation	41060	207/223(f)		Profit Motivated		Very High
Covina Manor	20420 E Arrow Hwy	Covina	91724	26	96	96	Sec 8 NC	42089			Limited Dividend		High
Cudahy													
Clara Park Village	4805 Clara St	Cudahy	90201	34	49	50	202/8 NC	12/20/2027	207/223(f)	1/1/2041	Limited Dividend		Low
Las Brisas Apartments	4343 Elizabeth St	Cudahy	90201	34	0	100					Profit Motivated		None
Culver City													
Accessible Apts. No 3	4222 Van Buren Pl	Culver City	90232	33	12	13	202/8 NC	3/8/2014	202	2/1/2024	Non-Profit		High
Caroline House	3434 Caroline Avenue	Culver City	90232	33	3	3	PRAC/811	40847	811		Non-Profit		Low
Culver City Rotary Plaza	5100 Overland Ave	Culver City	90230	33	100	100	202/8 NC	42278	202	46054	Non-Profit		High
Culver City Senior Hsg	5168 Sepulveda Blvd	Culver City	90230	33	47	48	202/8 NC	41159	202	48519	Non-Profit		High
Eras Home 2	4215 Keystone Ave	Culver City	90232	33	6	6	PRAC/811	40908	811		Non-Profit		Low
Hfl Palms Court	3819-3821 Motor Ave	Culver City	90232	33	19	20	PRAC/811	40786	811		Non-Profit		Low
Homeward Bound	5901 Greenvalley Circle Foxhills Pines	Culver City	90230		4	4	PRAC/811	42674	811		Non-Profit		Low

HUD Data Property	Address	City	Zip	Cong. District	Sec 8 Assist Units	Total Units	Program Type	Overall Exp. Date	Financing	Loan Maturity Dste	Owner	T2/T6	Risk Level
Homeward Bound - Hawthorne	6151 Canterbury Dr. #206	Culver City	90230	33	8	8	PRAC/811	40877	811		Non-Profit		Low
Homeward Bound - Culver City	6000 Canterbury Dr,#D103; Et Al	Culver City	90230	33	8	8	PRAC/811	40724	811		Non-Profit		Low
Homeward Bound - Los Angeles	6151 Canterbury	Culver City	90230	33	8	8	PRAC/811	40877	811		Non-Profit		Low
Downey													
Lakewood Park Manor	12045 South Lakewood Blvd	Downey	90242	34	0	123			223(a)(7)/223(f)		Profit Motivated		None
Lakewood Gardens	12055 South Lakewood Blvd	Downey	90242	34	0	118			223(a)(7)/223(f)		Profit Motivated		None
Duarte													
Andres Duarte Terrace	1716-1722 Huntington Drive	Duarte	91010	32	79	80	PRAC/202	4/30/2012	202		Non-Profit		Low
Duarte Gardens	1901 Buena Vista St	Duarte	91010	32	100	101	Preservation	40786			Profit Motivated	T2	Very High
Duarte Manor	1235 N. Highland Ave	Duarte	91010	32	42	42	LMSA	40694	236(j)(1)	41791	Limited Dividend		Very High
Duarte Senior Housing	1716-1722 Huntington Drive	Duarte	91010	32	0	0			202				None
Royal Vista Terrace	1310 Royal Oaks Dr	Duarte	91010	26	74	75	202/8 NC	41179	202	45170	Non-Profit		High
El Monte													
Casa De Esperanza	12000 Denholm Dr	El Monte	91732	32	8	9	202/8 NC	3/31/2012	202	7/1/2026	Non-Profit		Very High
Cherrylee Gardens	11620 Cherrylee Dr	El Monte	91732	32	75	78	Sec 8 NC	41432			Profit Motivated		High
Pacific Towers	10450 Valley Blvd.	El Monte	91731	32	0	100			221(d)(4)MKT	53175	Profit Motivated		None
Ramona Care Center	11900 Ramona Blvd	El Monte	91732	32	0	0			232/223(f)				None
Telacu Amador	3436 N Tyler Ave	El Monte	91731	32	69	69	PRAC/202	42429	202		Non-Profit		Low
Telacu El Encanto	3843-49 Maxson Rd	El Monte	91732		70	70	PAC/202	40800	202		Non-Profit		Very High
Villa Raintree	11905 Ferris Rd	El Monte	91732	32	70	70	Sec 8 NC	41419			Profit Motivated		High
Gardena													
Casimir House	15920 Casimir Avenue	Gardena	90247	35	3	3	PRAC/811	9/30/2011	811		Non-Profit		Low
Gardena Marine Av Sr Hsg	1715 W 158th St	Gardena	90247	35	79	80	PRAC/202	43553	202		Non-Profit		Low
Gardena South Park Sr. Citizens	17100 S Park Ln	Gardena	90247	35	126	126	202/8 NC	40530	207/223(f)	51867	Non-Profit		Very High
Gardena Sr Hsg	17150 S Park Ln	Gardena	90247	35	73	74	202/8 NC	47883	207/223(f)	51898	Non-Profit		Low
Rosecrans Care Center	1140 W Rosecrans Ave	Gardena	90247	35	0	0			232/223(f)				None
Turner Towner Apartments	14722 Lemoli Ave	Gardena	90249	35	28	28	LMSA	45869			Limited Dividend		Low
Glendale													
Casa De La Paloma	133 S Kenwood Ave	Glendale	91205	29	166	167	Sec 8 NC	8/5/2014	221(d)(3)MKT		Non-Profit		High
Chandler Convalescent Hospital	525 S. Central Avenue	Glendale	91204	29	0	0			232/223(f)	50010	Profit Motivated		None
Ivy Glen Apt.	113 N Cedar St	Glendale	91206	29	24	25	PRAC/811	42277	202/162		Non-Profit		Low
Maple Park Apartments	711 E Maple St	Glendale	91205	29	24	25	JnasstPrj SCHAF	37529	202	45413	Non-Profit		Very High
Otto Gruber House	143 South Isabel St.	Glendale	91205	27	39	40	PRAC/202	40877	202		Non-Profit		Low
Palmer Park Manor	617 E Palmer Ave	Glendale	91205	29	12	12	Sec 8 NC	41146	223(a)(7)/207/223(f)	48639	Profit Motivated		High
Park Paseo	123 S Isabel St	Glendale	91205	29	96	98	202/8 NC	42180	202	45962	Non-Profit		High
Silvercrest- Glendale	313 W Garfield Av	Glendale	91204	27	74	75	PRAC/202	40968	202		Non-Profit		Low
The Gardens	333 Monterey Rd	Glendale	91206	29	74	75	PRAC/202	41639	202/162		Non-Profit		Low

HUD Data Property	Address	City	Zip	Cong. District	Sec 8 Assist Units	Total Units	Program Type	Overall Exp. Date	Financing	Loan Maturity Dste	Owner	T2/T6	Risk Level
Ucp Glendale Accessible Apts.	6206 San Fernando Road	Glendale	91201	29	23	23	PRAC/811	42035	811		Non-Profit		Low
Glendora													
Gladstone Care And Rehab Center	435 E. Gladstone Avenue	Glendora	91740	26	0	0			232/223(f)				None
Glendora Senior Housing	340 N Wabash Ave	Glendora	91741	26	105	105	HFDA/8 NC	41425			Profit Motivated		High
Granada Hills													
Castlewood Terrace	16920 Chatsworth St	Granada Hills	91344	27	67	68	PRAC/202	3/31/2020	202		Non-Profit		Low
Castlewood Terrace Ii	16930 Chatsworth St.	Granada Hills	91344	27	90	91	PRAC/811	40968	202		Non-Profit		Low
Granada Gardens	16700 Chatsworth St	Granada Hills	91344	27	33	169	LMSA	40786	236(j)(1)	40878	Non-Profit	T2	Very High
Project Independence	10454 Amestoy Ave	Granada Hills	91344	27	24	24	PRAC/811	42247	202/162		Non-Profit		Low
Reseda Horizon	17831 San Jose St	Granada Hills	91344	27	6	6	PRAC/811	40877	811		Non-Profit		Low
Hacienda Heights													
Hacienda Senior Villas	1901 South Azusa Avenue	Hacienda	91745	38	0	152			542(b)	1/1/2018	Profit Motivated		None
Harbor City													
Anaheim Gardens	1535 Anaheim St	Harbor City	90710	36	75	80	Preservation	10/31/2030			Profit Motivated	T6	Low
Vista Lee Rosa Apartments	1001 Pacific Coast Hwy	Harbor City	90710	36	99	99	HFDA/8 NC	40786	207/223(f)	51502	Profit Motivated		Very High
Hawaiian Gardens													
Hawaiian Gardens Apts	11950 Centralia Rd	Hawaiian Gardens	90716	39	179	264	Preservation	4/30/2011			Limited Dividend	T2	Very High
Hawthorne													
Bay Pointe Apartments	13611 Doty Avenue	Hawthorne	90250	35	0	74			207/223(f)	2/1/2039	Profit Motivated		None
Pacific Garden Apartments	4900 W. 116th St.	Hawthorne	90250	35	0	50			207/223(f)	51227	Profit Motivated		None
Telacu Senior Housing	13000 Doty Ave	Hawthorne	90250	35	75	75	202/8 NC	47002	202	47150	Non-Profit		Low
Telacu Terrace	4536 W 118th St	Hawthorne	90250	35	74	74	202/8 NC	41132	202	48611	Non-Profit		High
Village Pointe Apartments	13200-13320 Doty Avenue	Hawthorne	90250	35	0	186			207/223(f)	51502	Profit Motivated		None
Windsor Gardens Of Hawthorne	13922 Cerise Avenue	Hawthorne	90250	35	0	0			232/223(f)	50437	Profit Motivated		None
Hollywood													
Fuller Avenue Sr Housing	1627-37 Fuller Ave	Hollywood	90046	30	88	89	202/8 NC	5/10/2014	202	12/1/2024	Non-Profit		High
Hollywood Plaza Apts	1637 N Vine St	Hollywood	90028	33	152	153	LMSA	40755	236(j)(1)	41821	Profit Motivated		Very High
Hollywood Royale Apartments	1545 N. Hobart Blvd.	Hollywood	90027	33	0	111			207/223(f)	51318	Profit Motivated		None
Huntington Park													
Concord Huntington Park	6900 Seville Ave	Huntington Park	90255	34	155	162	LMSA	5/31/2015	207/223(f)	11/1/2034	Profit Motivated		High
Inglewood													
Eucalyptus Park	811 N Eucalyptus Ave	Inglewood	90302	35	93	93	Sec 8 NC	7/31/2011	221(d)(4)MKT	12/1/2017	Profit Motivated		Very High
Good Shepherd Homes	510 Centinela Ave	Inglewood	90302	35	39	40	202/8 NC	40664	207/223(f)	52171	Non-Profit		Very High
Grace Manor	508 Grace Avenue	Inglewood	90301	35	5	5	PRAC/811	41029	811		Non-Profit		Low
Homeward Bound - Inglewood	550 W Regent, #115; Et Al	Inglewood	90301	35	4	4	PRAC/811	40724	811		Non-Profit		Low
Inglewood Meadows	1 S Locust St	Inglewood	90301	35	198	198	Sec 8 NC	41243			Profit Motivated		High
Market Park Apts	601 North Market St.	Inglewood	90302	35	50	50	Preservation	40755	241(f)/236	49706	Profit Motivated		Very High

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Pacific Rim Apts	230 S Grevillea Ave	Inglewood	90301	35	39	40	JnasstPrj SCHAF	37529	202	48366	Non-Profit		Very High
Regency Towers	151 N Locust St	Inglewood	90301	35	103	104	Sec 8 NC	41790			Profit Motivated		High
Regent Plaza	201 W Regent St	Inglewood	90301	35	106	106	Sec 8 NC	40665			Profit Motivated		Very High
La Mirada													
La Mirada Sr Hsg	14129 Adoree St	La Mirada	90638	39	74	75	202/8 NC	3/12/2011	202	10/1/2030	Non-Profit		Very High
Lcc - La Mirada	12200 S. La Mirada Blvd.	La Mirada	90638		0	54			232/223(f)	48792	Profit Motivated		None
La Puente													
Amar Plaza	15622 Amar Rd	La Puente	91746	34	42	96	LMSA	12/31/2010	236(j)(1)	7/1/2014	Profit Motivated		Very High
La Puente Prk Apts	14714 E. Pritchard St.	La Puente	91744	34	132	132	Preservation	40724			Profit Motivated	T2	Very High
La Villa Puente Apts	17351 E Main St	La Puente	91744	38	119	121	LMSA	41790			Limited Dividend		High
Nantes Manor	775 Nantes Ave	La Puente	91744	38	40	40	Sec 8 NC	41827	221(d)(4)MKT	45231	Profit Motivated		High
La Verne													
Canyon Terrace	2400 San Dimas Cyn Rd	La Verne	91750	26	141	142	Sec 8 NC	4/16/2011			Profit Motivated		Very High
Lakeview													
Country Manor Convalescent Hospital	11723 Fenton Avenue	Lakeview	91342	27	0	39			223(a)(7)/223		Profit Motivated		None
Lakeview Terrace													
Budlong Manor	11998 Terra Bella St.	Lakeview Terrace	91342	27	59	60	Sec 8 NC	11/16/2011	207/223(f)	6/1/2041	Profit Motivated		Very High
Lakewood													
Candlewood Park	4051 E. Candlewood St	Lakewood	90712	39	80	81	Sec 8 NC	5/31/2011			Profit Motivated		Very High
Lancaster													
Antelope Valley Apts	3107 W Avenue K4	Lancaster	93536	22	120	120	Sec 8 NC	11/30/2015			Profit Motivated		High
Antelope Valley Conv Hospital	44445 N 15th St W	Lancaster	93534	25	0	299			223(a)(7)/223(f)		Profit Motivated		None
Antelope Valley Nurs Care Ctr	44567 N 15th St W	Lancaster	93534	25	0	199			232/223(f)	49004	Profit Motivated		None
Antelope Valley Ret Manor	44523 N 15th St W	Lancaster	93534	25	0	120			223(a)(7)/223(f)		Profit Motivated		None
Beechwood Manor	44063 N Beech Ave	Lancaster	93534	22	0	100					Limited Dividend		None
College Park Apartments	43363 30th St West	Lancaster	93536	22	60	61	Sec 8 NC	41547	221(d)(4)MKT	45323	Profit Motivated		High
Fernwood Apartments	45151 Fern Ave	Lancaster	93534	22	75	76	Sec 8 NC	41790	221(d)(4)MKT	43678	Profit Motivated		High
Lancaster Homes Apts	711 W Jackman St	Lancaster	93534	22	120	120	Sec 8 NC	41670			Non-Profit		High
Mayflower Gardens Ii	6570 W Avenue L-12	Lancaster	93536	25	76	76	Sec 8 NC	40755	221(d)(3)MKT	43983	Non-Profit		Very High
Sierra Villa East	625 E Avenue I	Lancaster	93535	22	90	91	Sec 8 NC	41455	221(d)(4)MKT	45323	Profit Motivated		High
Village Pointe	43650 Challenger Way	Lancaster	93535	25	95	100	Sec 8 NC	41644			Profit Motivated		High
Village Pointe	1037 East Avenue K	Lancaster	93535	25	60	60	Sec 8 NC	41621			Profit Motivated		High
Windrose Apartments	44710 Division St.	Lancaster	93535	25	0	144			207/223(f)	51105	Profit Motivated		None
Lawndale													
Lawndale Senior Housing	4702 W 153Rd Pl	Lawndale	90260	35	55	56	202/8 NC	12/12/2030	207/223(f)	1/1/2042	Non-Profit		Low
Lomita													
Lomita Care Center	1955 Lomita Blvd	Lomita	90717	36	0	0			232/223(f)				None

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Lomita Kiwanis Garden	25109 Ebony Ln	Lomita	90717	36	67	67	202/8 NC	40732	202	46447	Non-Profit		Very High
Penninsula Committee House	1729 252Nd St	Lomita	90717	36	10	11	202/8 NC	41251	202	46478	Non-Profit		High
Long Beach													
American Gold Star Manor	3065 N Gold Star Dr	Long Beach	90810	37	139	348	Rent Supp	5/1/2015	236(j)(1)	7/1/2015	Non-Profit		High
Baptist Gardens	1011 Pine Ave	Long Beach	90813	37	157	200	LMSA	40724	221(d)(4)MKT	55458	Non-Profit		Very High
Beachwood Apartments	505 W 6th St	Long Beach	90802	37	44	45	202/8 NC	41425	207/223(f)	52963	Profit Motivated		High
Belmeno Manor	2441 Belmont	Long Beach	90805	37	6	6	PRAC/811	40786	811		Non-Profit		Low
Brittany House	5401 E Centralia St	Long Beach	90808	37	0	0			232/223(f)		Profit Motivated		None
Casa Corazon	408 Elm Ave	Long Beach	90802	37	24	24	PRAC/811	42216	202/162		Non-Profit		Low
Casitas Del Mar I	1324 Hellman Ave	Long Beach	90813	37	4	4	Sec 8 NC	44223			Profit Motivated		Moderate
Casitas Del Mar Ii	1030 Olive	Long Beach	90813	32	3	3	Sec 8 NC	44223			Profit Motivated		Moderate
Casitas Del Mar Iii	1430 E 17th St	Long Beach	90813	32	3	3	Sec 8 NC	44223			Profit Motivated		Moderate
Casitas Del Mar Iv	851 Martin Lurther King	Long Beach	90813	32	2	2	Sec 8 NC	44223			Profit Motivated		Moderate
Country Villa Bay Vista	5901 Downey Avenue	Long Beach	90805	39	0	0			232/223(f)				None
Covenant Manor	600 E 4th St	Long Beach	90802	37	100	100	202/8 NC	41963	202	45839	Non-Profit		High
Del Amo Gardens	225 Del Amo Blvd	Long Beach	90805	37	230	230	Preservation	40939	241(f)/221BMIR	49553	Profit Motivated		Very High
Federation Tower	3801 East Willow St.	Long Beach	90815	37	50	50	202/8 NC	41795	202	46935	Non-Profit		High
Gondolier Apartments	5525 East Pacific Coast	Long Beach	90804	46	0	118			207/223(f)	51441	Profit Motivated		None
Long Beach Brethren Manor	3333 Pacific Pl	Long Beach	90806	37	0	296			202	42186	Non-Profit		None
Long Beach Care Center	2615 Grand Ave	Long Beach	90815	37	0	0			232/223(f)	51318	Profit Motivated		None
Long Beach Manor	2209-11 Clark Stteet	Long Beach	90815		6	6	PRAC/811	40939	811		Non-Profit		Low
Long Beach Senior Housing	575 E. Vernon St.	Long Beach	90806	37	65	66	PRAC/202	41670	202		Non-Profit		Low
Lutheran Towers	2340 4th St	Long Beach	90814	37	92	93	202/8 NC	41642	202	45505	Non-Profit		High
Merit Hall Apts	1035 Lewis Ave	Long Beach	90813	37	19	20	PRAC/811	41519	202/162		Non-Profit		Low
New Hope Home	1150 New York St	Long Beach	90813	37	140	140	LMSA	40694	221(d)(4)MKT		Non-Profit		Very High
Northpointe Apartments I	5441 Paramount Blvd	Long Beach	90805	37	80	248	Preservation	42247			Limited Dividend	T2	High
Northpointe Apartments Ii	5441 N Paramount Blvd	Long Beach	90805	37	87	280	Preservation	42247			Limited Dividend	T2	High
Pacific Coast Villa	690 E Pacific Coast Hwy	Long Beach	90806	37	50	50	Sec 8 NC	41639			Profit Motivated		High
Pacifica Palms Health Care	1020 Termino Avenue	Long Beach	90804	37	0	0			232/223(f)	50952	Profit Motivated		None
Park Pacific Tower	714 Pacific Avenue	Long Beach	90813	37	157	183	LMSA	41364			Non-Profit		High
Plymouth West	240 Chestnut Avenue	Long Beach	90802	37	137	196	LMSA	41759			Profit Motivated		High
Regency Oaks	3850 E. Esther St	Long Beach	90804	37	0	0			232/223(f)	49827	Profit Motivated		None
Scherer Park Apts	4676 Long Beach Blvd.	Long Beach	90805	37	57	58	Sec 8 NC	40845	221(d)(4)MKT		Profit Motivated		Very High
Seamist Tower	1451 Atlantic Blvd	Long Beach	90813	37	74	75	202/8 NC	41547	202	48792	Non-Profit		High
Seapointe Village Apartments	630 Magnolia Ave	Long Beach	90802	37	0	62			207/223(f)	53144	Profit Motivated		None
Springdale West Apartments I & Ii	2095 W. Spring St	Long Beach	90810	37	186	232	LMSA	41851	221(d)(4)MKT	51167	Profit Motivated		High
Springdale West Apartments Iii	2095 W Spring St	Long Beach	90810	37	178	178	LMSA	41851			Profit Motivated		High

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St. Mary'S Tower	1120 Atlantic Ave	Long Beach	90813	37	148	148	JnasstPrj SCHAF	37529	207/223(f)	51898	Non-Profit		Very High
The Breakers Of Long Beach	210 East Ocean Blvd	Long Beach	90802	46	0	0			232/223(f)				None
Windsor Gardens Convalescent Center Of Long Beach	3232 East Artesia Boulevard	Long Beach	90805	39	0	0			232/223(f)	51561	Profit Motivated		None
Los Angeles													
1035 W 39Th St Apts	1035 W 39th St	Los Angeles	90037	33	5	5	Sec 8 NC	12/28/2012			Profit Motivated		High
107Th St Townhomes	618 E 107th St	Los Angeles	90002	37	4	4	Sec 8 NC	41236			Profit Motivated		High
10Th Ave Town Homes	6312 10th Ave	Los Angeles	90043	33	5	5	Sec 8 NC	41207			Profit Motivated		High
1309 Second Avenue Apartments	1309 Second Ave	Los Angeles	90019	33	20	20	PD/8 Existing	47081			Profit Motivated		Low
1341 W 37Th Pl Apts	1341 W 37th Pl	Los Angeles	90007	33	5	5	Sec 8 NC	41271			Profit Motivated		High
1625 St. Andrews Place	1625 S St Andrews Pl	Los Angeles	90019	33	16	19	Preservation	40847			Profit Motivated		Very High
39Th Place Apartments	1075 W 39th Pl	Los Angeles	90037	33	12	12	LMSA	40966			Profit Motivated		Very High
740 S. Olive Street Apartments	740 S Olive St	Los Angeles	90014		307	307	Sec 8 SR	47238	221(d)(4)MKT	54970	Profit Motivated		Low
80Th Street Apts	710 W 80th St	Los Angeles	90044	35	16	16	LMSA	40694	236(j)(1)	42917	Profit Motivated		Very High
97Th St Townhomes	731 W 97th St	Los Angeles	90044	35	5	5	Sec 8 NC	41193			Profit Motivated		High
Academy Pointe	6340 Lankershim Blvd	Los Angeles	91606	28	0	133			207/223(f)	51471	Profit Motivated		None
Accessible Apts. No 1-Los Angeles	2628 Brighton Ave	Los Angeles	90018	33	12	13	202/8 NC	41344	202	45352	Non-Profit		High
Adams Blvd Apts	4230 W Adams Blvd	Los Angeles	90018	33	12	12	Sec 8 NC	41038	223(a)(7)/207/223(f)	48639	Profit Motivated		Very High
Adams Senior Housing	1921 Adams Boulevard	Los Angeles	90018		74	75	PRAC/202	43496	202		Non-Profit		Low
Affinity Apartments	7045 Lanewood Ave	Los Angeles	90028	33	0	0			221(d)(4)MKT				None
Afton Place Senior Apartments	6230 Afton Place	Los Angeles	90028	31	68	71	Sec 8 SR	41776			Limited Dividend		High
Alice Manor	10325 Grandee Ave	Los Angeles	90059	37	60	60	202/8 NC	41144	202	44440	Non-Profit		High
Allesandro Street Apartments	1934 Allesandro St.	Los Angeles	90039	31	17	18	PRAC/811	40786	811		Non-Profit		Low
Alvarado Gardens	1800 N Alvarado St	Los Angeles	90026	31	48	60	LMSA	42449			Profit Motivated	T2	High
Angelus Plaza	245 S Hill St	Los Angeles	90012	34	757	757	Sec 8 NC	40694			Profit Motivated		Very High
Angelus Plaza Ii	200 S Olive St	Los Angeles	90012	34	330	332	Sec 8 NC	47634			Profit Motivated		Low
Apperson Street Apts	7412 Apperson St	Los Angeles	91042	27	5	5	Sec 8 NC	40575			Non-Profit		Very High
Arirang Housing	1725 Whitley Ave	Los Angeles	90028	33	74	75	PRAC/202	42124	202/162		Non-Profit		Low
Baldwin Villa Plaza	3939 Marlton Avenue	Los Angeles	90008	33	200	202	HFDA/8 NC	41249			Limited Dividend		High
Barnsdall Court Apts	1632 Normandie Avenue	Los Angeles	90027	29	0	38			542(b)	47453	Profit Motivated		None
Beswick Senior Apartments	3553 Beswick St.	Los Angeles	90023	34	0	0			202				None
Beth Am Manor	1071 South La Cienega Blvd	Los Angeles	90035	33	49	49	Sec 8 NC	40906			Non-Profit		Very High
Beverly Hills Carmel Retirement Hotel (North)	8757 Burton Way	Los Angeles	90048	30	0	78			232/223(f)	51806	Profit Motivated		None
Beverly Hills Carmel Retirement Hotel (South)	8750 Burton Way	Los Angeles	90048	30	0	110			232/223(f)	51380	Profit Motivated		None
Beverly Manor	334 N Normandie Ave	Los Angeles	90004	31	58	59	LMSA	40724	236(j)(1)	41518	Non-Profit	T6	Low
Billy G Mills Manor	1115 West 37th St.	Los Angeles	90007		102	102	Sec 8 NC	40683	223(a)(7)/207/223(f)		Profit Motivated		Very High
Bonita Ranch Apartments	14164 Foothill Blvd	Los Angeles	91342	27	48	48	Sec 8 NC	42155	221(d)(4)MKT	45200	Profit Motivated		High
Boyle Apartments	427 S Boyle Ave	Los Angeles	90033	34	34	35	LMSA	40602	236(j)(1)	41122	Profit Motivated		Very High

Los Angeles County: Federally Subsidized Property Listing (6/20/2011)

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Brittiania Apts	1030 Brittania	Los Angeles	90033	34	0	43			542(c)	45717	Non-Profit		None
Broadway Plaza Apartments	901 S. Broadway	Los Angeles	90015	34	0	0			220	53022	Profit Motivated		None
Broadway Terrace	5001- 5025 S. Main St.	Los Angeles	90037	35	0	0			202				None
Browning Apartments	1104 Browning Blvd	Los Angeles	90037	33	5	5	Sec 8 NC	40835			Non-Profit		Very High
Buckingham Apts.	4050 Ursula Avenue, Suite	Los Angeles	90008	33	83	83	Sec 8 SR	40661			Profit Motivated		Very High
Budlong Apartments	11015 Budlong Ave	Los Angeles	90044	35	20	20	LMSA	40694	241/236		Limited Dividend		Very High
Burlington Arms	817 S Burlington	Los Angeles	90057	34	54	54	HFDA/8 NC	43819			Profit Motivated		Moderate
Cannon Apts	9215 Hooper Avenue	Los Angeles	90002	35	35	35	Preservation	40543			Non-Profit	T2	Very High
Canoga Park	6824 Winnetka Ave	Los Angeles	91306	27	14	14	Sec 8 NC	40989			Profit Motivated		Very High
Carondelet Snr Cit Apts	512 S Carondelet St	Los Angeles	90057	31	46	46	Sec 8 NC	40928	221(d)(4)MKT	43344	Profit Motivated		Very High
Carter House	449 W 78th St	Los Angeles	90003	35	20	21	PRAC/811	41912	202/162		Non-Profit		Low
Casa De Las Hermanitas	2801 E 2Nd St	Los Angeles	90033	34	88	88	HFDA/8 NC	40929			Profit Motivated		Very High
Casa De Woods	1951 W 22Nd St	Los Angeles	90018	33	20	20	LMSA	40786			Limited Dividend		Very High
Casa Development	1151 S New Hampshire	Los Angeles	90006	31	158	158	LMSA	40694	236(j)(1)	41395	Non-Profit		Very High
Casa Griffin Apts	2669 Griffin Ave	Los Angeles	90031	31	40	40	LMSA	41274			Limited Dividend		High
Casa Longwood	2535 Longwood Ave	Los Angeles	90016	33	20	20	LMSA	40633	236(j)(1)	41122	Non-Profit		Very High
Casa Paredes	501 N Soto St	Los Angeles	90033	34	10	10	202/8 NC	41562	202	45261	Non-Profit		High
Casa Serena Apartments	5017 Axtell St	Los Angeles	90032	32	29	29	Sec 8 NC	41060	221(d)(4)MKT	44105	Profit Motivated		Very High
Casa Valle	14440 Bledsoe St	Los Angeles	91342	27	10	11	202/8 NC	41194	202	46478	Non-Profit		High
Casa Wabash	3168 Wabash Ave	Los Angeles	90063	34	14	14	PD/8 MR	39415			Profit Motivated		Very High
Casitas Care Center	10626 Balboa Blvd.	Los Angeles	91344	27	0	99			223(a)(7)/223(f)		Profit Motivated		None
Castle Argyle Apts	1919 Argyle Ave	Los Angeles	90068	28	97	97	JnasstPrj SCHAF	37925	236(j)(1)	42036	Non-Profit	T6	Low
Cathay Manor	600 N Broadway	Los Angeles	90012	34	268	270	202/8 NC	41263	202	45809	Non-Profit		High
Christ Unity Manor	615 S Manhattan Pl	Los Angeles	90005	33	146	156	LMSA	41790	236(j)(1)	42036	Non-Profit		High
Clark Seniors Apartments	1156 Clark Dr	Los Angeles	90035	30	40	41	HFDA/8 NC	41599	223(a)(7)/221(d)(4)M	48274	Profit Motivated		High
Columbia Apts	1043 Kingsley Dr	Los Angeles	90006	31	127	127	LMSA	41790	236(j)(1)	41791	Limited Dividend		High
Coronado Villas	1632 Coronado St	Los Angeles	90026	31	5	5	Sec 8 NC	40899			Non-Profit		Very High
Country Villa Nursing	340 South Alvarado St.	Los Angeles	90057	31	0	0			232/223(f)				None
Crownridge Apartments	1648 West 227th St.	Los Angeles	90501	36	0	18			207/223(f)	47209	Profit Motivated		None
Crystal House	1630 W. 3Rd St.	Los Angeles	90017	34	0	101			207/223(f)	51349	Profit Motivated		None
Cunningham Village	2300 S Victoria Ave	Los Angeles	90016	33	30	34	Sec 8 NC	40710			Profit Motivated		Very High
Curtis Johnson Apts	903 W Vernon Ave	Los Angeles	90037	33	48	48	LMSA	40816			Non-Profit		Very High
Delta Apartments	825 Forest Ave	Los Angeles	90033	34	4	8	LMSA	40847			Limited Dividend		Very High
Diane Apartments	782 N Van Ness Ave	Los Angeles	90038	31	61	61	Sec 8 SR	41364			Profit Motivated		High
Dolores-Frances Apartments	1200 S. Union Avenue	Los Angeles	90015	34	243	366	Sec 8 NC	40718	221(d)(4)MKT	52963	Profit Motivated		Very High
Don Tomaso	4037 Don Tomaso Dr	Los Angeles	90008	33	5	5	Sec 8 NC	41343			Profit Motivated		High
Dorie Miller Manor	945 E 120th St	Los Angeles	90059	37	36	36	PD/8 Existing	40679			Non-Profit		Very High

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HUD Data Property	Address	City	Zip	Cong. District	Sec 8 Assist Units	Total Units	Program Type	Overall Exp. Date	Financing	Loan Maturity Dste	Owner	T2/T6	Risk Level
Dudley Oaks	2119 S. Oaks St.	Los Angeles	90007	33	20	20	Preservation	40816			Profit Motivated	T2	Very High
E. Victor Villa	555 W 92Nd St	Los Angeles	90044	35	42	46	LMSA	41517	202	43862	Non-Profit		High
East L A North I	3333 N Mission Rd	Los Angeles	90031	31	64	71	LMSA	41820			Limited Dividend		High
Echo Park Senior Housing	1727 Morton Avenue	Los Angeles	90026	31	40	41	PRAC/202	40816	202		Non-Profit		Low
Ellendale Arms	2711 Ellendale Pl	Los Angeles	90007	33	67	67	Preservation	40786			Profit Motivated		Very High
Emerald Pointe Apartments	14600 Saticoy St.	Los Angeles	91405	28	0	112			207/223(f)	51044	Profit Motivated		None
Esperanza-39Th Street Manor	1230 W 39th St	Los Angeles	90037	33	0	45			236(j)(1)	41487	Non-Profit		High
Ethel Arnold Bradley Gdn	7850 Normandie Ave	Los Angeles	90044	35	80	81	Sec 8 NC	42209			Profit Motivated		High
Fairfax Senior Cit Apts	737 S Genesee Ave	Los Angeles	90036	30	45	45	Sec 8 NC	42429			Profit Motivated		High
Fairfax Towers	1200 N Fairfax Ave	Los Angeles	90046	30	150	151	202/8 NC	40898			Limited Dividend		Very High
Fairmount Terrace I	4000 Fairmount St	Los Angeles	90063	32	107	109	LMSA	40816	202	43070	Non-Profit		Very High
Fairmount Terrace Ii	822 N Hazard Ave	Los Angeles	90063	32	100	100	202/8 NC	40525	202	43770	Non-Profit		Very High
Fame Arms	2420 S Western Ave	Los Angeles	90018	33	39	39	202/8 NC	40735	202	47908	Non-Profit		Very High
Figueroa Gardens Apts	4550-62 N Figueroa St	Los Angeles	90065	31	71	88	Preservation	40574	223a7/241f/236	49553	Profit Motivated	T2	Very High
Finley Square	407 - 417 East 120th	Los Angeles	90061		18	18	LMSA	41790	236(j)(1)/223(e)	41426	Non-Profit		High
Freeman Villa	1229 S West Moreland Ave	Los Angeles	90006	31	41	41	HFDA/8 NC	42343			Profit Motivated		High
Freeway Redevelopment	2827 West Blvd	Los Angeles	90016	33	116	121	LMSA	42004	207/223(f)	53083	Limited Dividend		High
George Mcdonald Court Apts	1800 East 92Nd St	Los Angeles	90002	39	60	60	PRAC/202	40786	202		Non-Profit		Low
Glad Project	2222 Laverna Av	Los Angeles	90041	31	14	14	PRAC/811	40724	811		Non-Profit		Low
Glenalbyn Apts	4122 Glenalbyn Drive	Los Angeles	90065	31	0	58			542(c)	45717	Non-Profit		None
Good Shepherd Manor	4411 11th Ave	Los Angeles	90043	33	143	143	LMSA	41820	236(j)(1)/202	40848	Non-Profit		High
Gramercy Place	1540 S Gramercy Pl	Los Angeles	90019	33	11	13	Preservation	40451			Profit Motivated		Very High
Gramercy Place Apts	1819 S Gramercy Pl	Los Angeles	90019	33	18	18	LMSA	40908			Profit Motivated		Very High
Grand Plaza	601 N. Grand Ave	Los Angeles	90012		0	302			542(c)	49400	Profit Motivated		None
Grand Pointe	820 S. Grand View St.	Los Angeles	90057	31	0	32			207/223(f)	51288	Profit Motivated		None
Grandview Homes	1114 Grandview St	Los Angeles	90006	31	26	26	Sec 8 NC	41364			Profit Motivated		High
Grandview Terrace	3940 Grand View Blvd	Los Angeles	90066	36	190	190	HFDA/8 NC	43888			Profit Motivated		Moderate
Great Expectations	17026 Rinaldi St.	Los Angeles	91344	27	6	6	PRAC/811	41486	202/162		Non-Profit		Low
Greenfield Manor	3753 Greenfield Avenue	Los Angeles	90034	36	5	5	PRAC/811	40847	811		Non-Profit		Low
Griffith Gardens	1154 E 24th St	Los Angeles	90011	31	39	39	LMSA	41425	221(d)(3)MKT	41306	Non-Profit		High
Hancock Gardens Apts.	303 S Van Ness Ave	Los Angeles	90020	33	66	66	Sec 8 NC	42063			Profit Motivated		High
Happy Valley Villa	3035 Sierra St	Los Angeles	90031	31	12	20	LMSA	45930			Limited Dividend		Low
Harvard Gardens	1938 S Harvard Blvd	Los Angeles	90018	33	35	35	Sec 8 NC	41070	223(a)(7)/207/223(f)	48639	Profit Motivated		Very High
Haven 501	1330 S Burlington Ave	Los Angeles	90006	31	48	50	LMSA	40755	236(j)(1)	41671	Non-Profit	T6	Low
Haven 502	825 W Adams Blvd	Los Angeles	90007	33	105	105	LMSA	40755	236(j)(1)	42036	Non-Profit	T6	Low
Hayworth Housing	1600 S. Hayworth Avenue	Los Angeles	90000	33	2	2	PRAC/811	40877	811		Non-Profit		Low
Hdr Fund 1 Apts	2714 Orchard Ave	Los Angeles	90062	33	76	76	LMSA	47269			Profit Motivated		Low

HUD Data Property	Address	City	Zip	Cong. District	Sec 8 Assist Units	Total Units	Program Type	Overall Exp. Date	Financing	Loan Maturity Dste	Owner	T2/T6	Risk Level
Hdr Fund Ii Apts	111 S Avenue 63	Los Angeles	90042	31	39	49	LMSA	47330			Profit Motivated		Low
Headway House	8500 Shirley Av	Los Angeles	91324	27	4	6	PRAC/811	42947	811		Non-Profit		Low
Helms Manor	3704 Military Ave	Los Angeles	90034	36	5	5	PRAC/811	40755	811		Non-Profit		Low
Hidden Haven	623 W 92Nd St	Los Angeles	90044	35	5	5	Sec 8 NC	41097			Profit Motivated		High
Hobart Gardens	1344 N Hobart Blvd	Los Angeles	90027	33	140	142	LMSA	45991	207/223(f)	51836	Profit Motivated		Low
Hobart Park Apts	2622 S Hobart Blvd	Los Angeles	90018	33	9	16	LMSA	40694			Profit Motivated	T2	Very High
Hobart Terrace	1922 S Hobart Blvd	Los Angeles	90018	33	11	16	LMSA	40329			Profit Motivated	T2	Very High
Holiday 101 A	1102-07 W 42Nd St	Los Angeles	90037		117	121	LMSA	41394			Profit Motivated		High
Holiday 101 B	4163 Monroe	Los Angeles	90029	31	117	117	LMSA	41394			Profit Motivated		High
Holiday 101 C	751 S Hoover	Los Angeles	90005	31	123	123	LMSA	41394			Profit Motivated		High
Holiday 101A	1102 & 106 W. 41St St.	Los Angeles	90037	33	0	0			207/223(f)				None
Holiday 101B	250 S. Coronado St.	Los Angeles	90057	31	0	0			207/223(f)				None
Holiday 101C	1241 Ingraham St.	Los Angeles	90017	34	0	0			207/223(f)				None
Holiday 102	427 S. Union Avenue	Los Angeles	90017	34	0	0			207/223(f)				None
Holiday 102	427 Union Dr	Los Angeles	90017	34	90	92	LMSA	41394			Profit Motivated		High
Hollywood East Apts.	4829 Lexington Ave	Los Angeles	90029	31	67	93	LMSA	45838			Limited Dividend		Low
Hollywood Fountain North	6233 Fountain Avenue	Los Angeles	90028	30	88	89	Sec 8 NC	40753	207/223(f)	50830	Profit Motivated		Very High
Hollywood Fountain South	6222 Fountain Ave	Los Angeles	90028	30	72	73	Sec 8 NC	40917	207/223(f)	50830	Profit Motivated		Very High
Hollywood Gardens	5411 3/4 Lemon Grove Ave	Los Angeles	90038	31	62	62	Sec 8 SR	40659	223(a)(7)/207/223(f)		Limited Dividend		Very High
Hollywood Knickerbocker	1714 N. Ivar Ave	Los Angeles	90028	33	280	282	LMSA	41973	241/236	41395	Limited Dividend		High
Hollywood Off Vine	6212 La Mirada	Los Angeles	90038	31	0	0			207/223(f)				None
Hollywood Parkview Apartments	1244 Lake St	Los Angeles	90006	31	32	32	LMSA	40724	236(j)(1)	41760	Non-Profit	T6	Low
Hollywood West Apts	5603 Lexington Ave	Los Angeles	90038	31	79	84	LMSA	40724	236(j)(1)	41760	Non-Profit	T6	Low
Hollywoodland Gower Apt	1206 N Gower St	Los Angeles	90038	31	16	16	Sec 8 SR	41994			Profit Motivated		High
Hollywoodlands Ii	1438 Gordon	Los Angeles	90028	30	32	32	Sec 8 SR	41885			Profit Motivated		High
Hollywoodlands Iii	5169 Marathon St	Los Angeles	90038	31	19	19	Sec 8 SR	41893			Profit Motivated		High
Hollywoodlands Iv	977 N Wilton Pl	Los Angeles	90038	31	16	16	Sec 8 SR	41976			Profit Motivated		High
Hoover Seniors	6206-6224 S Hoover	Los Angeles	90044		37	38	PRAC/202	40755	202		Non-Profit		Low
Houston Homes Apartments	1151 E 20th St	Los Angeles	90011	31	52	60	LMSA	45838			Limited Dividend		Low
Hubbard Street Arms	3739 Hubbard St	Los Angeles	90023	34	6	6	LMSA	40786	236(j)(1)/223(e)	40756	Limited Dividend		Very High
Imogene Housing	716 Imogene Ave	Los Angeles	90026	31	16	16	Sec 8 NC	41483	221(d)(3)MKT	45231	Non-Profit		High
Imperial Highway Apartments	1651 E Imperial Hwy	Los Angeles	90059	37	46	46	PD/8 SR	40694			Profit Motivated		Very High
Jefferson Townhomes	1693 W Jefferson Blvd	Los Angeles	90018	33	30	30	Sec 8 NC	40642			Profit Motivated		Very High
Jefferson Villas	1286 W Jefferson Blvd	Los Angeles	90007	33	5	5	Sec 8 NC	40835			Non-Profit		Very High
Jessie L Terry Manor	3100 S Vermont Ave	Los Angeles	90007	33	170	170	LMSA	45747			Profit Motivated		Low
Jewel Terraces	1420 W 27th St	Los Angeles	90007	33	32	32	LMSA	41274	236(j)(1)	41730	Limited Dividend		High
Juanita Apts	624 N Juanita Blvd	Los Angeles	90004	31	5	5	Sec 8 NC	40975			Non-Profit		Very High

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Kern Villa Apartments	200 N Kern Ave	Los Angeles	90022	32	48	49	Sec 8 NC	46053			Profit Motivated		Low
Kernwood Terrace Apartments	337 N Mednick Ave	Los Angeles	90022	20	51	51	HFDA/8 NC	42049			Profit Motivated		High
Kilgore Manor	2411 S Central Ave	Los Angeles	90011	31	51	51	LMSA	44561	221(d)(3)MKT		Non-Profit		Low
Kingsley Plaza	444 S. Kingsley Drive,	Los Angeles	90020	33	0	162			207/223(f)	51592	Profit Motivated		None
L A Pro 30	1340 S Westlake	Los Angeles	90006	31	101	101	LMSA	41394			Profit Motivated		High
L.A. Colorado Terrace	2455 Colorado Blvd.	Los Angeles	90041	31	0	70			221(d)(4)MKT	52902	Profit Motivated		None
L.A. Pro I	1011 N Cummings St	Los Angeles	90033	34	104	124	LMSA	40694	221(d)(4)MKT	55397	Profit Motivated		Very High
L.A. Pro Iii	230 W 88th Pl	Los Angeles	90003	35	84	122	LMSA	45838			Limited Dividend		Low
L.A.Pro Ii	1100 S Berendo St	Los Angeles	90006	31	80	84	LMSA	40694			Profit Motivated		Very High
La Brea Gardens	3431 S La Brea Ave	Los Angeles	90016	33	185	185	LMSA	41029			Limited Dividend		Very High
La Hacienda I	2126 Cambridge St	Los Angeles	90006	31	14	14	HFDA/8 NC	44841			Non-Profit		Low
La Hacienda Ii	1630 Union Ave	Los Angeles	90015	31	10	10	HFDA/8 NC	42042			Non-Profit		High
La Posada	151 N Sunol Dr	Los Angeles	90063	32	74	75	202/8 NC	40783	202	48214	Non-Profit		Very High
La Pro 30	306 S. Columbia Avenue	Los Angeles	90017	34	0	0			207/223(f)				None
La Pro Xxxii Apts	1348 W Ingraham St	Los Angeles	90017	34	113	113	LMSA	46630			Profit Motivated		Low
La Salle Ave Manor	1935 S La Salle Ave	Los Angeles	90018	33	0	33					Limited Dividend		None
La Salle Pl Apts	2011 La Salle Ave	Los Angeles	90018	33	5	5	Sec 8 NC	40681	221(d)(4)MKT	44713	Limited Dividend		Very High
La Villa Hermosa	1530 Jefferson Blvd	Los Angeles	90018	33	59	60	Sec 8 NC	40879			Profit Motivated		Very High
Lake Mews Dominion	234 N Lake St	Los Angeles	90026	34	14	14	Sec 8 NC	40672			Profit Motivated		Very High
Lake View Terrace Silvercrest	11840 Foothill Blvd	Los Angeles	91331		72	73	PRAC/202	40999	202		Non-Profit		Low
Lankershim Arms	7628 Lankershim Blvd	Los Angeles	91605	28	56	56	Sec 8 NC	41509	221(d)(4)MKT	45323	Limited Dividend		High
Las Palmas	1778 N Las Palmas	Los Angeles	90028	33	74	74	Sec 8 NC	41935			Non-Profit		High
Las Palomas Apts	3025 Gleason Ave	Los Angeles	90063	34	47	47	Sec 8 NC	41274	221(d)(4)MKT	43709	Profit Motivated		High
Las Torres	944 S Grattan St	Los Angeles	90015	34	104	105	202/8 NC	42187	207/223(f)	52810	Non-Profit		High
Leland Courts	5234 Melrose Ave	Los Angeles	90038	31	70	70	Sec 8 SR	41846			Profit Motivated		High
Lighthouse Healthcare Center	2222 Santa Ana Blvd	Los Angeles	90059	39	0	0			232/223(f)				None
Lime House	1800 West Martin Luther King	Los Angeles	90062		34	34	PRAC/202	40999	202		Non-Profit		Low
Little Tokyo Towers	455 E 3Rd St	Los Angeles	90013	34	180	301	LMSA	40694	236(j)(1)	42583	Non-Profit		Very High
Los Altos Apts	4121 Wilshire Blvd	Los Angeles	90017	33	0	144			542(b)	47331	Profit Motivated		None
Los Angeles Gardens	2624 S Harvard Blvd	Los Angeles	90018	33	101	101	LMSA	40694	236(j)(1)	41974	Non-Profit	T6	Low
Lurline Gardens	9930 De Soto Ave	Los Angeles	91311	30	0	196					Profit Motivated		None
Mac Arthur Park Towers	450 Grand View St	Los Angeles	90057	31	182	183	LMSA	46721			Profit Motivated		Low
Madison Sr	1145-1151 Madison Ave	Los Angeles	90029		69	70	PRAC/202	43404	202		Non-Profit		Low
Magnolia Manor	1201 Magnolia Ave	Los Angeles	90006	31	18	21	Preservation	40543			Profit Motivated		Very High
Main Street Housing, Lp	7823 S Main St	Los Angeles	90003	35	30	30	Pension Fund	40724			Non-Profit		Very High
Main Street New Hope Courtyard	109 W 56th St	Los Angeles	90037	35	24	25	PRAC/811	40694	811		Non-Profit		Low
Manhattan Gardens	1424 S Manhattan Pl	Los Angeles	90019	33	5	5	Sec 8 NC	40804			Non-Profit		Very High

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Mariposa Manor	756-757 S Mariposa Av	Los Angeles	90005	31	69	70	PRAC/202	40755	202		Non-Profit		Low
Martel Park	907 N Martel Ave	Los Angeles	90046	30	72	72	Sec 8 NC	41790	207/223(f)	50771	Profit Motivated		High
Masselin Sr	404 Cochran Ave	Los Angeles	90036	30	27	28	PRAC/202	41943	202/162		Non-Profit		Low
Mca#3 Apartments	3940 Gibraltar Ave	Los Angeles	90008	33	20	20	PD/8 Existing	41029			Profit Motivated		Very High
Menlo Gardens	1816 Menlo Ave	Los Angeles	90006	31	3	3	Sec 8 NC	41560			Profit Motivated		High
Metro West Village Apts	1212 W 110th St	Los Angeles	90044	35	40	40	LMSA	40847	236(j)(1)	41791	Limited Dividend	T6	Low
Mid City Apts	7512 S San Pedro	Los Angeles	90003	35	68	70	LMSA	46934			Profit Motivated		Low
Mid Town Apartments	3030 San Marino Ave	Los Angeles	90006	31	119	119	LMSA	46904			Profit Motivated		Low
Midtown Manor	528 W 50th St	Los Angeles	90037	33	32	32	PD/8 Existing	42205			Profit Motivated		High
Midwilshire Apts	2826 La Salle Avenue	Los Angeles	90018	33	74	75	LMSA	40724	236(j)(1)	41760	Non-Profit	T6	Low
Miramar Manor	1422 W Miramar St	Los Angeles	90026	34	48	49	LMSA	40724	236(j)(1)	41214	Non-Profit	T6	Low
Miramar Towers	2000 Miramar St	Los Angeles	90057	31	156	156	HFDA/8 NC	43914			Profit Motivated		Moderate
Mission Plaza	2250 Parkside Ave	Los Angeles	90031	31	132	132	Preservation	40694	221(d)(3)BMIR 8/1/2011		Non-Profit		Very High
Miyako Garden Apts	223 S Central Ave	Los Angeles	90012	34	100	100	Sec 8 NC	41152	221(d)(4)MKT	44197	Profit Motivated		High
Monterey Terrace	3800 Monterey Rd	Los Angeles	90032	31	40	40	Sec 8 NC	41902	223(a)(7)/221(d)(4)M	45231	Profit Motivated		High
Mount Zion Towers	4827 S Central Ave	Los Angeles	90011	31	117	118	LMSA	45565			Non-Profit		Low
Mt. Moriah Senior Villa	476 W 43Rd St	Los Angeles	90037	31	40	41	PRAC/202	43251	202		Non-Profit		Low
Neld North Apartments	710 W 30th St	Los Angeles	90007	33	83	89	LMSA	46568			Profit Motivated		Low
New Hampshire Apts	1509 S New Hampshire Ave	Los Angeles	90006	31	6	6	LMSA	40724	236(j)(1)	40878	Profit Motivated		Very High
New Hampshire Arms	819 S New Hampshire Ave	Los Angeles	90005	31	36	36	Sec 8 NC	41121	223(a)(7)/221(d)(4)M	43466	Profit Motivated		High
New Hope Senior Villa	5140 South Central Ave	Los Angeles	90011	31	46	47	PRAC/202	43921	202		Non-Profit		Low
Nikkei Senior Gardens	9221 Arleta Blvd.	Los Angeles	91331	28	0	0			223(d)/232		Non-Profit		None
Normandie V Apts	1371 W Vernon Ave	Los Angeles	90037	33	5	5	Sec 8 NC	41073			Profit Motivated		Very High
Normandie Villas	2633 S Normandie Ave	Los Angeles	90007	33	25	25	HFDA/8 NC	41546			Non-Profit		High
North Hollywood Accessible Apts.	12145 Burbank Blvd.	Los Angeles	91607		12	13	PRAC/811	40724	811		Non-Profit		Low
Oakview	6933 S Figueroa St	Los Angeles	90003	35	5	5	Sec 8 NC	41096			Profit Motivated		High
Old Bank District Project	400-412 So Main St.	Los Angeles	90013	34	0	230			207/223(f)	53359	Profit Motivated		None
Olympic Plaza Sr Hsg	2605 E Olympic Bl	Los Angeles	90023	33	88	88	PRAC/202	44541	202		Non-Profit		Low
One Santa Fe	100 - 300 Santa Fe Ave	Los Angeles	90012	34	0	0			220				None
Oxford Park	1920 S Oxford St	Los Angeles	90018	33	108	109	Preservation	40999	223a7/241f/236	49522	Profit Motivated		Very High
Pace Villa	3601 S Catalina St	Los Angeles	90007	33	16	16	Sec 8 NC	45473	223(a)(7)/221(d)(3)M	49126	Non-Profit		Low
Pacific Electric Building	610 S. Main St.	Los Angeles	90014	34	0	314			223(a)(7)/207/223(f)		Profit Motivated		None
Palm Village Senior Apartments	5040-5060 Laurel Canyon Blvd	Los Angeles	91352		57	57	PRAC/811	41333	202		Non-Profit		Low
Palms Manor	3740 Kelton Ave	Los Angeles	90034	36	5	5	PRAC/811	40694	811		Non-Profit		Low
Park View Apartments	511 South Park View St.	Los Angeles	90057	31	0	0			207/223(f)	51533	Profit Motivated		None
Park View Terrace Apts	2451 West 7th St	Los Angeles	90057	31	94	94	Sec 8 NC	41333	223(a)(7)/221(d)(4)M	42856	Profit Motivated		High
Parkwood Manor	1225 W 39th Pl	Los Angeles	90037	33	0	16					Limited Dividend		None

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Pico Plaza	1226 Arapahoe St	Los Angeles	90006	31	0	43			236(j)(1)	41640	Limited Dividend		High
Pico Union Plaza	1119-C West 17th St	Los Angeles	90015	31	28	38	LMSA	41698			Profit Motivated		High
Pico Union Square I	1421 S. Toberman St.	Los Angeles	90015	34	0	10					Profit Motivated		None
Pico Union Square Ii	1430 S. Toberman St.	Los Angeles	90015	34	0	8					Profit Motivated		None
Pico Wooster Sr Ctz Hsng	1425 S Wooster St	Los Angeles	90035	30	49	50	202/8 NC	41370	202	46784	Non-Profit		High
Pico/Veteran Senior Housing	10961 Pico Blvd.	Los Angeles	90064	30	0	46			202		Non-Profit		None
Pilgrim Tower	1207 S Vermont Ave	Los Angeles	90006		97	111	LMSA	41790	202	42826	Non-Profit		High
Pleasant Hills Home	1315 Pleasant Ave #4A	Los Angeles	90033	34	24	24	Sec 8 NC	40660	221(d)(4)MKT	45870	Non-Profit		Very High
Pleasant Oak Apts Iii	717 W 81St St	Los Angeles	90044	35	5	5	Sec 8 NC	42108			Profit Motivated		High
Pleasant Oaks I	538 W 81St St	Los Angeles	90044	35	5	5	Sec 8 NC	42108			Profit Motivated		High
Pleasant Oaks Ii	602 W 81St St	Los Angeles	90044	35	5	5	Sec 8 NC	42108			Profit Motivated		High
Premier Apts	368 E Imperial Hwy	Los Angeles	90061	37	120	120	LMSA	40724	223(d)/236	41760	Limited Dividend		Very High
Preservation I	2628 West Blvd	Los Angeles	90016	33	93	93	LMSA	41943			Profit Motivated		High
Preservation Ii	3012 Halldale Ave	Los Angeles	90018	33	104	109	LMSA	40602			Profit Motivated		Very High
Preservation Iii	6427 S Hoover	Los Angeles	90044	35	48	48	LMSA	40816			Profit Motivated		Very High
Preservation Iv	1045 W 18th St	Los Angeles	90015	31	29	30	LMSA	40968			Profit Motivated		Very High
Preservation V	833 S Carondelet St	Los Angeles	90057	31	118	118	LMSA	41912			Profit Motivated		High
Princess Apts	1648 N Kingsley Dr	Los Angeles	90027	33	58	58	LMSA	41729	236(j)(1)	42309	Limited Dividend		High
Professional Housing Development Apartments	1020 S. Kingsley Drive	Los Angeles	90006	31	0	0			221(d)(4)MKT	55366			None
Professional Hsg & Dev	1020 S Kingsley Dr	Los Angeles	90029	31	84	84	LMSA	41274			Non-Profit		High
Progressive Home Elderly	7010 S Denver Ave	Los Angeles	90044	35	111	141	LMSA	41790	202	49766	Non-Profit		High
Project Homelife	10223 Parise Dr	Los Angeles	90614		3	3	PRAC/811	42369	202/162		Non-Profit		Low
Queen Apts	2620 Orchard Ave	Los Angeles	90007	33	96	96	LMSA	44773			Profit Motivated		Low
Rainbow Homes	15917 Chase St (No. Hills)	Los Angeles	91343	27	12	14	PRAC/811	42429	811		Non-Profit		Low
Randolph Gardens	3721 Randolph Ave	Los Angeles	90032	31	4	4	Sec 8 NC	42068			Profit Motivated		High
Rayen Park Apartments	15233 Rayen St	Los Angeles	91343	28	84	84	Preservation	40786	223a7/241f/221-BMIR	49553	Profit Motivated		Very High
Rinaldi Convalescent Hospital	16553 Rinaldi	Los Angeles	91344	27	0	0			223(a)(7)/223(f)		Profit Motivated		None
Rio Vista Village	1310 Rio Vista Avenue	Los Angeles	90023		0	180	Pension Fund	41060			Profit Motivated		Very High
Robert Farrell Manor	1818 W 71St St	Los Angeles	90047	33	35	35	Sec 8 NC	42185			Profit Motivated		High
Rose Pointe - Rosemont	1008 Rosemont Avenue	Los Angeles	90026	31	0	44			207/223(f)	51257	Profit Motivated		None
Rose Pointe Apartments	2416 Bellevue Avenue	Los Angeles	90026	31	0	54			207/223(f)	51318	Profit Motivated		None
Royal Apts I	772-6 N Van Ness Ave	Los Angeles	90038	31	79	82	LMSA	45789			Limited Dividend		Low
Royal Apts Ii	717-721 E El Segundo Blvd	Los Angeles	90059	37	32	32	LMSA	45789			Limited Dividend		Low
S & J Limited Ii	679 E 41St St	Los Angeles	90011	31	73	73	Sec 8 SR	40755	221(d)(4)MKT	43405	Profit Motivated		Very High
San Pedro Townhouse #1	13935 San Pedro St	Los Angeles	90061	37	0	8			236(j)(1)	41244	Non-Profit		High
San Pedro Townhouse #2	13913 S. San Pedro St	Los Angeles	90061	37	0	12			236(j)(1)	41244	Non-Profit		High
Sangnok Villa	726-742 So Bonnie Brae	Los Angeles	90057		0	60			223(a)(7)/221(d)(4)M	47515	Profit Motivated		None

Los Angeles County: Federally Subsidized Property Listing (6/20/2011)

HUD Data Property	Address	City	Zip	Cong. District	Sec 8 Assist Units	Total Units	Program Type	Overall Exp. Date	Financing	Loan Maturity Dste	Owner	T2/T6	Risk Level
Savoy West Apartments	7270 Franklin Ave	Los Angeles	90046	28	0	128			207/223(f)	53083	Profit Motivated		None
Sheridan East Villa	120 W 78th St	Los Angeles	90003	35	24	25	LMSA	46568			Profit Motivated		Low
Sheridan Manor	10634 S Central Ave	Los Angeles	90002	37	47	47	LMSA	45838			Limited Dividend		Low
Sheridan South Villa	7219 San Pedro St	Los Angeles	90003	35	38	38	LMSA	45838			Limited Dividend		Low
Sheridan West Villa	621 W 81St St	Los Angeles	90044	35	35	49	LMSA	46568			Profit Motivated		Low
Sherman Way Senior Hsg	15864 Sherman Way	Los Angeles	91406	27	73	74	202/8 NC	40889	202	48245	Non-Profit		Very High
Siejay Apartments	1421 S Hoover St	Los Angeles	90006	31	0	72					Profit Motivated	T2	None
Silver Lake New Hope Courtyard Apartments	2301 Brier Ave	Los Angeles	90039	33	14	15	PRAC/811	43220	811		Non-Profit		Low
Silvercrest Hollywood	5940 Carlos Ave	Los Angeles	90028	30	98	99	PRAC/202	43069	202		Non-Profit		Low
Silverlake Village	3740 Evans St.	Los Angeles	90027		79	88	Preservation	42308	241(f)/236	49614	Non-Profit	T6	Low
Simpson Villas	6927 Simpson Ave	Los Angeles	91605	28	5	5	Sec 8 NC	40848			Non-Profit		Very High
Sonya Gardens	8621 S Denver	Los Angeles	90044	35	60	60	LMSA	40694			Non-Profit		Very High
South Bay Villa	13111 S San Pedro St	Los Angeles	90061	37	80	80	Sec 8 NC	40724			Profit Motivated		Very High
South Central Sites	2013 E 92Nd St	Los Angeles	90002	39	37	37	HFDA/8 SR	46289			Non-Profit		Low
South Glen Pointe	3427 Fletcher Drive	Los Angeles	90065	31	0	70			207/223(f)	51288	Profit Motivated		None
South Side Apts	923-1011 East 79th St.	Los Angeles	90001	35	20	20	PD/8 Existing	42206			Profit Motivated		High
South Towers - Haroldway	5426 & 5437 Harold Way	Los Angeles	90027	33	0	40			207/223(f)	51288	Profit Motivated		None
South Towers Apartments	417 S. Bonnie Brae St.	Los Angeles	90057	34	0	59			207/223(f)	51075	Profit Motivated		None
Southside Apts	10950 South Central Avenue	Los Angeles	90059	35	32	32	PD/8 Existing	41371			Non-Profit		High
Southwest Pointe	14625 Van Nuys Boulevard	Los Angeles	91331		0	161			207/223(f)	51533	Profit Motivated		None
St Andrews Arms	1511 S St Andrews Pl	Los Angeles	90019	33	27	43	Preservation	40968	223a7/241f/236	49126	Profit Motivated	T2	Very High
St Nicholas Cedars Manor	2323 W Fourth St	Los Angeles	90057	31	26	26	Sec 8 NC	40851			Non-Profit		Very High
St. Andrews & Venice	1555 S St Andrews Pl	Los Angeles	90019	33	11	13	Preservation	40574			Profit Motivated		Very High
St. Andrews Gardens	2062 W Adams Blvd	Los Angeles	90018	33	175	192	Preservation	41121	223a7/241f/236	49553	Profit Motivated		High
St. Andrews Terrace	1525 South St Andrews Pl	Los Angeles	90019	33	24	27	Preservation	40786			Profit Motivated	T2	Very High
St. James Manor	615 S Gramercy Pl	Los Angeles	90005	33	65	65	202/8 NC	40622	207/223(f)	51867	Non-Profit		Very High
Steel Plaza	1711 W. 3Rd St.	Los Angeles	90017	0	65	66	PRAC/202	43281	202		Non-Profit		Low
Stevenson Manor	1230 Cole Ave	Los Angeles	90038	31	61	61	Sec 8 NC	41425			Profit Motivated		High
Stovall Terrace Apartments	4075 S Figueroa St	Los Angeles	90037	33	95	97	202/8 NC	40824	202	46388	Non-Profit		Very High
Subsidized Housing Corporation 116	247 W 84th St	Los Angeles	90003	35	19	20	Sec 8 NC	40421			Profit Motivated		Very High
Subsidized Housing Corporation 4	232 S Avenue 56	Los Angeles	90042	31	18	20	Sec 8 NC	40694			Profit Motivated		Very High
Subsidized Housing Corporation 44	5415 Geer St	Los Angeles	90016	33	18	20	Sec 8 NC	40585			Profit Motivated		Very High
Summer Oaks Apartments	6666 Sepulveda Blvd.	Los Angeles	91411	27	0	83			207/223(f)	51592	Profit Motivated		None
Sun Ray Convalescent	3210 West Pico Blvd.	Los Angeles	90019	33	0	99			232/223(f)	50192	Profit Motivated		None
Sunset Apartments	1711 Park Ave	Los Angeles	90026	31	81	86	LMSA	40908	236(j)(1)	41730	Non-Profit	T6	Low
Sunset Pointe - Place Apartments	2900 Sunset Place	Los Angeles	90005	31	0	72			207/223(f)	51533	Profit Motivated		None
Sunset-Normandie Towers	1428 N Normandie Ave	Los Angeles	90027	33	147	148	Sec 8 NC	41090	207/223(f)	50526	Profit Motivated		High

HUD Data Property	Address	City	Zip	Cong. District	Sec 8 Assist Units	Total Units	Program Type	Overall Exp. Date	Financing	Loan Maturity Dste	Owner	T2/T6	Risk Level
Swansea Park Apts	1015 N Kingsley Dr	Los Angeles	90029	31	120	120	Sec 8 SR	47279			Profit Motivated		Low
Tc Apartments	877 N Bunker Hill	Los Angeles	90012	34	19	19	HFDA/8 NC	42650			Profit Motivated		Moderate
Telacu Las Flores	12793 Mercer St	Los Angeles	91331	28	74	74	PRAC/202	40877	202		Non-Profit		Low
Telacu Pico Aliso	1450 East 1St St.	Los Angeles	90033		74	74	PRAC/811	40908	202		Non-Profit		Low
Telacu Plaza	1033 S Hope St	Los Angeles	90015	34	39	40	202/8 NC	41265	202	48611	Non-Profit		High
Telacu Pointe	3200 Fletcher Drive	Los Angeles	90065	31	83	83	PRAC/202	43100	202		Non-Profit		Low
Telacu Sr Hsg Of La	251 S Arizona St	Los Angeles	90022	32	74	74	202/8 NC	40899	202	48335	Non-Profit		Very High
Telacu Vistas	4900 Via Marisol	Los Angeles	90042	31	99	99	PRAC/202	42429	202		Non-Profit		Low
The Rehabilitation Centre Of Beverly Hills	580 So. San Vincente Blvd.	Los Angeles	90064	34	0	0			232/223(f)	52263			None
Tlc Homes I	7937 Lindley Ave	Los Angeles	91335	27	12	14	202/8 NC	41333	202	45689	Non-Profit		High
Towne Square Apartments	11620 Towne Ave	Los Angeles	90061	37	50	51	LMSA	41882			Profit Motivated		High
Towne Square Apartments	14700-14740 Roscoe Blvd.	Los Angeles	91402	28	0	140			207/223(f)	51561	Profit Motivated		None
Tres Lomas Apartments	4343-49 Toland Way	Los Angeles	90041	31	45	46	Sec 8 NC	40981			Profit Motivated		Very High
Turner Apartments	7000-14 So Hoover St	Los Angeles	90044	35	32	32	PD/8 Existing	41775			Profit Motivated		High
Two Worlds Ii	420 S. Union Avenue	Los Angeles	90017	34	0	0			207/223(f)				None
Two Worlds Ii	420 S Union Ave	Los Angeles	90017	34	60	60	LMSA	41394			Profit Motivated		High
Two Worlds One Apts.	809 W 23Rd St	Los Angeles	90007	33	96	96	LMSA	47149			Profit Motivated		Low
Ujima Village	941 E 126th St	Los Angeles	90059	37	0	300					Non-Profit		None
Union Ferraro Towers	455 S. Union Ave	Los Angeles	90017	33	200	200	Sec 8 NC	40969			Non-Profit		Very High
Universal Pointe	7240 Lankershim Boulevard	Los Angeles	91605	28	0	171			207/223(f)	51714	Profit Motivated		None
University Gardens Apartments	1250 W Jefferson Blvd	Los Angeles	90007	33	113	113	PD/8 Existing	40847			Limited Dividend		Very High
Urban Rehab #1	9310 S Central Ave	Los Angeles	90002	35	60	60	PD/8 Existing	42216			Profit Motivated		High
Van Buren Apts	2723 Van Buren Pl	Los Angeles	90007	33	28	28	LMSA	40543	207/223(f)	51136	Non-Profit		Very High
Van Ness Terrace	1809 S Van Ness Ave	Los Angeles	90019	33	12	16	Preservation	40786			Profit Motivated		Very High
Van Nuys Apts	210 W 7th St	Los Angeles	90014	34	299	299	Sec 8 SR	45596			Profit Motivated		Low
Vendome Courts	135 S Reno St	Los Angeles	90057	31	50	50	LMSA	40786			Limited Dividend		Very High
Vermont Seniors	3901-3925 S. Vermont Ave	Los Angeles	90037	33	138	138	PRAC/202	41820	202		Non-Profit		Low
Vernon Convalescent Hospital	1037 West Vernon Ave	Los Angeles	90037	33	0	0			232/223(f)	49461	Profit Motivated		None
Villa Broadway I	310 W 102Nd St	Los Angeles	90003	35	4	4	Sec 8 NC	41978			Profit Motivated		High
Villa Broadway Ii	10207 S Broadway St	Los Angeles	90003	35	4	4	Sec 8 NC	41978			Profit Motivated		High
Villa Broadway Iii	10213 S Broadway St	Los Angeles	90003	35	4	4	Sec 8 NC	41978			Profit Motivated		High
Villa Broadway Iv	10217 S Broadway St	Los Angeles	90003	35	4	4	Sec 8 NC	41978			Profit Motivated		High
Villa Broadway V	10223 Broadway St	Los Angeles	90003	35	4	4	Sec 8 NC	41978			Profit Motivated		High
Villa De La Esperanza	1401 South Hope St.	Los Angeles	90015	34	87	87	PRAC/202	43465	202		Non-Profit		Low
Villa Flores	1020 S Flower St	Los Angeles	90015	34	74	75	PRAC/202	43373	202		Non-Profit		Low
Villa Malaga	4704 Dozier St	Los Angeles	90022	32	23	23	PRAC/811	42613	811		Non-Profit		Low
Villa Marisol	5301 Via Marisol	Los Angeles	90042	31	48	48	HFDA/8 NC	44237			Profit Motivated		Moderate

HUD Data Property	Address	City	Zip	Cong. District	Sec 8 Assist Units	Total Units	Program Type	Overall Exp. Date	Financing	Loan Maturity Dste	Owner	T2/T6	Risk Level
Villa St. Andrews	1840 S St. Andrews	Los Angeles	90019	33	13	14	LMSA	40786	236(j)(1)	41913	Non-Profit	T6	Low
Vista Homes	23210 Justice	Los Angeles	90012		8	8	PRAC/811	42521	811		Non-Profit		Low
Vista Tower	3000 Leeward Ave	Los Angeles	90005	31	146	230	LMSA	41698	236(j)(1)/202	41671	Non-Profit		High
Wadsworth Park Apts	988 42Nd St	Los Angeles	90011	31	21	21	Sec 8 NC	40704	221(d)(4)MKT	55488	Limited Dividend		Very High
Wadsworth Place	911 E 120th St	Los Angeles	90059	37	35	36	202/8 NC	40887	202	44593	Non-Profit		Very High
Washington Apts	4400 W Washington Blvd	Los Angeles	90016	33	5	5	Sec 8 NC	41271			Profit Motivated		High
Washington Court Apartments	1717 E 103Rd St	Los Angeles	90002	37	102	102	LMSA	40694			Profit Motivated		Very High
Waterloo Heights Apt	1011 Waterloo St.	Los Angeles	90028	31	17	18	PRAC/811	40786	811		Non-Profit		Low
Watts Arms I	10130 S Beach St	Los Angeles	90002	37	104	104	LMSA	41790	236(j)(1)	43132	Limited Dividend		High
Watts Arms Ii	1720 E Century Blvd	Los Angeles	90002	37	40	40	LMSA	41152	236(j)(1)	43739	Non-Profit		High
Wattswood Relocation	6415 S. Makee St	Los Angeles	90001	34	51	54	PD/8 MR	40816			Profit Motivated		Very High
West Pointe Apartments	950 S. Westmoreland Avenue	Los Angeles	90006	31	0	92			207/223(f)	50983	Profit Motivated		None
Western Gardens	1742 W 84th Pl	Los Angeles	90047	35	35	35	Sec 8 NC	41544			Profit Motivated		High
Westington	1914 West Blvd	Los Angeles	90016	33	12	13	202/8 NC	41744	202	45352	Non-Profit		High
Westlake Apts	711 Westlake Ave	Los Angeles	90057	31	0	100					Profit Motivated		None
Westminster Senior Housing	3405 S. Arlington Ave	Los Angeles	90018	33	55	56	PRAC/202	40968	202		Non-Profit		Low
Westmoreland Prk Apts	1701-11 S Westmoreland B	Los Angeles	90006		20	20	LMSA	40694			Profit Motivated	T2	Very High
Westside Cloverdale	3006- S Cloverdale Ave	Los Angeles	90016	33	8	8	PD/8 Existing	40574					Very High
Westside Apts	1811 W 36th Pl	Los Angeles	90018	33	59	60	LMSA	45808			Limited Dividend		Low
Westside Jewish Center Apartments	5877 San Vicente Blvd	Los Angeles	90019	33	102	103	202/8 NC	40999	207/223(f)	50284	Non-Profit		Very High
Westwood Plaza	2228 Westwood Blvd	Los Angeles	90064	30	0	0			232/223(f)				None
Willow Brook Villa	4341 Willowbrook Ave	Los Angeles	90029	31	84	85	Sec 8 NC	40877	223(a)(7)/221(d)(4)M	42856	Profit Motivated		Very High
Wills Manor	1510 W. 27th St.	Los Angeles	90007	33	7	7	PRAC/811	40939	811		Non-Profit		Low
Wilshire Christian Manor	616 S Normandie Ave	Los Angeles	90005	31	117	287	LMSA	42155	202	43466	Non-Profit		High
Wilshire Manor Apartments	10635 Wilshire Boulevard	Los Angeles	90024	30	0	45			207/223(f)	51105	Profit Motivated		None
Wilton Wilshire Arms	3966 Wilshire Blvd	Los Angeles	90010	33	72	73	Sec 8 NC	40908	221(d)(4)MKT		Profit Motivated		Very High
Witmer Manor Apartment Complex	1501 Miramar Ave	Los Angeles	90026	34	238	239	LMSA	45838			Limited Dividend		Low
Women'S Village Project	1660 Rockwood St	Los Angeles	90026	34	12	12	PRAC/811	40663	811		Non-Profit		Low
Woodside Iii	10210 S Broadway St	Los Angeles	90003	35	4	4	Sec 8 NC	41978			Profit Motivated		High
Woodside Apts Iv	310 W 103Rd St	Los Angeles	90003	35	5	5	Sec 8 NC	41978			Profit Motivated		High
Woodside I	10202 S Broadway St	Los Angeles	90003	35	4	4	Sec 8 NC	41978			Profit Motivated		High
Woodside Ii	10206 S Broadway St	Los Angeles	90003	35	4	4	Sec 8 NC	41978			Profit Motivated		High
Yorkshire Terrace Apts	1033 S Burlington	Los Angeles	90006	34	0	18					Profit Motivated		None
Yosemite Apts	1560 Yosemite	Los Angeles	90041	31	0	100			542(c)	45717	Non-Profit		None
Los Angeles County													
Vermont Ret Ctr	22711 S Vermont Ave	Los Angeles Co.	90502	37	0	0			232/223(f)		Profit Motivated		None
Los Angeles Koreatown													

HUD Data Property	Address	City	Zip	Cong. District	Sec 8 Assist Units	Total Units	Program Type	Overall Exp. Date	Financing	Loan Maturity Dste	Owner	T2/T6	Risk Level
North Towers	741 And 759 S. Irolo St.	Koreatown	90005		0	101			207/223(f)	8/1/2041	Profit Motivated		None
Lynwood													
Country Villa Lynwood	3611 E. Imperial Highway	Lynwood	90262	39	0	34			232/223(f)	9/1/2027	Profit Motivated		None
Manhattan Beach													
Manhattan Village Senior Apts3	1300 Park View Avenue	Manhattan Beach	90266	36	0	104			542(c)	8/1/2037	Limited Dividend		None
Marina Del Rey													
Redwood Village	13150 Maxella Ave	Marina Del Rey	90292	36	49	50	Sec 8 NC	7/30/2014	207/223(f)	4/1/2039	Profit Motivated		High
Shores	4201 Via Marina	Marina Del Rey	90292	36	0	0			221(d)(4)MKT	56005			None
Maywood													
Maywood Manor Coop	4646 Slauson Ave	Maywood	90270	34	54	55	202/8 NC	11/28/2030	207/223(f)	1/1/2042	Non-Profit		Low
Mission Hills													
Sepulveda Apts	10050 Sepulveda	Mission Hills	91345	27	0	51			542(c)	3/1/2025	Non-Profit		None
Monrovia													
Fano Gardens	550 Fano St	Monrovia	91016	26	0	37					Non-Profit		None
Mayflower Arms	724 S Monterey Ave	Monrovia	91016	26	28	28	Sec 8 NC	41235	223(a)(7)/221(d)(4)M	44986	Profit Motivated		High
Subsidized Housing Corporation 35	525 E Walnut Ave	Monrovia	91016	26	10	12	Sec 8 NC	40812			Profit Motivated		Very High
Montebello													
Beverly Towers	1315 West Beverly Blvd	Montebello	90640	38	189	189	LMSA	2/28/2014			Profit Motivated		High
Casa La Merced	140 N Montebello Blvd	Montebello	90640	38	129	130	202/8 NC	40835	202	46419	Non-Profit		Very High
Greenwood Gardens	1405 S Greenwood Ave	Montebello	90640	38	30	40	LMSA	45808			Limited Dividend	T6	Low
Montebello Senior Villas	2009 2051 Wst Whittier Blvd	Montebello	90640		0	160			542(c)	48153	Profit Motivated		None
Monterey Park													
Golden Age Village	234 No. Rural Drive	Monterey Park	91755	29	120	120	202/8 NC	11/30/2011	202	3/1/2021	Non-Profit		Very High
Lions Manor	215 N Chandler Ave	Monterey Park	91754	29	125	125	HFDA/8 NC	43266			Non-Profit		Moderate
Pacific Bridge Adult Res. Fac.	500 S Mcpherrin Ave	Monterey Park	91754	32	6	7	PRAC/811	43131	811		Non-Profit		Low
Pacific Housing Development	322 E. Newmark Avenue	Monterey Park	91755	32	7	7	PRAC/811	40724	811		Non-Profit		Low
Telacu Monterey Park Plaza	200 W. Newmark Av.	Monterey Park	91754	32	66	67	PRAC/202	40816	202		Non-Profit		Low
Newhall													
Larc Homes	24624 Apple St	Newhall	91321	25	6	6	PRAC/811	5/31/2016	811		Non-Profit		Low
North Hills													
Columbus Square	8561 Columbus Ave	North Hills	91343	28	64	64	LMSA	10/31/2030			Profit Motivated	T2	Low
Homestead	16020 Gresham St	North Hills	91343	27	6	12	PRAC/811	41820	202/162		Non-Profit		Low
North Hills Village Apartments	15115 Parthenia St.	North Hills	91343	28	0	146			207/223(f)	51561	Profit Motivated		None
Plummer Village	15450 Plummer St	North Hills	91343	27	74	75	Sec 8 NC	46326			Limited Dividend		Low
St. Nicholas Housing Development	10220 Aqueduct Ave	North Hills	91343	27	36	36	LMSA	40694	236(j)(1)	41153	Non-Profit		Very High
Summer Breeze Apartments	9111 Burnet Avenue	North Hills	91343	27	0	81			207/223(f)	51441	Profit Motivated		None
Valley Horizon	8609 Haskel Avenue	North Hills	91343	27	0	0			811				None

HUD Data Property	Address	City	Zip	Cong. District	Sec 8 Assist Units	Total Units	Program Type	Overall Exp. Date	Financing	Loan Maturity Dste	Owner	T2/T6	Risk Level
Village Aquisition Ii	9258 Hayvenhurst Ave	North Hills	91343	27	6	6	PRAC/811	41729	202/162		Non-Profit		Low
Village Choice	16124 Tupper St	North Hills	91343	27	6	6	PRAC/811	42460	811		Non-Profit		Low
North Hollywood													
Casa Linda I	11425 Tiara St	North Hollywood	91601	28	3	3	HFDA/8 NC	1/31/2012			Profit Motivated		Very High
Casa Linda Ii	11233 Hatteras St	North Hollywood	91601	28	3	3	HFDA/8 NC	40939			Profit Motivated		Very High
Casa Linda Iii	5654 Fulcher Ave	North Hollywood	91601	27	3	3	HFDA/8 NC	40939			Profit Motivated		Very High
Fine Gold Manor Retirement	10537 Magnolia Blvd	North Hollywood	91601	27	0	0			232/223(f)				None
Garden Villas	5530 Klump Avenue	North Hollywood	91605	27	24	25	PRAC/811	43373	811		Non-Profit		Low
Golden Years Sr	11330 Otsego St.	North Hollywood	91602	28	90	91	PRAC/202	43069	202		Non-Profit		Low
Hamlin Estates	11735 Hamlin St	North Hollywood	91606	28	30	30	Sec 8 NC	46033	223(a)(7)/221(d)(4)M	49675	Profit Motivated		Low
Heatherdale Home Coop	11813 Runnymede St	North Hollywood	91605	28	0	60			221(d)(3)BMIR	40878	Non-Profit		Very High
Las Casitas I	11301 Hatteras St. And	North Hollywood	91601	28	6	6	HFDA/8 NC	40633			Profit Motivated		Very High
Las Casitas Ii	6830 Gentry Ave. And	North Hollywood	91605	28	8	8	HFDA/8 NC	42320			Profit Motivated		High
Las Casitas Iii	6845 Hinds Ave	North Hollywood	91605	28	8	8	HFDA/8 NC	42307			Profit Motivated		High
Noho Senior Artists Colony	10747 Magnolia Boulevard	North Hollywood	91601	27	0	0			221(d)(4)MKT	55488			None
North Hollywood Sr. Citizens	11035 Magnolia Blvd	North Hollywood	91601	27	200	200	202/8 NC	42076	207/223(f)	51683	Non-Profit		High
Park Plaza West Senior Apartment	12450 Vanowen St.	North Hollywood	91605	28	0	198			221(d)(4)MKT	52232	Profit Motivated		None
Reflections @ Barbara Ann Apartments	13131 Barbara Ann St	North Hollywood	91605	28	0	64			542(c)	45717	Non-Profit		None
Royal Garden - Riverton	6705-6721 & 6730 Riverton Avenue	North Hollywood	91606	27	0	114			207/223(f)	51288	Profit Motivated		None
Runnymede Holiday Apts	11744 Runnymede St	North Hollywood	91605	28	22	40	Preservation	40968			Profit Motivated	T2	Very High
Simpson Arbor Apartments	7507 Simpson Ave	North Hollywood	91605	28	82	83	LMSA	42004			Profit Motivated		High
Studio Pointe - Lankershim	7300 Lankershim Blvd.	North Hollywood	91605	28	0	171			207/223(f)	51533	Profit Motivated		None
Valley Palms Care Center	13400 Sherman Way	North Hollywood	91605	28	0	39			232/223(f)	49766	Profit Motivated		None
Villa California Apartments	7727 Lankershim Blvd	North Hollywood	91605	28	0	210			207/223(f)	51561	Profit Motivated		None
Vineland Avenue Senior Housing	4900 Vineland Avenue	North Hollywood	91601	28	0	0			202				None
All Saints Healthcare	11810 Saticoy St.	North Hollywood	91605	28	0	128			232/223(f)	3/1/2043	Profit Motivated		None
Northridge													
Discovering Horizon	8903 Balboa Blvd	Northridge	91325	27	12	12	PRAC/811	9/30/2011	811		Non-Profit		Low
North Hills Retirement Hotel	10215 Balboa Blvd	Northridge	91325	27	0	73			232/223f	51014	Limited Dividend		None
Northridge Park	9628 Reseda Blvd	Northridge	91324	27	68	68	Sec 8 NC	42277			Profit Motivated		High
Oscar House	18509 San Fernando Mission Blvd	Northridge	91326	27	6	6	PRAC/811	40968	811		Non-Profit		Low
Parc Ridge Apartments	9555-9585 Reseda Blvd	Northridge	91324	27	0	22			221(d)(4)MKT	50679	Profit Motivated		None
Parthenia St. Senior Housing	19455 Parthenia St.	Northridge	91324	27	76	76	PRAC/202	41213	202		Non-Profit		Low
Plummer Park Apts	17051 Plummer St	Northridge	91325	27	40	40	Sec 8 NC	40887	231	44197	Non-Profit		Very High
Seasons On Northridge	8700 N. Lindley Ave	Northridge	91235	27	0	79			232/223(f)	51441	Profit Motivated		None
Vista Del Sol	7843 Encino Avenue	Northridge	91324	27	6	6	PRAC/811	41790	811		Profit Motivated		Low
White Oak Group Home	9205 White Oak Av	Northridge	91325	27	6	8	PRAC/811	40908	811		Non-Profit		Low

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Norwalk													
Lcc - Norwalk	12390 Rosecrans Avenue	Norwalk	90650	38	0	30			232/223(f)	8/1/2032	Profit Motivated		None
Los Alisos North	11230 Pioneer Blvd	Norwalk	90650	38	48	48	Sec 8 NC	41538	221(d)(4)MKT	45170	Profit Motivated		High
New Brittany Terrace	11223 Ferina Ave	Norwalk	90650	38	0	18			221(d)(3)BMIR	40969	Non-Profit	T6	Low
Norwalk Christian Towers	14141 Clarkdale Ave	Norwalk	90650	38	144	185	LMSA	42185	236(j)(1)	42278	Non-Profit		High
Norwalk Meadows Nursing Center	10625 Leffingwell Road	Norwalk	90650	38	0	0			232/223(f)				None
Soroptimist Village	12657 Foster Rd	Norwalk	90650	38	0	46			202	41214	Non-Profit		None
Southland Care Center	11701 South Studebaker Road	Norwalk	90650	38	0	168			232/223(f)	46419	Profit Motivated		None
Pacoima													
Arleta Park Apartments	14104 Van Nuys Blvd	Pacoima	91331	28	24	24	Sec 8 NC	3/1/2012	221(d)(4)MKT	9/1/2024	Limited Dividend		Very High
L'Canon Club Apartments	9700 Laurel Canyon Blvd	Pacoima	91331	28	80	80	Sec 8 NC	41364	223(a)(7)/221(d)(4)M	49310	Non-Profit		High
Lakeview Terrace	12514 Filmore St	Pacoima	91331	28	74	128	Preservation	42155			Profit Motivated	T2	High
Nikkei Village	9551 Laurel Canyon Blvd	Pacoima	91331	28	99	100	Sec 8 NC	45961	223(a)(7)/221(d)(3)M	49614	Non-Profit		Low
Pledgerville Senior Citizens Villa	11060 Norris Ave	Pacoima	91331	28	93	94	202/8 NC	41359	202	45505	Non-Profit		High
Van Nuys Pierce Park Apts.	12700 Van Nuys Blvd	Pacoima	91331	28	430	430	PD/8 SR	40812			Profit Motivated		Very High
Palmdale													
Desert View Apts	38633 E 10th St	Palmdale	93550	25	55	55	Sec 8 NC	6/30/2011	221(d)(4)MKT	9/1/2023	Profit Motivated		Very High
East 35Th Street Apts	37929 35th St E	Palmdale	93550	25	48	48	Sec 8 NC	45961	221(d)(4)MKT		Profit Motivated		Low
Manzanita Villas	570 Knollview Court	Palmdale	93551	25	0	144			207/223(f)	50010	Profit Motivated		None
Mountain Shadows Apartments	1240 East Avenue S	Palmdale	93550	25	0	308			207/223(f)	51533	Profit Motivated		None
Palmdale Apartments	38002 15th St E	Palmdale	93550	25	58	58	LMSA	40847	236(j)(1)	41395	Limited Dividend		Very High
Palmdale Desert Club Apts	37902 N 20th St E	Palmdale	93550	25	80	80	Sec 8 NC	41483			Profit Motivated		High
Palmdale Gardens Apts	38601 10th St E	Palmdale	93550	25	76	76	Sec 8 NC	41820			Profit Motivated		High
Palmdale Senior Living	Rancho Vista Road	Palmdale	93551		0	0			232				None
Palmdalia Apts	38040 11th St	Palmdale	93550	25	64	64	LMSA	40816			Limited Dividend		Very High
Queens Twelve	547 East Avenue Q-12	Palmdale	93550		8	8	Sec 8 NC	40337			Profit Motivated		Very High
Ridgeview Village Apartments	200 E. Avenue R	Palmdale	93550	25	0	224			207/223(f)	51044	Profit Motivated		None
Shadow Springs Apartments	38110 5th St. East	Palmdale	93550	25	0	96			207/223(f)	51502	Profit Motivated		None
Stanridge Homes #1	38941 Stanridge Ave	Palmdale	93550	25	6	6	Sec 8 NC	42310			Profit Motivated		High
Stanridge Homes #2	38905 Stanridge Ave	Palmdale	93550	25	6	6	Sec 8 NC	42310			Profit Motivated		High
Stanridge Homes #3	38940-38953 Stanridge Ave	Palmdale	93550		5	6	Sec 8 NC	42310			Profit Motivated		High
The Arbor At Palmdale	1000 E Avenue Q	Palmdale	93550	25	90	90	Sec 8 NC	40999			Profit Motivated		Very High
Villa Sierra Apartments	37925-37945 30th St. East	Palmdale	93550	25	0	108			207/223(f)	51014	Profit Motivated		None
Village Gardens	1020 E Avenue R	Palmdale	93550	25	80	80	Sec 8 NC	40799			Profit Motivated		Very High
Panorama City													
Casa Panorama Tower	14555 Osborne St	Panorama City	91402	28	153	154	HFDA/8 NC	9/17/2018			Profit Motivated		Moderate
Cedros Rayen Apts.	9009 Cedros Ave	Panorama City	91402	28	70	70	Sec 8 NC	41912	223(a)(7)/207/223(f)	49126	Profit Motivated		High

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North Hills Villas - Willis Apartments	8916 N. Willis Avenue	Panorama City	91402	28	0	64			207/223(f)	51471	Profit Motivated		None
Panarama I	14424 Plummer St	Panorama City	91402	28	27	27	Sec 8 NC	40813			Profit Motivated		Very High
Panorama View Apts	9222 Van Nuys Blvd.	Panorama City	91402	28	87	87	LMSA	40755			Profit Motivated	T2	Very High
Parthenia Manor	14920 Parthenia St	Panorama City	91402	28	88	88	Preservation	40968	221(d)(3)MKT	41030	Limited Dividend		Very High
Ridgeview Manor	14610- Gledhill St	Panorama City	91402	28	39	40	202/8 NC	41425	202	48670	Non-Profit		High
Village Acquisition	8033 Matilja Ave	Panorama City	91402	28	6	9	202/8 SR	41278	202	48366	Non-Profit		High
Paramount													
Paramount Meadows Nursing Center	7039 Alondra Blvd	Paramount	90723	39	0	0			232/223(f)				None
Pasadena													
Acappella Apartments	160 Corson St.	Pasadena	91103	29	0	143			207/223(f)	12/1/2044	Profit Motivated		None
Allen House	1808 Las Lunas	Pasadena	91107		6	6	PRAC/811	40602	811		Non-Profit		Low
Atrium Court	222 South Holliston Ave.	Pasadena	91106	29	0	0			207/223(f)				None
Casa D'Oro I	1370 N Dominion Ave	Pasadena	91104	29	6	6	PRAC/811	40877	811		Non-Profit		Low
Casa D'Oro Ii	1115 North Chester Avenue	Pasadena	91107	29	6	6	PRAC/811	40877	811		Non-Profit		Low
Community Arms Apartments	169 E Orange Grove Blvd	Pasadena	91103	29	131	133	LMSA	41882			Limited Dividend		High
Concord Pasadena	275 E. Cordova St	Pasadena	91101	29	149	149	Old 202	41820			Non-Profit		High
Crown House	3055 E Del Mar Blvd	Pasadena	91107	29	10	11	JnasstPrj SCHAF	37529	202	46631	Non-Profit		Very High
Dudley House	2131 E. Dudley St.	Pasadena	91104	29	6	6	PRAC/811	40633	811		Non-Profit		Low
Fair Oaks Pointe Apartments	1583-1629 N. Fair Oaks Avenue	Pasadena	91103	29	0	40			207/223(f)	51014	Profit Motivated		None
Green Hotel	50 E Green St	Pasadena	91105	29	138	139	LMSA	42216	236(j)(1)	41821	Limited Dividend		High
Hfl Ashtabula Homes	389 & 390 Ashtabula St.	Pasadena	91104		20	21	PRAC/811	40786	811		Non-Profit		Low
Hudson Gardens	1255 N Hudson Ave	Pasadena	91104	29	41	41	HFDA/8 NC	41383			Profit Motivated		High
Kings Villages	1141 North Fair Oaks Avenue	Pasadena	91103	29	313	313	PD/8 Existing	40816	221(d)(3)BMIR	41122	Limited Dividend		Very High
La Pintoresca	1275 La Pintoresca Dr	Pasadena	91103	29	64	64	PD/8 SR	41790	221(d)(3)MKT	43922	Non-Profit		High
Magnolia Townhomes	1172 N Raymond Ave	Pasadena	91103	29	5	5	Sec 8 NC	40799	221(d)(4)MKT	44652	Profit Motivated		Very High
Northwest Manor I	985 N Raymond Ave	Pasadena	91103	29	44	44	LMSA	40694	236(j)(1)	41306	Non-Profit		Very High
Northwest Manors Ii	700 E Mountain St	Pasadena	91104	29	44	44	LMSA	40968	236(j)(1)	41852	Non-Profit		Very High
Pasadena Accessible Apartments	915 E Rio Grande St	Pasadena	91104	29	12	13	PRAC/811	40847	811		Non-Profit		Low
Pilgrim Tower East	440 N Madison Ave	Pasadena	91101	29	157	158	HFDA/8 NC	43755			Profit Motivated		Moderate
Pilgrim Tower North	560 E Villa St	Pasadena	91101	29	205	258	JnasstPrj SCHAF	36799			Profit Motivated		Very High
Rosewood Court	1888 N Fair Oaks Ave	Pasadena	91103	29	64	64	PRAC/202	40908	202		Non-Profit		Low
Sierra Rose	3057 E Del Mar Blvd	Pasadena	91107	29	6	6	PRAC/811	40816	811		Non-Profit		Low
Silvercrest-Pasadena	975 E Union St	Pasadena	91106	29	74	75	PRAC/202	42460	202/162		Non-Profit		Low
Telacu Courtyard	42 E. Walnut St	Pasadena	91103	29	69	70	PRAC/202	43100	202		Non-Profit		Low
Villa Apartments	2089 E Villa St	Pasadena	91107	29	5	5	PRAC/811	40939	811		Non-Profit		Low
Villa Raymond	455 N Raymond Ave	Pasadena	91103	29	61	61	LMSA	40786			Limited Dividend		Very High
Villa Washington	266 E Washington Blvd	Pasadena	91104	29	0	21			542(c)	46508	Non-Profit		None

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Villa Yucatan	2186 E. Villa St.	Pasadena	91107	29	14	14	LMSA	40968	236(j)(1)	41852	Non-Profit		Very High
Wagner House	1894 Wagner St	Pasadena	91107	29	6	6	PRAC/811	40755	811		Non-Profit		Low
Washington Townhouses	529 E Washington Blvd	Pasadena	91104	29	20	20	LMSA	40694	236(j)(1)	41426	Non-Profit		Very High
Wynn House	1920 E Villa St	Pasadena	91107	29	6	6	PRAC/811	40816	811		Non-Profit		Low
Pico Rivera													
Telacu Pico Rivera	9036 Washington Blvd.	Pico Rivera	90660	38	69	69	PRAC/202	1/31/2012	202		Non-Profit		Low
Verner Villa	9220 Verner St	Pico Rivera	90660	38	75	75	Sec 8 NC	42267	221(d)(4)MKT	44228	Profit Motivated		High
Pomona													
Emerson Village	775 Palomares	Pomona	91766	38	164	165	HFDA/8 NC	7/19/2018			Non-Profit		Moderate
Subsidized Housing Corporation 65	1356 Ashport St	Pomona	91768	38	31	31	Sec 8 NC	41927			Profit Motivated		Very High
Telacu La Esperanza	1550 S San Antonio Ave	Pomona	91766	38	69	70	PRAC/202	41759	202		Non-Profit		Low
Telacu Las Brisas	286 Beaver Court	Pomona	91766	38	79	79	PRAC/202	40908	202		Non-Profit		Low
Quartz Hill													
Harshfield Terrace	6705 W. Avenue M	Quartz Hill	93536	25	0	75			202				None
Redondo Beach													
Casa De Los Amigos	123 S Catalina Ave	Redondo Beach	90277	36	53	136	LMSA	10/31/2027	207/223(f)	10/1/2042	Profit Motivated		Low
Seaside Villa	319 N Broadway	Redondo Beach	90277	36	40	47	Sec 8 NC	40734	223(a)(7)/221(d)(4)M	44197	Profit Motivated		Very High
Reseda													
Ambassador Gardens	7324 Canby Avenue	Reseda	91335	27	0	0			232/223(f)				None
Fiesta House Senior Apartments	6639 Darby Avenue	Reseda	91335	27	49	49	PRAC/202	40968	202		Non-Profit		Low
Kittridge Gardens I	6640 Wilbur Ave	Reseda	91335	27	128	128	Preservation	41912	223a7/241f/221-BMIR	49644	Profit Motivated		High
Kittridge Gardens Ii	6540 Wilbur Avenue	Reseda	91335	27	78	80	Preservation	40999	223a7/241f/221-BMIR	49644	Profit Motivated		Very High
Menorah House	19206 Sherman Way	Reseda	91335	27	50	51	Sec 8 NC	40724			Non-Profit		Very High
New Vision	7927 Lindley Ave	Reseda	91335	27	12	12	PRAC/811	43281	811		Non-Profit		Low
Reseda East	18450 Ingomar St	Reseda	91335	27	70	70	HFDA/8 NC	43684			Non-Profit		Moderate
Reseda Manor	7725 Reseda Blvd	Reseda	91335	27	40	40	HFDA/8 NC	43719			Non-Profit		Moderate
Reseda Park Apts	6505 Reseda Blvd	Reseda	91335	27	136	136	LMSA	42400	223a7/241f/221-BMIR	49279	Profit Motivated	T2	High
Reseda Ranch	19013 Arminta St.	Reseda	91335	27	0	0			811				None
Sherman Arms Apartments	17760-6 Sherman Way	Reseda	91335	27	74	74	Sec 8 NC	41305			Profit Motivated		High
Sherman Park Apts	17964 Sherman Way	Reseda	91335	27	134	135	Preservation	40999	223a7/241f/221-BMIR	49675	Profit Motivated		Very High
Sherman Way Biltmore	17930 Sherman Way	Reseda	91335	27	67	102	Preservation	40633			Profit Motivated	T2	Very High
Valverde	7600 Vanalden Ave	Reseda	91335	27	12	13	202/8 NC	40691	202	46174	Non-Profit		Very High
Wyandotte Apartments	19424 Wyandotte	Reseda	91335	27	0	78			542(c)	45717	Non-Profit		None
Rowland Heights													
Alhambra House	18345 Aguiro St.	Rowland Heights	91748	42	6	6	PRAC/811	1/31/2011	811		Non-Profit		Low
Hacienda Garden Apartments	1850 Batson Ave	Rowland Heights	91748	42	0	243			207/223(f)	51533	Profit Motivated		None
La Serena Apartments	18567 East Colima Road	Rowland Heights	91748	42	0	416			207/223(f)	51683	Profit Motivated		None

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Rowland Heights Apts	1945 Batson Avenue	Rowland Heights	91748	42	0	144					Profit Motivated		None
San Dimas													
Villa San Dimas	249 S Acacia St	San Dimas	91773	26	50	50	Sec 8 NC	11/30/2012	223(a)(7)/221(d)(3)M	6/1/2021	Profit Motivated		High
Voorhis Village	505 N San Dimas Canyon Rd	San Dimas	91773	26	21	65	LMSA	40816	236(j)(1)	41030	Non-Profit		Very High
San Gabriel													
Las Casas Apartments	816 East Grand Ave #D	San Gabriel	91776	29	2	14	LMSA	3/31/2010	236(j)(1)	10/1/2011	Non-Profit	T6	Low
Mission Lodge Alzheimer/Dementia Center	824 S Gladys Ave	San Gabriel	91776	29	0	69			223(a)(7)/223(f)		Profit Motivated		None
Vista Cove Care Center At San Gabriel	909 West Santa Anita St.	San Gabriel	91776	29	0	0			232/223(f)	53114	Profit Motivated		None
San Pedro													
Harbor Tower	340 So Mesa Ave	San Pedro	90731	36	178	180	JnasstPrj SCHAF	9/30/2002			Profit Motivated		Very High
Los Palos Convalescent Hosp	1430 W 6th St	San Pedro	90732	36	0	40			223(a)(7)/223(f)	50830	Profit Motivated		None
Park Western Apts	1327 Park Western Dr	San Pedro	90732	36	104	216	LMSA	40983			Limited Dividend	T2	Very High
Verdes Del Oriente	360 W 3Rd St	San Pedro	90731	36	112	113	LMSA	44255			Profit Motivated		Moderate
Santa Clarita													
Canterbury Village	23420 Avenida Rotella	Santa Clarita	91355	25	63	64	PRAC/202	7/31/2016	202		Non-Profit		Low
Santa Fe Springs													
Lakeland Manor Housing	13335 Lakeland Ave.	Santa Fe Springs	90670	39	24	24	PRAC/811	9/30/2011	811		Non-Profit		Low
Pioneer Gardens	9039 Pioneer Blvd	Santa Fe Springs	90670	38	135	141	Preservation	40939			Limited Dividend		Very High
Silvercrest- Santa Fe Springs	12015 Lakeland Rd	Santa Fe Springs	90670	38	21	22	202/8 NC	42154	202	45870	Non-Profit		High
Villa Verde	9800 Jersey Ave	Santa Fe Springs	90670	38	34	34	Sec 8 NC	40977	223(a)(7)/207/223(f)	48639	Profit Motivated		Very High
Santa Monica													
Barnard Park Villas	3356 Barnard Way	Santa Monica	90405	30	60	61	HFDA/8 NC	2/15/2023			Profit Motivated		Low
Bella Mar	825 Ocean Avenue	Santa Monica	90403	30	0	0			232/223(f)	50375	Profit Motivated		None
Fourth Street Senior Housing	1116-1146 4th St	Santa Monica	90403		65	66	PRAC/202	44530	202		Non-Profit		Low
Geneva Plaza	1441 21St St	Santa Monica	90404	30	100	100	202/8 NC	42169	202	43739	Non-Profit		High
Lincoln Court Apartments	2851 Lincoln Boulevard	Santa Monica	90405	29	39	40	PRAC/202	43478	202		Non-Profit		Low
Neilson Villa	3100 Neilson Way	Santa Monica	90405	30	20	100	LMSA	42004	236(j)(1)	43009	Limited Dividend		High
New Hope Ctyrd Santa Monica	1637 Appian Way	Santa Monica	90401	30	25	25	PRAC/811	43677	811		Non-Profit		Low
Ocean Park Villas	2019-25 Fifth St	Santa Monica	90405	30	24	24	Sec 8 NC	40786	221(d)(4)MKT	45231	Profit Motivated		Very High
Ocean Villa	413 Ocean Av	Santa Monica	90402	30	0	0			232/223f	48488	Profit Motivated		None
Santa Monica Accessible Apartments	1525 Euclid St	Santa Monica	90404	30	12	12	PRAC/811	40816	811		Non-Profit		Low
Santa Monica Christian Towers	1233 6th St	Santa Monica	90401	30	10	163	LMSA	42155	202	43862	Non-Profit		High
Upward Bound Senior Villa	1011 - 11th St.	Santa Monica	90403	30	69	69	PRAC/202	43951	202		Non-Profit		Low
Westminster Towers	1112 7th St	Santa Monica	90403	30	128	285	LMSA	41790	202	43191	Non-Profit		High
Wilshire House	1125 3Rd St	Santa Monica	90403	30	71	72	202/8 NC	41173	202	48611	Non-Profit		High
Sepulveda													
Columbus Terrace Apts	8606 Columbus Ave	Sepulveda	91343	28	42	42	Sec 8 NC	6/30/2012	221(d)(4)MKT	7/1/2018	Profit Motivated		High

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New Horizons I	15756 Parthenia St	Sepulveda	91343	27	6	8	202/8 NC	41130	202	44348	Non-Profit		High
New Horizons Ii	15746 Parthenia	Sepulveda	91343	27	6	8	202/8 NC	41130	202	44348	Non-Profit		High
New Horizons Iii	15713 Parthenia	Sepulveda	91343	27	6	8	202/8 NC	41130	202	44348	Non-Profit		High
New Opportunities For Living	16102 Acre St	Sepulveda	91343	27	12	12	PRAC/811	41820	202/162		Non-Profit		Low
West Valley Tlc	8808 Woodley	Sepulveda	91343	27	6	6	202/8 SR	41173	202	48305	Non-Profit		High
Sherman Oaks													
Chase Knolls Apartments	13340 Huston St	Sherman Oaks	91423	28	0	0			207/223(f)	8/1/2045	Profit Motivated		None
Dickens Senior Housing	14559 Dickens St	Sherman Oaks	91403	28	82	83	PRAC/202	42460	202/162		Non-Profit		Low
Signal Hill													
Eucalyptus Apartments/Sea Breeze	2067 Alamitos Ave	Signal Hill	90806	38	23	23	PRAC/811	3/31/2017	811		Non-Profit		Low
South Gate													
Pennsylvania Square	3170 Southern Ave	South Gate	90280	39	75	75	Sec 8 NC	1/12/2012			Profit Motivated		Very High
Sun Valley													
Arminta North And South	11038 Arminta St	Sun Valley	91352	28	0	60			221(d)(4)MKT	8/1/2029	Non-Profit		None
Pendleton Arms	8400 Laurel Canyon Blvd	Sun Valley	91352	28	56	56	Sec 8 NC	40877	221(d)(4)MKT	43891	Profit Motivated		Very High
Strathern Court	11100 Strathern St	Sun Valley	91352	28	92	92	Sec 8 NC	41759	207/223(f)	50861	Profit Motivated		High
Sunland Park Apts	10836 Roycroft St	Sun Valley	91352	27	120	120	Preservation	40908	223a7/241f/221-BMIR	49553	Profit Motivated		Very High
Sunland													
Burns Manor	8155 Foothill Blvd	Sunland	91040	25	81	82	202/8 NC	4/29/2029			Profit Motivated		Low
New Vista Nursing & Rehab	8647 Fenwick St.	Sunland	91040	27	0	0			232/223(f)	49096	Profit Motivated		None
Sylmar													
Astoria Gardens	14015 Astoria St Ste A	Sylmar	91342	28	136	137	LMSA	7/31/2011	223a7/241f/236	10/1/2036	Non-Profit	T6	Low
Astoria House	14185 Astoria St.	Sylmar	91342	28	6	6	PRAC/811	40816	811		Non-Profit		Low
Astoria Nursing & Rehabilitation Center	14040 Astoria St.	Sylmar	91342	28	0	97			232/223(f)	52201	Profit Motivated		None
Casa Olivo	14109 Hubbard St	Sylmar	91342	28	10	11	202/8 NC	41384	202	46478	Non-Profit		High
Dronfield Townhouses	13000 Dronfield Ave	Sylmar	91342	28	0	22					Limited Dividend		None
Foothill Health & Rehabilitati	12260 Foothill Blvd	Sylmar	91342	28	0	0			223(a)(7)/223(f)		Profit Motivated		None
Foothill Terrace	13751 Hubbard St	Sylmar	91342	28	40	40	Sec 8 NC	41425	221(d)(4)MKT	44652	Profit Motivated		High
Glenoaks Townhomes	14300 Foothill Blvd	Sylmar	91342	27	48	48	Sec 8 NC	41079			Profit Motivated		None
Olive Manor	13155 Bromont Avenue	Sylmar	91342		80	81	PRAC/202	40602	202		Non-Profit		Low
Ranch House Group Home	13655 Wodcock Ave	Sylmar	91342	27	6	6	PRAC/811	40816	811		Non-Profit		Low
The Crest Apartments	13950 Foothill Blvd.	Sylmar	91342	28	0	48			207/223(f)	51502	Profit Motivated		None
Valley Committee House	13290 Bradley St	Sylmar	91342	27	10	11	202/8 NC	41559	202	46478	Non-Profit		High
Valley Village #2	12769 Gladstone Ave	Sylmar	91342	27	3	4	202/8 SR	41078	202	44378	Non-Profit		Very High
Valley Village #3	13450 Bradley Ave	Sylmar	91342	27	3	4	202/8 SR	41078	202	44378	Non-Profit		Very High
Valley Village Harding	12920 Altano St	Sylmar	91342	27	6	7	PRAC/811	41517	202/162		Non-Profit		Low
Temple City													

HUD Data Property	Address	City	Zip	Cong. District	Sec 8 Assist Units	Total Units	Program Type	Overall Exp. Date	Financing	Loan Maturity Dste	Owner	T2/T6	Risk Level
Santa Anita Conv Hospital & Retirement Center	5522 & 5600 Gracewood Avenue	Temple City	91007	29	0	239			232/223(f)	6/1/2033	Profit Motivated		None
Torrance													
Accessible Apts. No 2	22520 Ocean Ave	Torrance	90505	36	12	13	202/8 NC	4/22/2013	202	5/1/2024	Non-Profit		High
Caribou House	4226 W. 231St St.	Torrance	90505	36	6	6	PRAC/811	41333	811		Non-Profit		Low
Family Health & Housing-Torrance I, Llc	22617-22711 S. Vermont Ave	Torrance	90502		0	387			232/223(f)	49766	Non-Profit		None
Golden West Tower	3510 W Maricopa St	Torrance	90503	36	178	180	LMSA	45716	542(c)	50100	Profit Motivated		Low
Harbor-Gateway Project	1435 W 223Rd St	Torrance	90501	36	18	18	PRAC/811	43524	811		Non-Profit		Low
Heritage Rehabilitation Center	21414 S. Vermont Ave	Torrance	90502	37	0	0			232/223(f)				None
Hope Condos	940 W Carson, #102	Torrance	90277	36	4	4	PRAC/811	40786	811		Non-Profit		Low
Huntington Retirement Hotel	20920 Earl St.	Torrance	90503	36	0	0			223(a)(7)/223(f)	50802	Profit Motivated		None
Jci Gardens	2000 W 162Nd St	Torrance	90504	36	100	101	202/8 NC	41462			Non-Profit		High
Scalabrini House	22410 Evalyn Avenue	Torrance	90505	36	6	6	PRAC/811	41121	811		Non-Profit		Low
Torrance Care Center East	4315 Torrance Blvd.	Torrance	90503	36	0	39			232/223(f)	51380	Profit Motivated		None
Torrance Care Center West	4333 Torrance Blvd.	Torrance	90503	36	0	40			232/223(f)	51380	Profit Motivated		None
Tujunga													
Foothill Gardens	7687 Foothill Blvd	Tujunga	91042	27	53	54	Sec 8 NC	11/30/2011			Profit Motivated		Very High
Mountain View Estates	10655 Tujunga Canyon Blvd	Tujunga	91042	25	23	23	Sec 8 NC	40801	223(a)(7)/221(d)(4)M	45108	Profit Motivated		Very High
Tujunga Gardens	6643 Foothill Blvd	Tujunga	91042	25	53	54	Sec 8 NC	40877			Profit Motivated		Very High
Valencia													
Valencia Villa Apts	25857 Singing Hills Dr	Valencia	91355	25	75	76	Sec 8 NC	9/17/2011	223(a)(7)/221(d)(4)M	4/1/2019	Profit Motivated		Very High
Van Nuys													
Balboa Pointe Apartments	6626 Hayvenhurst Avenue	Van Nuys	91406	27	0	71			207/223(f)	10/1/2040	Profit Motivated		None
Casa Royale Apartments	8133 Sepulveda Blvd.	Van Nuys	91402	28	0	79			207/223(f)	51441	Profit Motivated		None
Diamond Head Apartments	15540 Vanowen St.	Van Nuys	91406	27	0	83			207/223(f)	51592	Profit Motivated		None
Diamond Pointe Apartments	7365 Lennox Avenue	Van Nuys	91405	28	0	38			207/223(f)	51227	Profit Motivated		None
Doris Foster	14807 Friar St	Van Nuys	91411	28	10	10	202/8 NC	41661	202	45261	Non-Profit		High
Fickett Towers	14801 Sherman Way	Van Nuys	91405	28	198	198	LMSA	40786	236(j)(1)/202	41944	Non-Profit		Very High
Hfl Van Nuys	13457 Van Owen St.	Van Nuys	91405	28	14	14	PAC/811	40908	811		Non-Profit		Very High
Hfl Vanowen Apartments	14419 Vanowen St.	Van Nuys	91405	28	24	25	PRAC/811	41670	811		Non-Profit		Low
Royal Gardens Apartments - Kittridge	15240 Kittridge St.	Van Nuys	91405	27	0	59			207/223(f)	51533	Profit Motivated		None
Sequoia	14406 Hamlin St.	Van Nuys	90000	28	0	0			811				None
Somerset Place Apartments	6645 Sylmar Avenue	Van Nuys	91405	28	0	57			207/223(f)	51533	Profit Motivated		None
South Oaks Pointe	6628 Sepulveda Boulevard Van Nuys	Van Nuys	91411	27	0	114			207/223(f)	51502	Profit Motivated		None
Sunset Pointe Apartments	7800 Woodman Avenue	Van Nuys	91402	28	0	292			207/223(f)	51105	Profit Motivated		None
The Gardens At Park Balboa	7046 Kester Avenue	Van Nuys	91405	28	0	101			232/223(f)	50345	Profit Motivated		None
Villa Valley Apartments	15950 Sherman Way	Van Nuys	91406	27	145	145	HFDA/8 NC	10/13/2023			Non-Profit		Low
Vph Adult Rtrmnt Cntr	15211 Sherman Way	Van Nuys	91405	27	84	84	202/8 NC	40725	202	46357	Non-Profit		Very High

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West Valley Towers	14650 Sherman Way	Van Nuys	91405	28	97	97	202/8 NC	40729	202	45323	Non-Profit		Very High
Windsor Terrace Health Care	7447 Sepulveda Boulevard Van Nuys	Van Nuys	91405	27	0	0			232/223(f)				None
Woodman Manor Apts	6712 Woodman Ave	Van Nuys	91401	28	100	100	Sec 8 NC	40724	223(a)(7)/221(d)(4)M	43132	Profit Motivated		Very High
Venice													
Adda & Paul Safran Senior Housing	151 Ocean Front Walk	Venice	90291	36	63	64	PRAC/202	2/29/2012	202		Non-Profit		Low
New Venice 1A	529-39 Santa Clara Ave	Venice	90291		22	22	LMSA	47483			Limited Dividend		Low
New Venice 1B	645 Indiana Ave	Venice	90291	36	11	11	LMSA	47483			Limited Dividend		Low
New Venice 1C	509 Sunset Ave	Venice	90291	0	16	16	LMSA	47483			Limited Dividend		Low
New Venice 1D	534 Indiana Ave	Venice	90291	36	13	13	LMSA	47483			Limited Dividend		Low
New Venice 2A	673 Santa Clara Ave	Venice	90291	36	17	17	LMSA	47483			Limited Dividend		Low
New Venice 2B	410 & 420 Indiana Ave	Venice	90291		43	44	LMSA	47483			Limited Dividend		Low
New Venice 2C	1002 5th Ave	Venice	90291	36	26	26	LMSA	47483			Limited Dividend		Low
New Venice 2D	919 5th Ave	Venice	90291	36	26	26	LMSA	47483			Limited Dividend		Low
New Venice 3A	517 Indiana Ave	Venice	90291	36	10	10	LMSA	47483			Limited Dividend		Low
New Venice 3B	664 Brooks Ave	Venice	90291	36	18	18	LMSA	47483			Limited Dividend		Low
New Venice 3C	1408 Linden Ave	Venice	90291	36	10	10	LMSA	47483			Limited Dividend		Low
New Venice 4A	353 Rennie Ave	Venice	90291	36	8	8	LMSA	47483			Limited Dividend		Low
New Venice 4B	915 7th Ave	Venice	90291	36	15	15	LMSA	47483			Limited Dividend		Low
New Venice 4C	610 6th Ave	Venice	90291	36	10	10	LMSA	47483			Limited Dividend		Low
One Venice	One N Venice Blvd	Venice	90291	36	50	50	Sec 8 NC	40978			Profit Motivated		Very High
Westminster Villa	655-657 Westminster Ave	Venice	90291	36	12	12	LMSA	40694			Limited Dividend		Very High
West Covina													
Cameron Park	929 W Cameron Ave	West Covina	91790	32	113	158	Preservation	5/31/2011			Profit Motivated		Very High
Crown Point Apartments	1840 South Nelson St.	West Covina	91792	32	0	190			207/223(f)	52902	Profit Motivated		None
Gabriel House	3449 E. Calle Baja Avenue	West Covina	91792	32	6	6	PRAC/811	40999	811		Non-Profit		Low
Lark Ellen	1350 E. San Bernardino Road	West Covina	91791	28	0	122			542(c)	50710	Profit Motivated		None
Mountain Shadows Apts	2775 E Valley Blvd	West Covina	91792	32	84	84	Sec 8 NC	40916			Profit Motivated		Very High
Olive Tree Terrace	721 N Azusa Ave	West Covina	91791	32	82	82	Sec 8 NC	40801	223(a)(7)/221(d)(4)M	44228	Profit Motivated		Very High
Regency Grand At West Covina	150 South Grand Avenue	West Covina	91791	32	0	0			232/223(f)	53328	Profit Motivated		None
West Hills													
Community House	23710 Community St.	West Hills	91307	30	6	6	PRAC/811	10/1/2011	811		Non-Profit		Low
Liberty Village	22439 Marlin Pl	West Hills	91307	30	12	12	PRAC/811	42216	202/162		Non-Profit		Low
Village Aquisition Iii	23801 Archwood St	West Hills	91307	30	6	6	PRAC/811	41639	202/162		Non-Profit		Low
West Hills	7051 Shoup Avenue	West Hills	91307	30	0	128			232/223(f)	48458	Profit Motivated		None
West Hollywood													
Detroit Street Apartments	1151-1155 N Detroit St.	West Hollywood	90046	30	0	10			542(c)	7/1/2032	Profit Motivated		None
Hayworth House	1234 N. Hayworth Avenue	West Hollywood	90046	30	0	0			202				None

Los Angeles County: Federally Subsidized Property Listing (6/20/2011)

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Kings Road Apartments	800 Kings Rd	West Hollywood	90069	30	106	106	Sec 8 NC	44127			Non-Profit		Moderate
Menorah Terrace	1123 N Fuller Ave	West Hollywood	90046	30	39	39	HFDA/8 NC	41298			Non-Profit		High
Stovall Villa	1343 N. Laurel Avenue	West Hollywood	90046	30	0	0			202				None
Whittier													
Awakenings	12404 Clearglen Avenue	Whittier	90605	39	5	5	PRAC/811	12/9/2010	811		Non-Profit		Low
Leffingwell Manor	11410 Santa Gertrude Ave	Whittier	90604	39	89	89	Sec 8 NC	41243			Profit Motivated		High
Subsidized Housing Corporation 28	11481 Walnut St	Whittier	90606	39	10	11	Sec 8 NC	40854			Profit Motivated		Very High
Telacu Villa Hermosa	13679 Telegraph Rd	Whittier	90604	0	74	74	PRAC/202	40939	202		Non-Profit		Low
Whittier Lutheran Towers	7215 Bright Ave	Whittier	90602	39	140	156	LMSA	41790	236(j)(1)/202	41760	Non-Profit		High
Whittier Nursing Home East	10426 Bogardus Avenue	Whittier	90603	42	0	0			223(a)(7)/223(f)	49157	Profit Motivated		None
Whittier Nursing Home West	12385 East Washington Boulevard	Whittier	90606	39	0	162			223(a)(7)/223(f)	45536	Profit Motivated		None
Whittier Springs	8218 Santa Fe Springs Rd	Whittier	90606	39	12	13	202/8 NC	41882	202	45413	Non-Profit		High
William Penn Manor	7025 Friends Ave	Whittier	90602	39	74	75	202/8 NC	40988	202	48000	Non-Profit		Very High
Wilmington													
Banning Villa	1100 N Banning Blvd	Wilmington	90744	36	90	90	LMSA	9/30/2010			Profit Motivated		Very High
Woodland Hills													
Owensmouth Gardens	6300 Owensmouth Ave	Woodland Hills	90042	30	281	281	Sec 8 NC	4/30/2014			Non-Profit		High
Rancho Del Valle	6560 Winnetka Blvd	Woodland Hills	91306	27	24	25	JnasstPrj SCHAF	37529	202	47392	Non-Profit		Very High

The information attached is intended only the use of the individual or entity named as the recipient. Any dissemination, copy or disclosure of this information is prohibited without the express written consent of the Executive Director of the California Housing Partnership Corporation.

Please contact Nadia Shihab, Housing Preservation Specialist at (415) 433-6804 x 316 or via email at nshihab@chpc.net.

Orange County: Federally Subsidized Property Listing (6/20/2011)

HUD Data Property	Address	City	Zip	Cong. District	Sec 8 Assist Units	Total Units	Program Type	Overall Exp. Date	Financing	Loan Maturity Dste	Owner	T2/T6	Risk Level
Anaheim													
Alleluia House	1592 W. Orangewood Ave.	Anaheim	92085	40	6	6	PRAC/811	10/31/2011	811		Non-Profit		Low
Anaheim Memorial Manor	275 E Center St	Anaheim	92805	47	75	75	202/8 NC	41853	202	47515	Non-Profit		High
Arbor View Apartments	620 South Velare St.	Anaheim	92804	47	0	0			207/223(f)				None
Carbon Creek Shores	3060 E Frontera St	Anaheim	92806	40	40	40	202/8 NC	40838	202	46388	Non-Profit		Very High
Caribbean Cove Apartments	2175 S. Mallul Drive	Anaheim	92802	47	0	240			223(a)(7)/207/223(f)		Profit Motivated		None
Coventry Court Health Cntr	2040 S Euclid St	Anaheim	92802	40	0	97			232/223(f)	48488	Profit Motivated		None
Miracle Terrace	225 S Western Ave.	Anaheim	92804	40	0	179			236(j)(1)	41579	Non-Profit		High
Village Center Apts	200-A E Lincoln Ave.	Anaheim	92805	47	100	100	Sec 8 NC	40999	223(a)(7)/221(d)(4)M	43770	Profit Motivated		Very High
Westchester Housing	125 S Westchester Dr	Anaheim	92804	40	64	65	Sec 8 NC	41657			Profit Motivated		High
Buena Park													
Casa Santa Maria	7551 Orangethorpe Ave.	Buena Park	90621	40	100	100	202/8 NC	2/11/2012	223(a)(7)/207/223(f)		Non-Profit		Very High
Newport House	8361 Knott Ave.	Buena Park	90620	40	10	11	202/8 NC	41236	202	46539	Non-Profit		High
Capistrano Beach													
Capistrano Beach Care Center	35410 Del Rey	Capistrano Beach	92624	48	0	0			232/223(f)	10/1/2043	Profit Motivated		None
Corona Del Mar													
Crown Cove	3901 East Coast Highway	Corona Del Mar	92625	48	0	78			232/223(f)	7/1/2039	Profit Motivated		None
Seaview Lutheran Plaza	2800 Pacific View Dr	Corona Del Mar	92625	48	100	100	202/8 NC	40908	202	44805	Non-Profit		Very High
Costa Mesa													
Autumn Years At Costa Mesa	2891 Bear St.	Costa Mesa	92676	46	0	0			232/223(f)	12/1/2041	Profit Motivated		None
Bethel Towers	678 W . 19 St.	Costa Mesa	92627	46	0	270			202	42826	Non-Profit		None
Casa Bella	1840 Park Ave.	Costa Mesa	92627	46	74	75	Sec 8 NC	42258			Profit Motivated		High
St. John'S Manor	2031 Orange Ave.	Costa Mesa	92627	46	36	36	202/8 NC	42340	207/223(f)	51836	Profit Motivated		High
Cypress													
Cypress Sunrise	9151 Grindlay Ave.	Cypress	90630	40	74	75	202/8 NC	8/23/2028	207/223(f)	1/1/2041	Limited Dividend		Low
Royal Garden Apartments	9352-72 Holder St.	Cypress	90630	40	0	127			207/223(f)	51044	Profit Motivated		None
Fountain Valley													
Guadalupe Manor	17103 Magnolia St	Fountain	92708	46	71	71	202/8 NC	8/27/2014	207/223(f)	12/1/2044	Non-Profit		High
Fullerton													
Acacia Villa	1620 E. Chapman Ave.	Fullerton	92831	40	0	0			232/223(f)	2/1/2037	Limited Dividend		None
Amerige Villa Apts	343 W Amerige Ave.	Fullerton	92832	40	101	101	Sec 8 NC	40749	223(a)(7)/221(d)(4)M	43800	Profit Motivated		Very High
Cambridge Court Assisted Living	1621 E. Commonwealth Ave.	Fullerton	92831	40	0	0			232/223(f)	50041	Profit Motivated		None
Casa Maria Del Rio	2200 East Chapman Ave.	Fullerton	92831	40	24	25	PRAC/811	42886	811		Non-Profit		Low
Evergreen At Fullerton	2222 N. Harbor Blvd.	Fullerton	92835	40	0	0			232/223(f)	50253	Profit Motivated		None
Fullerton Pointe Apartments	1318-1424 S. Gilbert St.	Fullerton	92833	40	0	65			207/223(f)	51136	Profit Motivated		None
Harbor View Terrace Apts	2305 N Harbor Blvd	Fullerton	92835	40	24	24	PRAC/811	42521	811		Non-Profit		Low
Windsor Gardens Care Center Of Fullerton	245 E Wilshire Blvd	Fullerton	92832	40	0	0			232/223(f)	52597	Profit Motivated		None

Orange County: Federally Subsidized Property Listing (6/20/2011)

HUD Data Property	Address	City	Zip	Cong. District	Sec 8 Assist Units	Total Units	Program Type	Overall Exp. Date	Financing	Loan Maturity Dste	Owner	T2/T6	Risk Level
Garden Grove													
Acacia Villa Apts	10931 Acacia Pkwy	Garden Grove	92840	47	160	161	Sec 8 NC	11/27/2011	223(a)(7)/221(d)(4)M	2/1/2020	Profit Motivated		Very High
Community Garden Towers	3919 Garden Grove Blvd	Garden Grove	92668		292	333	202/8 NC	44530	207/223(f)	50010	Profit Motivated		Low
Donald Jordan Senior Manor	11441 Acacia Pky	Garden Grove	92840	47	65	65	202/8 NC	42048	202	45870	Non-Profit		High
Franciscan Garden Apartments	13091 Yockey St.	Garden Grove	92844	47	0	0			207/223(f)				None
Garden Grove Manor	10632 Bolsa Ave.	Garden Grove	92643	47	31	78	LMSA	40602	236(j)(1)	41548	Non-Profit		Very High
Lcc - Orangegrove	12332 Garden Grove Boulevard	Garden Grove	92843	47	0	0			232/223(f)		Profit Motivated		None
Orange Tree Apartments	13902 Taft St	Garden Grove	92843	47	0	80			207/223(f)	49980	Non-Profit		None
Tudor Grove Apartments	12542 Sunswept St	Garden Grove	92643	46	0	144			223(a)(7)/221(d)(4)	47849	Profit Motivated		None
Huntington Beach													
Huntington Gardens	18765 Florida St	Huntington Beach	92648	46	185	185	Sec 8 NC	10/7/2013	207/223(f)	9/1/2044	Profit Motivated		High
Huntington Villa Yorba	16000 Villa Yorba Lane	Huntington Beach	92647	45	192	198	Preservation	41060	236(j)(1)	41395	Limited Dividend		Very High
Irvine													
Ability First Apartments Irvine	14501 Harvard Ave.	Irvine	92606	48	23	23	PRAC/811	3/31/2013	811		Non-Profit		Low
Access Irvine, Inc.	3773 University Dr	Irvine	92612	48	39	40	202/8 NC	41174	207/223(f)	51867	Non-Profit		High
Camden Main & Jamnoree	2801 Main St.	Irvine	92614	48	0	0			207/223(f)	53206	Profit Motivated		None
Harvard Manor	50 Cornell Apt 21	Irvine	92612	48	100	161	Sec 8 NC	40806			Profit Motivated		Very High
Orchard Park Apts	50 Tarocco St	Irvine	92618	48	59	60	Sec 8 NC	41257			Profit Motivated		High
Sutton Irvine Residences	4251 Margarita St	Irvine	92604	48	9	9	202/8 NC	41966	202	45170	Non-Profit		High
The Parklands	1 Monroe	Irvine	92620	48	120	121	Sec 8 NC	41567			Profit Motivated		High
Windwood Knoll	2 Flagstone	Irvine	92606	48	60	248	Sec 8 NC	41627			Profit Motivated		High
Woodbridge Manor I, Ii & Iii	27 Lake Road	Irvine	92604	48	150	150	202/8 NC	42067	221(d)(4)MKT	53328	Profit Motivated		High
Woodbridge Oaks	1 Knollglen	Irvine	92614	48	120	120	Sec 8 NC	41552			Profit Motivated		High
Woodbridge Villas	10 Thunder Run #30	Irvine	92614	48	60	258	Sec 8 NC	40935			Profit Motivated		Very High
La Habra													
Casa El Centro Apts.	101 North Cypress	La Habra	90631	42	55	56	Sec 8 NC	9/30/2011			Profit Motivated		Very High
Las Lomas Gardens	900 Las Lomas Drive	La Habra	90631	42	93	112	Preservation	40877	223a7/241f/236	49614	Limited Dividend		Very High
Lcc - La Habra	1233 W. La Habra Blvd.	La Habra	90631		0	0			232/223(f)	49522	Profit Motivated		None
La Palma													
Camden Place	4500 Montecito Drive	La Palma	90623	40	0	36			542(c)	12/1/2028	Non-Profit		None
Laguna Beach													
Hagan Place	383 Third St.	Laguna Beach	92651	48	24	25	PRAC/811	10/31/2016	811		Non-Profit		Low
Vista Aliso	21544 Wesley Drive	Laguna Beach	92651	48	70	71	202/8 NC	46863	202	46753	Non-Profit		Low
Laguna Hills													
Country Villa Laguna Hills	24452 Health Care Drive	Laguna Hills	92653		0	103			232/223(f)	11/1/2034	Profit Motivated		None
Rancho Moulton	25952 Via Lomas	Laguna Hills	92653	48	51	51	Sec 8 NC	41077			Profit Motivated		Very High
Laguna Niguel													

Orange County: Federally Subsidized Property Listing (6/20/2011)

HUD Data Property	Address	City	Zip	Cong. District	Sec 8 Assist Units	Total Units	Program Type	Overall Exp. Date	Financing	Loan Maturity Dste	Owner	T2/T6	Risk Level
Alicia Park Apartments	23681 Cambridge Cir	Laguna Niguel	92677	48	56	56	Sec 8 NC	11/28/2011	223(a)(7)/221(d)(4)M	4/1/2024	Profit Motivated		Very High
Rancho Niguel	25952 Via Lomas	Laguna Niguel	92653	48	51	51	Sec 8 NC	41021			Profit Motivated		Very High
Village La Paz	24275 Avenida Breve	Laguna Niguel	92677	48	100	100	Sec 8 NC	40711			Profit Motivated		Very High
Lake Forrest													
Lake Forrest, Lcc	25652 Old Trabuco Road	Lake Forrest	92630	48	0	0			232/223(f)				None
Lcc - Lake Forest	25652 Old Trabuco Road	Lake Forrest	92630	48	0	0			232/223(f)		Profit Motivated		None
Saddleback Ranch Apartments	23151 Los Alisos Blvd	Lake Forrest	92691	48	0	0			207/223(f)	53418			None
Los Alamitos													
Laurel Park Manor	4121 Katella Ave.	Los Alamitos	90720	40	70	71	202/8 NC	8/13/2011	202	2/1/2032	Non-Profit		Very High
Midway City													
Pacific Terrace Apts	15000 Pacific St	Midway City	92655	46	97	97	Sec 8 NC	7/31/2013			Profit Motivated		High
Mission Viejo													
Arroyo Vista Apts	29196 Crown Valley Parkway	Mission Viejo	92691		0	156			542(c)	6/1/2036	Non-Profit		None
Newport Beach													
Avalon At Newport	393 Hospital Road & Hilaria Way	Newport Beach	92663	48	0	0			232/223(f)	11/1/2037	Profit Motivated		None
Orange													
Casa Ramon	840 W Walnut Ave.	Orange	92868	40	75	75	LMSA	6/30/2015			Limited Dividend		High
Casas Del Rio	1740 E La Veta Ave.	Orange	92866	40	39	40	202/8 NC	41207	202	46813	Non-Profit		High
Friendly Center	451-53 N Lemon St	Orange	92666		8	8	LMSA	40694	221(d)(3)MKT	40756	Non-Profit		Very High
Triangle Terrace	555 S Shaffer St	Orange	92866	40	75	75	202/8 NC	40977	202	46905	Non-Profit		Very High
Placentia													
Imperial Villas	1050 E Imperial Hwy	Placentia	92870	42	58	58	Sec 8 NC	7/30/2011			Limited Dividend		Very High
Villa La Jolla	734 W La Jolla St	Placentia	92870	40	55	55	Sec 8 NC	40892			Profit Motivated		Very High
San Clemente													
Casa De Seniors	105 Avenida Presidio	San Clemente	92672	44	72	72	202/8 NC	12/29/2011	202	1/1/2027	Non-Profit		Very High
San Clemente Villas By The Sea	660 Camino De Los Mares	San Clemente	92673	44	0	150			223(a)(7)/223(f)		Profit Motivated		None
Santa Ana													
Alder Court	225 South Newhope St.	Santa Ana	92704	47	0	99			207/223(f)	8/1/2041	Profit Motivated		None
Flower Park Plaza	901 W 1St St	Santa Ana	92703	47	199	199	HFDA/8 NC	41943			Profit Motivated		High
Highland Manor Apts.	1128 W Highland St	Santa Ana	92703	47	12	12	LMSA	40816	236(j)(1)	41974	Profit Motivated		Very High
Newhope Pines	517 South New Hope St.	Santa Ana	92704	47	0	56			207/223(f)	51561	Profit Motivated		None
Newhope Village Apartments	315 S Newhope St.	Santa Ana	92627	47	0	0			207/223(f)	52932			None
Park Villa Apartments	2002 & 2010 Ponderosa St.	Santa Ana	92705	48	0	0			207/223(f)				None
Rosswood Villa	100 N. Ross St.	Santa Ana	92701	47	198	199	Sec 8 NC	41605			Profit Motivated		High
San Tropez Apartments	2800 W. 17th St.	Santa Ana	92706	47	0	130			207/223(f)	50861	Profit Motivated		None
Santa Ana Towers	401 W 1St St.	Santa Ana	92701	47	198	199	Sec 8 NC	40694			Profit Motivated		Very High
Sullivan Manor	2508 W 1St St.	Santa Ana	92703	47	54	54	Sec 8 NC	41327	221(d)(4)MKT	45261	Profit Motivated		High

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Wycliffe Plaza	1401 N Flower St	Santa Ana	92706	47	140	200	LMSA	40724	236(j)(1)	42795	Non-Profit		Very High
Seal Beach													
Country Villa Seal Beach	3000 Beverly Manor	Seal Beach	92653	46	0	90			232/223(f)	4/1/2035	Profit Motivated		None
Stanton													
Faircrest Apartments	10250 Beach Blvd.	Stanton	90680	40	0	228			207/223(f)	11/1/2039	Profit Motivated		None
Stanton Accessible Apts	10574 Knott Ave.	Stanton	90680	40	9	9	PRAC/811	40908	811		Non-Profit		Low
Tustin													
Kenyon Pointe Apartments	17021-17121 Kenyon Drive	Tustin	92780	48	0	71			207/223(f)	1/1/2040	Profit Motivated		None
Monarch Village Tustin	13841 Red Hill Ave.	Tustin	92780	48	0	0			232				None
Tustin Gardens	275 E 6th St	Tustin	92780	48	100	101	Sec 8 NC	41103	223(a)(7)/221(d)(4)M	44197	Profit Motivated		High
Yorba Linda													
Victoria Woods	5300 Stonehaven Ave.	Yorba Linda	92687	41	0	125			542(c)	1/1/2028	Profit Motivated		None

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Riverside County: Federally Subsidized Property Listing (6/20/2011)

HUD Data Property	Address	City	Zip	Cong. District	Sec 8 Assist Units	Total Units	Program Type	Overall Exp. Date	Financing	Loan Maturity Dste	Owner	T2/T6	Risk Level
Banning													
Banning Healthcare	3476 West Wilson St.	Banning	92220	41	0	0			223(a)(7)/223(f)		Profit Motivated		None
Cherry Valley Healthcare	5800 West Wilson St.	Banning	92220		0	132			223(a)(7)/223(f)	50861	Profit Motivated		None
Westview Terrace	287 Westward	Banning	92220	41	75	75	HFDA/8 NC	41284			Profit Motivated		High
Windscape Village Apartments	380 N. Barbour St.	Banning	92220		0	128			207/223(f)	51349	Profit Motivated		None
Beaumont													
Beaumont Sr Hsg	752 Pennsylvania Av	Beaumont	92223	41	49	50	HFDA/8 NC	3/31/2012	202		Non-Profit		Very High
Mountain View Apts	488 E 15Th St	Beaumont	92223	41	80	80	HFDA/8 NC	40803			Profit Motivated		Very High
Palm Grove Care Center	1665 E. 8Th St.	Beaumont	92223	41	0	19			223(a)(7)/223(f)		Profit Motivated		None
Bermuda Dunes													
Santa Fe West Apartments	79210 Avenue 42	Bermuda Dunes	92203	45	0	0			207/223(f)				None
Blythe													
Silby Gardens	200 N 9Th St	Blythe	92225	45	51	51	HFDA/8 NC	8/18/2013			Profit Motivated		High
Sunrise Apts	481 N Eucalyptus Ave	Blythe	92225	45	49	49	515/8 NC	46404			Profit Motivated		Low
Cathedral City													
Cathedral City Sr Hsg, Inc	34445 Corregidor Dr	Cathedral City	92234	44	50	50	PRAC/202	5/31/2011	202		Non-Profit		Low
Cherry Valley													
Miravilla Care Center	9246 Avenida Miravilla	Cherry Valley	92223	41	0	0			232/223(f)				None
Coachella													
Casa Maria Apartments	46425 Tyler St	Coachella	92236	45	47	48	515/8 NC	3/20/2014			Profit Motivated		High
Coachella Community Homes	84720 Avenue 52	Coachella	92236	45	100	100	LMSA	46996			Profit Motivated		Low
Coachella Valley Apts #2	51250 Mecca Ave.	Coachella	92236	45	52	52	515/8 NC	46093			Profit Motivated		Low
Desert Palms	50600 Suncrest St	Coachella	92236	45	112	112	HFDA/8 NC	40743			Profit Motivated		Very High
Corona													
Corona Community Towers	910 S Belle Ave	Corona	92882	44	35	36	202/8 NC	7/5/2011			Non-Profit		Very High
Corona Community Villas	2680 South Main St.	Corona	92882		74	75	202/8 NC	40720	202	47150	Non-Profit		Very High
Corona Park	956 Avenida Del Vista	Corona	92882		94	160	Preservation	40908			Profit Motivated		Very High
Garrison House	779 Ford St.	Corona	92879	43	6	7	202/8 NC	41125	202	46600	Non-Profit		High
William C. Arthur Terrace	1275 W 8Th St	Corona	92882	44	39	40	PRAC/202	40847	202		Non-Profit		Low
Hemet													
Ability First Apartments Hemet'S	1360 Acacia	Hemet	92544	45	17	17	PRAC/811	12/31/2011	811		Non-Profit		Low
Greentree Park Apartments	1112 West Devonshire Avenue	Hemet	92543	45	0	147			207/223(f)	51683	Profit Motivated		None
Hemet Estates	1101 E Menlo Ave	Hemet	92543	45	80	80	HFDA/8 NC	41319			Profit Motivated		High
Mayberry Colony Apartments	40389 Mayberry Ave	Hemet	92544	45	0	87			207/223(f)	51380	Profit Motivated		None
Meadowbrook Health Care Center	461 East Johnston Ave	Hemet	92543	45	0	0			232				None
Oasis Senior Villa	465 N Palm Ave	Hemet	92543	45	64	64	PRAC/811	41486	202		Non-Profit		Low

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Sahara Senior Villa	465 N. Palm	Hemet	92543	45	74	74	PRAC/202	41333	202		Non-Profit		Low
Village Meadows	700 Arbor Pkwy	Hemet	92545	45	68	68	HFDA/8 NC	8/24/2013			Limited Dividend		High
Yorkshire House	26933 Cornell St.	Hemet	92544	45	0	94			232/223(f)	50983	Profit Motivated		None
Indio													
Indio Desert Palms Apts	45-560 Clinton St	Indio	92201		0	67			542(b)	10/1/2026			None
Indio Gardens	82490 Requa Ave	Indio	92201	45	150	150	HFDA/8 NC	40885			Profit Motivated		Very High
Indio Senior Care	80399 Highway 111	Indio	92201		0	0			232				None
Jackson Terrace Apts	46211 Jackson St	Indio	92201		90	90	PD/8 Existing	40908			Profit Motivated		Very High
Las Palmas Apartments	81871 Las Palmas Road	Indio	92201	45	0	0			207/223(f)				None
Palo Verde Apts	44720 Palo Verde St	Indio	92201	45	70	80	Preservation	40694			Profit Motivated	T2	Very High
Summer Field	83499 Capricorn Ave	Indio	92201	45	268	268	LMSA	40786			Profit Motivated	T6	Low
La Quinta													
Hadley Villas	78875 Avenue 47	La Quinta	92253	45	79	80	PRAC/202	12/31/2011	202		Non-Profit		Low
Lake Elsinore													
Lakeview Apartments	32211 Riverside Dr	Lake Elsinore	92530	49	64	64	HFDA/8 NC	10/26/2011			Limited Dividend		Very High
Moreno Valley													
Asante Villas Apartments	23945 Bay Avenue	Moreno Valley	92553	45	0	0			207/223(f)	9/1/2045			None
Moreno Valley Assisted Living	14265 Nason St.	Moreno Valley	92557		0	44			232	51867	Non-Profit		None
Moreno Valley Housing	24545 Bay Ave	Moreno Valley	92553	45	23	23	PRAC/811	42613	811		Non-Profit		Low
Moreno Valley Senior Housing	24169 Eucalyptus Ave	Moreno Valley	92553	45	69	69	PRAC/202	40877	202		Non-Profit		Low
Moreno Valley Snf	26940 East Hospital Drive	Moreno Valley	92557		0	0			232				None
Telacu Villa	25105 Fir Ave	Moreno Valley	92553	45	74	75	202/8 NC	41138	202	48611	Non-Profit		High
Murrieta													
Country Villa Murrieta Healthcare Center	24100 Monroe Avenue	Murrieta	92562	45	0	77			241/232		Profit Motivated		None
Norco													
Clark Terrace	2660 Clark Ave	Norco	92860	44	39	40	PRAC/202	6/30/2011	202		Non-Profit		Low
Clark Terrace Phase Ii	2680 Clark Ave	Norco	92860	44	39	40	PRAC/202	40755	202		Non-Profit		Low
Palm Springs													
Palm Springs Sr	1201 E Vista Chino	Palm Springs	92262	45	59	60	PRAC/202	2/29/2016	202		Non-Profit		Low
Palm Springs View Apts	500 W San Rafael Dr	Palm Springs	92262	45	0	119			221(d)(4)/244	47696	Profit Motivated		None
Palms Springs Snr Citizen Complex	3200 E Baristo Rd	Palm Springs	92262	45	116	116	HFDA/8 NC	44413			Profit Motivated		Low
Rancheria Del Sol	303 S Calle Encilia	Palm Springs	92262	45	73	76	Preservation	41060	236(j)(1)	41061	Limited Dividend	T6	Low
Santiago Sunrise Village Mobile Home Park	1500 East San Rafael	Palm Springs	92262	45	0	173			207	52932	Non-Profit		None
Seminole Gardens	2607 S Linden Way	Palm Springs	92264	45	31	60	LMSA	46996			Profit Motivated	T2	Low
Sunnyview Villa	2950 N Indian Canyon Dr	Palm Springs	92262	45	44	44	Sec 8 NC	42155			Profit Motivated		High
Vista Chino Sr Hsg, Inc	1207 Vista Chino	Palm Springs	92262	44	51	52	PRAC/202	40908	202		Non-Profit		Low

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Windsor Court	201 S Sunrise Way	Palm Springs	92262	45	0	114			223(a)(7)/223(f)	50010	Profit Motivated		None
Perris													
Laurel Palms Apartments	549 North D. St.	Perris	92570	49	0	120			207/223(f)	1/1/2041	Profit Motivated		None
Meadowview Apts	150 Nuevo Rd	Perris	92571		76	76	HFDA/8 NC	40666			Limited Dividend		Very High
Park Towne Apartments	290 Wilson Avenue @ Dale & Wilson	Perris	92370	49	0	0			207/223(f)		Profit Motivated		None
Regency Apartments	95 Hart Lane	Perris	92571	49	0	72			207/223(f)	51502	Profit Motivated		None
Rancho Mirage													
Rancho Mirage Health Care Center	39950 Vista Del Sol	Rancho Mirage	92270	45	0	73			223(a)(7)/223(f)	7/1/2037	Profit Motivated		None
Villa Mirage I	34-160	Rancho Mirage	92270	45	50	50	Sec 8 NC	40896			Profit Motivated		Very High
Villa Mirage Ii	34-160 Rebecca Way	Rancho Mirage	92270	45	48	48	HFDA/8 NC	42342			Profit Motivated		High
Ripley													
Tamarisk Villas	24643 School Rd	Ripley	92225	45	50	50	515/8 NC	1/9/2011			Profit Motivated		Very High
Apartments													
Riverside													
Cambridge Gardens	3533 Harrison St	Riverside	92503	44	74	75	PRAC/202	6/23/2013	202/162		Non-Profit		Low
Limonite 202 Project	8603 Limonite Avenue	Riverside	92509	44	0	0			202				None
Mission Villas	5870 Mission Blvd	Riverside	92506	43	54	54	PRAC/202	43131	202		Non-Profit		Low
Mount Rubidoux Manor	3993 10Th St	Riverside	92501	44	170	188	LMSA	41851	236(j)(1)/202	40909	Non-Profit		High
Palm Terrace Care Center	11162 Palm Terrace Lane	Riverside	92505	44	0	0			232/223(f)				None
Parkview Community Hospital	3865 Jackson St.	Riverside	92503	44	0	0			223f/242				None
Riverside Gardens	1245 Linden St	Riverside	92507	44	0	192					Profit Motivated		None
San Carlos Apartments	3622 Adams St.	Riverside	92504	44	0	88			207/223(f)	51288	Profit Motivated		None
Sierra Pines Apartments	3900 Fir Tree Drivr	Riverside	92505	44	0	0			207/223(f)				None
Sierra Woods	4655 Minier Ave	Riverside	92505	44	0	190			236(j)(1)	41579	Non-Profit	T6	Low
Silvercrest-Riverside	3003 Orange St	Riverside	92501	44	74	75	PRAC/202	41882	202/162		Non-Profit		Low
Sunstone Place Apartments	3845 Polk St.	Riverside	92505	44	0	0			207/223(f)	53297	Profit Motivated		None
Telacu El Paseo	Harrison Avenue North Of Magnolia	Riverside	92503		74	75	PRAC/202	41274	202		Non-Profit		Low
Telacu Las Fuentes	1807 11Th St.	Riverside	92507	44	74	74	PRAC/202	41029	202		Non-Profit		Low
Telacu Riverside Iii	4350 La Sierra Avenue	Riverside	92505	44	0	0			202				None
Victoria Heights Apartments	7650 Lincoln Avenue	Riverside	92504		150	150	PD/8 Existing	41486	207/223(f)	49919	Profit Motivated		High
Sun City													
Lcc - Menifee	27600 Encanto Dr	Sun City	92586	45	0	49			223(a)(7)/223(f)		Profit Motivated		None
Temecula													
Rancho California	29210 Stonewood Rd	Temecula	92591	49	55	55	Sec 8 NC	3/15/2012			Limited Dividend		Very High
Victorville													
Rodeo Drive Apts	14200 Rodeo Dr	Victorville	92392	25	98	99	LMSA	2/28/2027			Limited Dividend		Low

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Wildomar													
Wildomar Senior Living	32325 S.Pasadena St.	Wildomar	92595	49	0	0			223(a)(7)/232		Profit Motivated		None

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Alta Loma													
Sunlit Gardens	9428 19th Street	Alta Loma	91701	26	0	0			232/223(f)				None
Apple Valley													
Apple Valley Christian Care Center	11959 Apple Valley Rd	Apple Valley	92308	41	0	0			232/223(f)	5/1/2038	Non-Profit		None
Barstow													
Barstow Retirement Plaza	501 West Buena Vista St.	Barstow	92311	25	0	0			232/223(f)	9/1/2032	Profit Motivated		None
Virginia Terrace	615 E Virginia Way	Barstow	92311	25	75	76	Sec 8 NC	45046	221(d)(4)MKT		Profit Motivated		Low
Bloomington													
New West I	18167 Mindanao St	Bloomington	92316	43	4	4	HFDA/8 NC	4/9/2011			Profit Motivated		Very High
New West Ii	10656 Maple St	Bloomington	92316	43	4	4	HFDA/8 NC	40642			Profit Motivated		Very High
New West Partial Tract	18169 Gregory Street	Bloomington	92316	43	3	3	HFDA/8 NC	40642			Profit Motivated		Very High
Chino													
Canyon Ridge Behavioral Health	5353 'G' Street	Chino	91720		0	59			232/223(f)	1/1/2036	Profit Motivated		None
Steelworkers Oldtimers Center Of Chino	12855 Oaks Ave	Chino	91710	42	84	84	202/8 NC	41465	202	45017	Non-Profit		High
Vista Park Chino	5819 Riverside Dr	Chino	91710	42	40	40	Sec 8 NC	41368			Profit Motivated		High
Colton													
Arbor Terrace Apts	2170 N Rancho Ave	Colton	92324	43	129	129	LMSA	3/31/2011			Non-Profit		Very High
Reche Canyon Conv Ctr	1350 Reche Canyon Rd Colton		92324	41	0	156			223(a)(7)/232/244/NH	50649	Profit Motivated		None
Fontana													
Citrus Garden Apartments	8600 Citrus Avenue	Fontana	92335	43	0	0			207/223(f)				None
Citrus Grove	8845 Citrus Ave	Fontana	92335	43	50	50	HFDA/8 NC	41973			Profit Motivated		High
Cottonwood Apartments	8150 Cottonwood	Fontana	90017	43	0	183			207/223(f)	51380	Profit Motivated		None
Dino Papavero Senior Centre	16707 Marygold Ave	Fontana	92335	43	150	151	202/8 NC	40653	202	44348	Non-Profit		Very High
Lifestyle Apartments	16324 Merrill Avenue	Fontana	92335	43	0	64			207/223(f)	51380	Profit Motivated		None
Marygold Gardens Apartments	17215 Marygold Ave	Fontana	92335	43	80	80	LMSA	40602	236(j)(1)	41487	Limited Dividend		Very High
Newport Village Apartments	16991,17015,17017 Merrill Avenue	Fontana	92335	43	0	82			207/223(f)	51075	Profit Motivated		None
Piazza Apartments	9971 Juniper Avenue	Fontana	92235	43	59	60	PRAC/202	41547	202				Low
Sonrise Sr Citizen Villa	7222 Sierra Ave	Fontana	92336	43	79	80	202/8 NC	41350	202	46631	Non-Profit		High
Villa Hermosa Apartments	16370 Arrow Blvd.	Fontana	92335	43	0	64			207/223(f)	51257	Profit Motivated		None
Village Drive Apts.	14520 Village Drive	Fontana	92335	43	0	296			223(a)(7)/221(d)(4)M	50161	Profit Motivated		None
Hesperia													
Santa Fe Apts	16576 Sultana Street	Hesperia	92345	41	0	89			542(b)	12/1/2029	Profit Motivated		None
Three Palms Senior Apts	7800 7th St	Hesperia	92345	41	0	113			542(b)	43922	Profit Motivated		None
Highland													
Parc Mountain View Apartments	25909-25957 E. Baseline Street	Highland	92410	41	0	139			207/223(f)	7/1/2040	Profit Motivated		None

San Bernardino County: Federally Subsidized Property Listing (6/20/2011)

HUD Data Property	Address	City	Zip	Cong. District	Sec 8 Assist Units	Total Units	Program Type	Overall Exp. Date	Financing	Loan Maturity Dste	Owner	T2/T6	Risk Level
Telacu La Amistad	3251 Highland Ave	Highland	92346	41	89	90	PRAC/202	41608	202				Low
Village Square Apartments	25941 E. 9th Street	Highland	92410	41	0	79			207/223(f)	51380	Profit Motivated		None
Loma Linda													
Totally Kids Loma Linda	1720 Mountain View	Loma Linda	92354	41	0	0			232/223(f)				None
Montclair													
Briarwood Manor	9656 Exeter Ave	Montclair	91763	26	40	100	LMSA	5/31/2029			Profit Motivated		Low
Montclair 4	4113 Kingsley Street	Montclair	91763	26	0	0			811				None
Montclair Senior Apartments	10345 Mills Avenue	Montclair	91763	26	0	0			202				None
Needles													
Lilly Hill Apartments	1001 Lilly Hill Drive	Needles	92363	41	51	51	515/8 NC	2/28/2011			Profit Motivated		Very High
Ontario													
D Street Senior Housing	1449 East D Street	Ontario	91764	43	47	47	PRAC/202	4/30/2014	202		Non-Profit		Low
Harris Place Apartments	451 E. Riverside Drive	Ontario	91761	43	0	80			207/223(f)	52871	Profit Motivated		None
Mountain View Senior Apt	511 North Moutain Ave	Ontario	91762		0	86			542(b)	44501	Profit Motivated		None
Ontario Healthcare Center	1661 South Euclid Ave.	Ontario	91761	43	0	59			232/223(f)	50192	Profit Motivated		None
Ontario Senior Housing	1449 East D Street	Ontario	91764	43	90	90	PRAC/202	40908	202		Non-Profit		Low
Ontario Townhouses	1360 E D St	Ontario	91764	43	86	86	Preservation	40816	241(f)/221-MR 7/1/2024		Limited Dividend	T6	Low
The Grove	207 W H St	Ontario	91762	43	100	100	Sec 8 NC	47884			Profit Motivated		Low
Woodmere Apartments	910 West Phillips Street	Ontario	91762	43	0	0			207/223(f)				None
Rancho Cucamonga													
Monterey Village Apts	10244 Arrow Routh	Rancho Cucamonga	91730		0	220			542(c)	10/1/2026	Non-Profit		None
Mountainside Apartments	9181 Foothill Blvd	Rancho Cucamonga	91730	26	0	384			542(c)	46296	Non-Profit		None
Sycamore Springs Apts	7127 Archibald Ave	Rancho Cucamonga	91701	26	0	240			542(c)	46296	Non-Profit		None
Woodhaven Manor	6230 Haven Ave	Rancho Cucamonga	91701	26	117	117	HFDA/8 NC	45058			Profit Motivated		Low
Redlands													
Casa De La Vista	440 Redlands Blvd	Redlands	92373	41	74	75	UnasstPrj	9/30/2003	207/223(f)	4/1/2045	Non-Profit		Very High
Cinnamon Creek Apartments	901 Oxford Drive	Redlands	92374	41	0	72			207/223(f)	51288	Profit Motivated		None
Citrus Arms	151 Judson St	Redlands	92374	41	60	61	Sec 8 NC	40803	223(a)(7)/221(d)(4)M	43009	Profit Motivated		Very High
Citrus Place Apartments	301 W. Mountain Circle	Redlands	92374		0	40			207/223(f)	52932	Non-Profit		None
Cypress Gardens Apartments	520 Hibiscus Drive	Redlands	92373	41	0	0			207/223(f)				None
Fern Lodge	460 E Fern Ave	Redlands	92373	41	61	62	PRAC/202	40724	202		Non-Profit		Low
Rialto													
Sierra Pointe Apartments	1439 N. Lilac Avenue	Rialto	92376	43	0	101			207/223(f)	8/1/2040	Profit Motivated		None
Southpointe Villa	302 W Merrill St	Rialto	92376	43	99	100	Sec 8 NC	41790	221(d)(4)MKT		Profit Motivated		High
Spring Creek Apartments	1108 S. Riverside Avenue	Rialto	92376	43	0	78			207/223(f)	51410	Profit Motivated		None

San Bernardino County: Federally Subsidized Property Listing (6/20/2011)

HUD Data Property	Address	City	Zip	Cong. District	Sec 8 Assist Units	Total Units	Program Type	Overall Exp. Date	Financing	Loan Maturity Dste	Owner	T2/T6	Risk Level
Telacu Housing - Rialto Ii	Swc Foothill Blvd./Cactus Avenue	Rialto	92376		0	0			202				None
Telacu La Paz	200 W. Merrill Ave	Rialto	92376	43	69	69	PRAC/202	40877	202		Non-Profit		Low
Telacu Rialto Iii	Swc Bloomington Avenue/Lilac Avenue	Rialto	92376		0	0			202				None
Willow Village	1150 N Willow Ave	Rialto	92376	43	100	100	Sec 8 NC	40786	221(d)(4)MKT		Profit Motivated		Very High
San Bernardino													
Ahepa 302 Apartmemts	377 Gilbert Street	San Bernardino	92401	43	90	90	PRAC/202	12/31/2013	202		Non-Profit		Low
Arbor Apartments	369-409-439-477 E. Rialto Ave	San Bernardino	92408		0	102			207/223(f)	48853	Profit Motivated		None
Arrowhead Vista Apartments	24317 East 4th Street	San Bernardino	92410	43	40	40	202/8 NC	45741	202	45809	Non-Profit		Low
Beautiful Light Inn	1365 N. Waterman Ave.	San Bernardino	92404	43	100	100	202/8 NC	41694	207/223(f)	52232	Non-Profit		High
Foothill Villas	2631 West Second Street	San Bernardino	92410	43	239	239	PD/8 Existing	40694			Profit Motivated		Very High
Glen Aire Mobile Home Park	222 South Rancho Avenue	San Bernardino	92410	43	0	131			207	51836	Non-Profit		None
Little Zion Manor	2000 Jubilee Ct	San Bernardino	92411	43	125	125	HFDA/8 NC	44377			Limited Dividend		Low
Meadowbrook Park & Tower Apartments	191 West 2Nd Street	San Bernardino	92408	43	210	306	LMSA	40724	207/223(f)	51745	Profit Motivated		Very High
Orangewood Estates Mb Park	2160 W. Rialto Avenue	San Bernardino	92410	43	0	151			207	52291	Non-Profit		None
Pacific Palms Mobile Home Park	2727 East Pacific Street	San Bernardino	92346	43	0	171			207	51836	Non-Profit		None
Pioneer Park Plaza	540 North F St	San Bernardino	92410	43	160	160	Sec 8 NC	41182	207/223(f)	49644	Limited Dividend		High
Rancho Meridian	2686 Mill Street	San Bernardino	92410	43	0	143			207	51592	Non-Profit		None
San Bernandino Senior Housing	1530 W. Baseline Street	San Bernardino	92411	42	74	74	PRAC/202	40801	202		Non-Profit		Low
San Bernardino Ii	772-776 4th Street	San Bernardino	92410		74	74	PRAC/202	40877	202		Non-Profit		Low
San Bernardino Village Green	2122 West Chestnut St	San Bernardino	92410	43	65	184	LMSA	40999			Profit Motivated	T2	Very High
Santiago Hillside Estate Mb Park	2151 W. Rialto Avenue	San Bernardino	92410	43	0	85			207	52291	Non-Profit		None
Sequoia Plaza	2505 Foothill Boulevard	San Bernardino	92410	43	0	242			207	51592	Non-Profit		None
St Bernardine Plaza	550 W 5th St	San Bernardino	92401	43	148	150	202/8 NC	42451	202	44409	Non-Profit		High
Sterling Village	7630 Sterling Ave	San Bernardino	92410	41	80	80	HFDA/8 NC	41392			Profit Motivated		High
Sycamore Ridge Apartments	2020 & 2005-2195 N. Guthrie Street	San Bernardino	92404	43	0	160			207/223(f)	50496	Profit Motivated		None
Telacu Housing San Bernardino V	Swc 4th And G Street	San Bernardino	92410		74	74	PRAC/202	41639	202		Non-Profit		Low
Telacu Housing-San Bernardino	602-666 West 6th Street	San Bernardino	92410		74	74	PRAC/202	40877	202		Non-Profit		Low
Telacu Housing-San Bernardino Iii	0 Commercial Road	San Bernardino	92408		74	74	PRAC/202	40847	202		Non-Profit		Low
San Bernardino Co													
Ascot Park Apartments	1422 E 9th St	San Bernardino County	92410	43	30	160	HFDA/8 NC	12/9/2011			Profit Motivated		Very High
Twentynine Palms													
Adobe Villas Apts	73747 Raymond Way	Twentynine Palms	92277	41	35	35	515/8 NC	7/21/2011			Profit Motivated		Very High
The Twentynine Palms	5862 W Bagley Ave	Twentynine Palms	92277	41	47	48	515/8 NC	46906			Profit Motivated		Low
Upland													
Coy D. Estes	260 N.3Rd Ave	Upland	91786	26	0	130			542(c)	1/1/2038	Profit Motivated		None

San Bernardino County: Federally Subsidized Property Listing (6/20/2011)

HUD Data Property	Address	City	Zip	Cong. District	Sec 8 Assist Units	Total Units	Program Type	Overall Exp. Date	Financing	Loan Maturity Dste	Owner	T2/T6	Risk Level
Sycamore Terrace	1301 San Bernardino Rd	Upland	91786	26	100	100	202/8 NC	41989	202	44256	Non-Profit		High
Victorville													
Plum Tree Apartments	14344 Mcart Road	Victorville	92392	25	0	0			207/223(f)	3/1/2045	Limited Dividend		None
Rodeo Drive Apts	14200 Rodeo Dr	Victorville	92392	25	98	99	LMSA	46446			Limited Dividend		Low
Sherwood Villa	14900 Arlette Dr	Victorville	92394	25	100	101	Sec 8 NC	40939	221(d)(4)MKT	44440	Limited Dividend		Very High
Yucaipa													
Wildwood Canyon Villa	Wildwood Canyon Road & Colorado Street	Yucaipa	92399		0	54			223(a)(7)/232		Profit Motivated		None
Yucca Valley													
Sun West Villas	7017 Mohawk Trl	Yucca Valley	92284	41	50	50	HFDA/8 NC	10/22/2014			Limited Dividend		High

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Please contact Nadia Shihab, Housing Preservation Specialist at (415) 433-6804 x 316 or via email at nshihab@chpc.net.

Ventura County: Federally Subsidized Property Listing (6/20/2011)

HUD Data Property	Address	City	Zip	Cong. District	Sec 8 Assist Units	Total Units	Program Type	Overall Exp. Date	Financing	Loan Maturity Dste	Owner	T2/T6	Risk Level
CAMARILLO													
Alma Via Of Camarillo	2500 Ponderosa Drive North	Camarillo	93010	24	0	0			232/223(f)				none
Ponderosa Village	2105 E Ponderosa Dr	Camarillo	93010	24	90	91	Sec 8 NC	41943			Profit Motivated		High
Royal Gardens	903 Carmen Dr	Camarillo	93010	23	0	110			232/223(f)	50771	Profit Motivated		none
Villa Calleguas	1700-1760 Lewis Rd	Camarillo	93011	24	23	24	PRAC/811	40786	811		Non-Profit		Low
Villas Las Posas	24 Las Posas Road	Camarillo	93010	24	0	123			232/223(f)	50526	Profit Motivated		none
OXNARD													
Casa Merced	5Th Street & Hobson Way	Oxnard	93030		1	41	PRAC/202	3/31/2019	202		Non-Profit		Low
Channel Island Pk Apts	931 Bismark Way	Oxnard	93033	23	148	152	Preservation	40694			Profit Motivated	T2	Very High
PORT HUENEME													
Casa Pacifica	703 N Ventura Rd	Port Hueneme	93041	23	90	91	Sec 8 NC	1/31/2031	221(d)(4)MKT	2/1/2021	Profit Motivated		Low
SANTA PAULA													
Twin Pines Healthcare	250 March Street	Santa Paula	93060	24	0	0			232/223(f)	9/1/2036	Profit Motivated		none
SIMI VALLEY													
Casa De Paz Apartments	1010 Ashland Ave	Simi Valley	93065		14	14	PRAC/811	9/30/2011	811		Non-Profit		Low
Heywood Gardens	1770 Heywood St	Simi Valley	93063	24	74	75	PRAC/202	41578	202/162		Non-Profit		Low
THOUSAND OAKS													
Childrens Aid Guild House	2170 N Westlake Blvd	Thousand Oaks	91361	24	10	11	202/8 NC	1/18/2013	202	5/1/2027	Non-Profit		High
Conejo Future Apts	130 Brazil St	Thousand Oaks	91360	24	90	90	Sec 8 NC	41887			Profit Motivated		High
Mountclef Apartments	3500 Mountclef Blvd	Thousand Oaks	91360	24	3	18	LMSA	40602	236(j)(1)	42064	Non-Profit		Very High
Spastic Childrens Hse	2220 N Westlake Blvd	Thousand Oaks	91361	24	10	11	202/8 NC	41292	202	46539	Non-Profit		High
Warwick House	1077 Warwick Avenue	Thousand Oaks	91360	24	6	6	PRAC/811	40816	811		Non-Profit		Low
VENTURA													
Paseo De Luz Apartments	10730 Henderson Road	Ventura	93004	24	0	0			811				none
Silvercrest- Ventura	750 Petit Ave	Ventura	93004	24	74	75	202/8 NC	40754	207/223(f)	52291	Non-Profit		Very High
The Courtyards	3005 E. Main Street	Ventura	93003	24	0	0			811				none
Ventura Terrace	6600 Telephone Rd	Ventura	93003	24	97	130		LMSA	40633		Profit Motivated	T2	Very High

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SCAG Region Median Home Prices: 2000 to 2010

JurisID	County	City	Fips	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
194	Imperial	Brawley	8058	$114,250	$115,500	$125,000	$149,500	$180,000	$232,250	$255,500	$280,750	$191,000	$128,500	$122,000
195	Imperial	Calexico	9710	$115,955	$130,000	$136,500	$156,250	$185,250	$258,750	$300,000	$265,000	$175,000	$140,000	$136,000
196	Imperial	Calipatria	9878	$72,000	$87,000	$99,500	$86,000	$103,250	$121,500	$165,000	$182,500	$148,000	$59,000	$46,000
197	Imperial	El Centro	21782	$108,000	$125,000	$132,000	$155,000	$200,000	$286,000	$277,000	$250,000	$213,500	$120,000	$120,000
198	Imperial	Holtville	34246	$94,000	$115,000	$117,500	$135,000	$148,000	$205,000	$218,750	$233,500	$159,000	$119,000	$95,000
199	Imperial	Imperial	36280	$130,000	$144,000	$165,000	$175,750	$189,841	$249,000	$280,000	$280,000	$200,000	$145,000	$150,000
201	Imperial	Westmorland	84606	$48,750	$72,000	$117,500	$75,000	$123,250	$182,500	$199,500	$200,000	$253,000	$64,500	$70,000
200	Imperial	Unincorporated		$84,400	$81,400	$95,600	$108,900	$120,500	$159,100	$278,239	$244,400	$146,813	$91,609	$137,896
6	Imperial	Total		$111,647	$125,813	$136,938	$154,801	$184,705	$255,583	$276,403	$260,619	$191,239	$125,000	$125,000
8	Los Angeles	Agoura Hills	394	$327,500	$343,900	$387,700	$476,400	$586,600	$689,400	$682,900	$675,000	$560,969	$545,542	$560,000
9	Los Angeles	Alhambra	884	$195,000	$215,000	$250,000	$293,000	$372,000	$457,000	$500,000	$488,000	$435,000	$415,000	$412,000
10	Los Angeles	Arcadia	2462	$340,000	$361,000	$405,000	$495,000	$600,000	$675,000	$717,500	$745,000	$696,500	$690,000	$720,500
11	Los Angeles	Artesia	2896	$181,000	$197,000	$225,000	$291,500	$367,500	$425,000	$469,000	$499,000	$400,000	$313,818	$268,000
12	Los Angeles	Avalon	3274	$262,500	$325,000	$383,000	$417,500	$510,000	$325,455	$750,000	$675,000	$800,000	$516,000	$405,000
13	Los Angeles	Azusa	3386	$139,500	$165,000	$189,500	$240,000	$313,000	$380,000	$430,000	$415,000	$295,000	$255,000	$260,000
14	Los Angeles	Baldwin Park	3666	$139,750	$155,000	$175,000	$220,000	$295,000	$370,000	$429,750	$425,000	$281,500	$235,000	$245,000
15	Los Angeles	Bell	4870	$147,000	$169,000	$185,000	$223,500	$297,250	$390,000	$449,500	$494,000	$318,500	$240,000	$228,500
16	Los Angeles	Bell Gardens	4996	$144,500	$147,500	$178,000	$215,000	$277,500	$334,000	$416,500	$452,500	$350,000	$245,000	$244,000
17	Los Angeles	Bellflower	4982	$176,000	$195,000	$231,000	$275,000	$367,750	$450,000	$505,000	$496,000	$360,000	$300,000	$310,000
18	Los Angeles	Beverly Hills	6308	$850,000	$770,000	$857,500	$980,000	$1,312,500	$1,375,000	$1,525,000	$1,925,000	$1,997,500	$1,704,500	$1,770,000
19	Los Angeles	Bradbury	7946	$743,000	$765,000	$625,000	$1,225,000	$990,000	$1,325,000	$2,565,000	$895,000	$1,220,000	$2,197,500	$2,198,000
20	Los Angeles	Burbank	8954	$249,500	$270,000	$325,000	$385,000	$480,000	$571,500	$610,000	$605,000	$505,000	$455,000	$465,000
21	Los Angeles	Calabasas	9598	$490,000	$533,000	$610,000	$750,000	$940,000	$1,195,000	$1,149,000	$1,200,000	$1,004,500	$875,000	$1,065,000
22	Los Angeles	Carson	11530	$179,000	$204,000	$228,000	$285,000	$362,000	$440,000	$505,000	$505,500	$360,000	$290,000	$305,000
23	Los Angeles	Cerritos	12552	$275,000	$305,000	$360,000	$428,000	$539,500	$640,000	$670,000	$656,500	$560,000	$530,000	$530,000
24	Los Angeles	Claremont	13756	$246,000	$284,500	$325,000	$375,000	$470,000	$558,000	$576,500	$590,000	$525,000	$468,500	$440,000
25	Los Angeles	Commerce	14974	$164,500	$151,250	$149,000	$202,000	$311,000	$395,000	$415,000	$496,500	$289,000	$225,000	$226,000
26	Los Angeles	Compton	15044	$119,000	$128,500	$141,500	$170,000	$232,387	$325,000	$390,000	$396,000	$237,000	$155,000	$175,000
27	Los Angeles	Covina	16742	$178,250	$198,000	$231,500	$280,000	$355,000	$440,000	$485,250	$470,000	$367,000	$310,000	$320,000
28	Los Angeles	Cudahy	17498	$154,000	$185,000	$178,500	$235,000	$283,000	$385,000	$440,750	$493,500	$390,000	$250,000	$255,000
29	Los Angeles	Culver City	17568	$240,000	$229,091	$299,000	$350,000	$420,000	$500,000	$527,000	$590,000	$500,000	$475,000	$455,000
30	Los Angeles	Diamond Bar	19192	$231,000	$250,000	$293,250	$349,500	$430,000	$499,000	$563,500	$570,000	$465,000	$455,000	$425,000
31	Los Angeles	Downey	19766	$212,295	$232,250	$268,091	$325,000	$425,000	$535,000	$610,000	$592,000	$410,000	$365,000	$370,000
32	Los Angeles	Duarte	19990	$158,000	$178,000	$219,000	$263,000	$352,000	$430,000	$465,000	$465,000	$378,000	$290,000	$290,000
33	Los Angeles	El Monte	22230	$153,000	$165,000	$195,000	$245,000	$310,000	$408,000	$452,000	$440,000	$355,000	$293,000	$305,000
34	Los Angeles	El Segundo	22412	$368,000	$389,000	$403,000	$530,000	$667,000	$760,000	$771,250	$782,500	$720,000	$679,500	$691,500
35	Los Angeles	Gardena	28168	$177,000	$204,000	$230,000	$280,000	$365,000	$445,000	$498,000	$490,000	$380,000	$299,000	$300,000
36	Los Angeles	Glendale	30000	$249,500	$280,000	$335,000	$393,000	$481,000	$590,000	$650,000	$645,000	$545,000	$489,000	$450,000
37	Los Angeles	Glendora	30014	$220,000	$247,000	$283,000	$340,000	$415,000	$490,000	$526,500	$525,000	$445,000	$387,500	$390,000
38	Los Angeles	Hawaiian Gardens	32506	$117,000	$129,950	$150,000	$182,500	$250,000	$321,500	$378,000	$330,000	$210,000	$160,000	$172,000
39	Los Angeles	Hawthorne	32548	$190,000	$210,000	$240,000	$310,000	$380,000	$489,000	$530,000	$540,500	$410,000	$325,000	$345,000
40	Los Angeles	Hermosa Beach	33364	$506,500	$519,500	$595,000	$719,000	$905,000	$989,500	$1,068,500	$1,155,000	$1,149,000	$980,000	$915,000

SCAG Region Median Home Prices: 2000 to 2010

JurisID	County	City	Fips	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
41	Los Angeles	Hidden Hills	33518	$1,377,500	$1,310,000	$1,325,000	$1,822,000	$1,912,500	$2,510,000	$2,419,977	$2,975,250	$3,600,000	$2,550,000	$2,555,000
42	Los Angeles	Huntington Park	36056	$149,700	$158,800	$176,500	$214,400	$283,300	$363,800	$438,200	$423,000	$296,212	$213,136	$220,000
43	Los Angeles	Industry		$179,500								$0	$0	$0
44	Los Angeles	Inglewood	36546	$145,000	$167,750	$187,250	$223,000	$325,000	$400,000	$500,000	$450,000	$330,000	$247,000	$235,000
45	Los Angeles	Irwindale	36826	$153,500	$412,500	$194,000	$260,000	$295,000	$402,000	$403,000	$385,500	$280,000	$415,000	$410,000
46	Los Angeles	La Canada-Flintridge	39003	$578,900	$634,800	$657,600	$764,000	$898,300	$1,160,400	$1,258,058	$1,346,500	$1,075,737	$1,066,400	$1,062,500
47	Los Angeles	La Habra Heights	39304	$425,000	$450,000	$590,000	$685,000	$749,500	$908,500	$962,500	$965,000	$768,750	$628,000	$632,000
48	Los Angeles	La Mirada	40032	$213,000	$236,000	$282,000	$348,000	$430,000	$525,000	$555,000	$524,000	$405,000	$368,000	$365,000
49	Los Angeles	La Puente	40340	$155,000	$170,000	$198,000	$245,000	$322,000	$405,000	$460,000	$456,000	$300,000	$248,000	$255,000
50	Los Angeles	La Verne	40830	$230,000	$252,750	$308,500	$355,000	$449,000	$517,000	$570,000	$555,000	$480,000	$407,500	$413,750
51	Los Angeles	Lakewood	39892	$209,000	$233,250	$273,000	$330,000	$420,000	$510,000	$540,000	$510,000	$415,000	$380,000	$384,500
52	Los Angeles	Lancaster	40130	$95,000	$118,000	$132,500	$159,000	$223,000	$297,000	$339,000	$320,500	$264,000	$210,000	$130,000
53	Los Angeles	Lawndale	40886	$169,500	$186,000	$220,000	$280,000	$359,500	$457,000	$505,000	$483,000	$367,750	$294,000	$300,000
54	Los Angeles	Lomita	42468	$245,000	$270,000	$309,250	$375,000	$461,750	$549,000	$562,000	$555,000	$481,000	$435,000	$406,000
55	Los Angeles	Long Beach	43000	$175,000	$201,000	$240,000	$290,000	$375,000	$449,500	$500,000	$500,000	$385,000	$300,000	$298,500
56	Los Angeles	Los Angeles	44000	$250,000	$261,000	$318,500	$378,700	$482,900	$567,300	$607,700	$644,200	$474,733	$411,368	$389,311
57	Los Angeles	Lynwood	44574	$139,909	$153,000	$172,500	$215,000	$280,000	$375,000	$455,000	$450,000	$280,700	$220,000	$225,000
58	Los Angeles	Malibu	45246	$755,000	$732,500	$810,000	$1,050,000	$1,320,000	$1,500,000	$1,699,500	$2,000,000	$2,150,000	$1,500,000	$1,400,000
59	Los Angeles	Manhattan Beach	45400	$720,000	$733,500	$850,000	$1,049,000	$1,313,000	$1,500,000	$1,550,000	$1,675,000	$1,595,000	$1,350,000	$1,400,000
60	Los Angeles	Maywood	46492	$149,500	$155,000	$171,500	$210,000	$272,500	$365,000	$425,000	$472,500	$280,000	$227,500	$198,500
61	Los Angeles	Monrovia	48648	$210,000	$240,000	$285,000	$345,000	$440,000	$515,000	$562,500	$557,000	$487,500	$412,000	$444,000
62	Los Angeles	Montebello	48816	$185,000	$199,000	$231,500	$279,500	$345,000	$440,000	$500,000	$509,000	$379,000	$318,000	$319,000
63	Los Angeles	Monterey Park	48914	$200,000	$222,000	$266,500	$295,000	$388,000	$458,500	$505,000	$529,000	$450,000	$416,750	$445,000
64	Los Angeles	Norwalk	52526	$160,000	$180,000	$213,000	$255,000	$335,000	$420,000	$475,000	$457,500	$312,000	$260,000	$273,000
65	Los Angeles	Palmdale	55156	$109,136	$134,000	$154,500	$195,000	$260,000	$335,000	$374,500	$354,000	$205,000	$135,000	$150,000
66	Los Angeles	Palos Verdes Estates	55380	$824,000	$830,000	$900,000	$1,100,000	$1,310,000	$1,600,000	$1,600,000	$1,529,000	$1,555,000	$1,345,000	$1,350,000
67	Los Angeles	Paramount	55618	$119,000	$130,000	$151,000	$189,000	$255,000	$320,500	$381,500	$375,000	$238,000	$175,000	$170,000
68	Los Angeles	Pasadena	56000	$251,000	$281,250	$345,000	$405,000	$507,000	$585,000	$635,000	$640,500	$541,000	$495,000	$505,000
69	Los Angeles	Pico Rivera	56924	$159,500	$175,000	$210,000	$253,250	$332,750	$420,000	$485,000	$463,500	$330,000	$275,000	$280,000
70	Los Angeles	Pomona	58072	$128,500	$146,000	$173,000	$216,750	$294,000	$367,000	$410,000	$400,000	$259,000	$190,000	$216,000
71	Los Angeles	Rancho Palos Verdes	59514	$550,000	$569,000	$639,000	$720,000	$870,000	$999,500	$1,064,500	$1,000,000	$1,005,000	$864,000	$860,000
72	Los Angeles	Redondo Beach	60018	$360,000	$397,250	$450,000	$534,750	$658,500	$759,000	$770,000	$789,000	$710,000	$645,000	$650,000
73	Los Angeles	Rolling Hills	62602	$910,000	$1,180,000	$1,030,000	$1,360,000	$1,355,000	$2,100,000	$1,525,000	$1,415,000	$1,866,500	$1,475,000	$1,483,000
74	Los Angeles	Rolling Hills Estates	62644	$640,000	$649,000	$727,000	$795,000	$840,000	$1,145,000	$1,072,750	$1,260,000	$1,050,000	$989,000	$992,000
75	Los Angeles	Rosemead	62896	$174,000	$195,000	$230,000	$282,250	$357,500	$450,000	$480,000	$475,000	$405,000	$380,000	$376,000
76	Los Angeles	San Dimas	66070	$217,000	$239,000	$300,000	$340,000	$410,000	$500,000	$545,000	$510,000	$427,341	$380,000	$378,000
77	Los Angeles	San Fernando	66140	$154,000	$173,000	$209,500	$260,000	$350,000	$450,000	$519,250	$493,000	$298,250	$240,000	$225,000
78	Los Angeles	San Gabriel	67042	$245,000	$260,000	$303,614	$360,000	$448,000	$532,000	$578,000	$590,000	$500,000	$480,000	$495,000
79	Los Angeles	San Marino	68224	$670,000	$682,000	$785,500	$900,000	$1,105,000	$1,262,500	$1,333,636	$1,400,000	$1,480,000	$1,500,000	$1,530,000
80	Los Angeles	Santa Clarita	69088	$230,300	$239,900	$262,900	$354,000	$418,400	$498,500	$548,100	$496,700	$411,611	$382,252	$352,326
81	Los Angeles	Santa Fe Springs	69154	$170,000	$190,000	$222,500	$265,000	$345,750	$430,000	$490,000	$475,000	$345,000	$288,000	$305,000
82	Los Angeles	Santa Monica	70000	$425,000	$450,000	$489,000	$555,000	$693,000	$750,000	$884,500	$959,500	$887,000	$840,000	$845,500
83	Los Angeles	Sierra Madre	71806	$355,000	$408,000	$446,000	$528,250	$625,000	$780,000	$765,000	$794,500	$720,000	$692,500	$685,000

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84	Los Angeles	Signal Hill	71876	$175,500	$175,000	$241,750	$327,250	$370,000	$462,500	$497,000	$440,000	$346,500	$337,500	$338,000
85	Los Angeles	South El Monte	72996	$149,500	$165,000	$189,000	$245,000	$320,000	$408,000	$455,000	$494,250	$394,500	$315,000	$287,500
86	Los Angeles	South Gate	73080	$150,000	$168,000	$189,000	$235,000	$310,250	$390,000	$460,000	$460,000	$291,000	$240,000	$240,000
87	Los Angeles	South Pasadena	73220	$339,000	$369,500	$467,500	$515,000	$650,750	$738,000	$780,000	$824,000	$775,000	$691,000	$690,000
88	Los Angeles	Temple City	78148	$241,000	$265,000	$307,250	$369,000	$445,000	$550,000	$575,000	$579,000	$550,000	$525,000	$530,000
89	Los Angeles	Torrance	80000	$285,000	$304,000	$355,000	$408,500	$500,000	$598,000	$600,000	$605,000	$520,000	$472,250	$490,000
91	Los Angeles	Vernon										$0	$0	$0
92	Los Angeles	Walnut	83332	$270,000	$305,000	$350,000	$416,637	$510,000	$590,000	$639,000	$625,000	$543,000	$540,000	$552,000
93	Los Angeles	West Covina	84200	$186,750	$215,000	$250,000	$299,500	$375,000	$465,000	$517,500	$490,000	$380,000	$342,000	$350,000
94	Los Angeles	West Hollywood	84410	$251,100	$289,400	$341,000	$390,900	$514,400	$614,100	$681,700	$715,300	$637,026	$604,871	$620,000
95	Los Angeles	Westlake Village	84438	$399,500	$440,000	$492,250	$620,000	$712,500	$825,000	$819,000	$780,000	$707,500	$634,000	$689,000
96	Los Angeles	Whittier	85292	$183,000	$206,000	$238,000	$290,000	$380,000	$463,000	$505,000	$495,000	$375,000	$319,000	$325,000
90	Los Angeles	Unincorporated		$251,400	$261,200	$294,000	$348,900	$432,000	$515,800	$579,600	$587,600	$456,686	$378,794	$403,130
1	Los Angeles	Total		$227,897	$246,787	$291,707	$346,948	$429,545	$510,866	$558,478	$601,923	$458,556	$320,000	$333,000
97	Orange	Aliso Viejo	947	$248,500	$288,000	$321,500	$385,000	$499,000	$540,000	$531,000	$520,000	$443,750	$408,000	$385,000
98	Orange	Anaheim	2000	$215,000	$240,000	$285,000	$350,000	$450,000	$540,000	$588,000	$550,000	$369,000	$335,000	$350,000
99	Orange	Brea	8100	$265,000	$313,500	$362,500	$427,750	$535,000	$622,500	$664,000	$609,000	$504,000	$505,000	$490,000
100	Orange	Buena Park	8786	$215,000	$235,000	$276,000	$335,000	$433,500	$525,000	$573,000	$533,500	$385,000	$358,500	$370,000
101	Orange	Costa Mesa	16532	$270,000	$308,000	$370,000	$434,500	$575,000	$670,000	$714,000	$670,000	$510,000	$494,500	$490,100
102	Orange	Cypress	17750	$239,000	$265,000	$317,250	$368,500	$470,000	$530,000	$561,000	$530,000	$463,000	$435,500	$450,000
103	Orange	Dana Point	17946	$360,000	$400,000	$462,500	$551,500	$691,500	$770,500	$840,000	$817,000	$733,967	$613,962	$567,500
104	Orange	Fountain Valley	25380	$291,000	$333,500	$381,250	$450,000	$579,750	$661,000	$700,000	$660,000	$580,000	$565,000	$556,000
105	Orange	Fullerton	28000	$230,000	$260,000	$317,500	$417,250	$480,000	$555,000	$600,000	$580,000	$441,750	$373,000	$389,000
106	Orange	Garden Grove	29000	$210,000	$231,000	$271,250	$330,000	$430,000	$525,000	$575,000	$525,000	$380,000	$335,000	$350,000
107	Orange	Huntington Beach	36000	$309,000	$340,000	$404,000	$465,000	$575,000	$685,000	$700,000	$680,000	$589,000	$560,000	$550,000
108	Orange	Irvine	36770	$308,750	$340,000	$391,500	$460,000	$615,000	$642,000	$710,250	$665,000	$585,000	$555,000	$580,000
109	Orange	La Habra	39290	$200,000	$215,500	$254,000	$305,000	$390,000	$470,000	$450,000	$509,500	$347,000	$300,000	$320,000
110	Orange	La Palma	40256	$300,000	$325,500	$358,000	$430,000	$545,000	$632,500	$648,500	$650,000	$540,000	$523,000	$540,000
111	Orange	Laguna Beach	39178	$631,000	$675,000	$735,000	$885,000	$1,200,000	$1,369,000	$1,510,000	$1,500,000	$1,500,000	$1,112,500	$1,150,000
112	Orange	Laguna Hills	39220	$231,500	$270,000	$330,000	$399,500	$490,500	$525,000	$565,000	$590,000	$329,500	$350,000	$399,000
113	Orange	Laguna Niguel	39248	$326,500	$365,000	$409,000	$505,000	$635,000	$652,000	$680,000	$730,000	$575,000	$520,000	$520,000
114	Orange	Laguna Woods	39259	$146,000	$164,250	$177,000	$220,500	$275,000	$320,000	$315,000	$275,000	$243,000	$225,000	$230,000
115	Orange	Lake Forest	39496	$238,000	$264,000	$310,000	$345,000	$450,000	$510,000	$562,500	$524,500	$425,847	$360,867	$401,003
116	Orange	Los Alamitos	43224	$384,000	$415,000	$488,500	$590,000	$660,000	$773,000	$887,000	$830,000	$740,000	$686,000	$700,000
117	Orange	Mission Viejo	48256	$290,000	$318,000	$365,000	$448,500	$564,500	$620,500	$680,000	$635,000	$490,000	$445,000	$460,000
118	Orange	Newport Beach	51182	$585,000	$645,000	$736,750	$857,500	$1,100,000	$1,377,000	$1,400,000	$1,551,000	$1,455,918	$1,109,746	$1,264,669
119	Orange	Orange	53980	$251,000	$293,591	$343,000	$412,000	$519,000	$600,000	$641,500	$603,500	$450,000	$425,000	$434,500
120	Orange	Placentia	57526	$262,000	$293,637	$335,000	$405,000	$518,250	$569,000	$635,000	$594,500	$450,000	$420,000	$448,000
121	Orange	Rancho Santa Margarita	59587	$240,000	$273,250	$310,000	$365,000	$495,000	$517,000	$540,000	$535,000	$439,851	$392,141	$354,500
122	Orange	San Clemente	65084	$389,250	$437,250	$490,000	$612,000	$750,000	$850,000	$929,500	$891,500	$750,000	$631,036	$620,514
123	Orange	San Juan Capistrano	68028	$275,500	$304,250	$393,750	$439,000	$530,000	$625,000	$660,000	$750,000	$380,000	$320,000	$365,000
124	Orange	Santa Ana	69000	$181,000	$212,000	$250,000	$310,000	$399,000	$510,000	$570,000	$560,000	$300,000	$249,000	$287,750

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125	Orange	Seal Beach	70686	$380,000	$407,250	$499,000	$575,000	$681,000	$815,000	$870,000	$802,500	$700,000	$705,000	$685,000
126	Orange	Stanton	73962	$149,250	$177,000	$209,000	$261,000	$340,000	$412,000	$435,000	$406,500	$293,000	$262,000	$270,000
127	Orange	Tustin	80854	$254,000	$285,000	$340,000	$394,000	$493,500	$562,500	$633,750	$625,000	$489,000	$444,000	$440,000
129	Orange	Villa Park	82744	$625,000	$625,000	$735,000	$832,500	$1,089,000	$1,255,000	$1,216,750	$1,300,000	$1,080,000	$917,500	$925,000
130	Orange	Westminster	84550	$235,000	$268,000	$314,000	$374,000	$488,750	$568,000	$606,500	$590,000	$445,000	$420,000	$410,000
131	Orange	Yorba Linda	86832	$337,000	$365,000	$470,750	$541,000	$685,000	$785,000	$820,000	$755,000	$639,000	$585,000	$615,000
128	Orange	Unincorporated		$519,500	$582,100	$594,100	$659,100	$881,600	$946,000	$1,085,500	$1,012,800	$664,702	$620,673	$564,303
2	Orange	Total		$289,193	$322,386	$375,777	$441,861	$563,303	$645,292	$689,422	$681,015	$506,117	$415,000	$433,000
143	Riverside	Banning	3820	$94,750	$124,000	$154,000	$168,500	$193,500	$270,000	$300,000	$269,500	$167,000	$110,000	$125,000
144	Riverside	Beaumont	4758	$95,750	$140,000	$170,500	$200,000	$266,000	$360,000	$400,000	$364,000	$270,000	$212,000	$202,500
145	Riverside	Blythe	7218	$90,318	$95,000	$110,750	$119,000	$115,750	$170,250	$195,000	$223,500	$198,000	$135,000	$141,000
146	Riverside	Calimesa	9864	$126,500	$141,000	$159,000	$189,000	$260,000	$332,500	$337,500	$314,000	$237,500	$161,500	$160,000
147	Riverside	Canyon Lake	10928	$184,000	$213,000	$245,000	$305,000	$400,000	$425,000	$419,250	$405,000	$261,500	$187,000	$194,000
148	Riverside	Cathedral City	12048	$130,000	$150,000	$168,500	$195,500	$265,000	$345,000	$370,000	$340,000	$218,000	$155,000	$160,000
149	Riverside	Coachella	14260	$85,000	$97,750	$122,250	$130,500	$168,000	$299,500	$353,000	$317,000	$200,000	$147,000	$145,000
150	Riverside	Corona	16350	$210,000	$238,000	$276,000	$335,000	$442,750	$522,500	$580,000	$540,000	$365,000	$315,000	$330,000
151	Riverside	Desert Hot Springs	18996	$72,000	$87,750	$98,000	$133,000	$175,000	$268,000	$303,500	$275,000	$130,000	$89,250	$95,000
203	Riverside	Eastvale												
152	Riverside	Hemet	33182	$100,000	$124,000	$140,000	$178,000	$240,000	$305,000	$335,000	$299,000	$172,125	$120,000	$125,000
153	Riverside	Indian Wells	36434	$409,750	$400,364	$420,000	$475,000	$580,000	$749,000	$854,000	$800,000	$749,000	$502,500	$534,250
154	Riverside	Indio	36448	$124,800	$141,400	$171,600	$195,600	$265,200	$365,800	$380,000	$360,000	$250,056	$182,194	$180,000
155	Riverside	La Quinta	40354	$215,000	$230,000	$253,000	$295,000	$399,000	$515,000	$600,000	$553,000	$425,000	$330,000	$319,000
156	Riverside	Lake Elsinore	39486	$149,500	$167,000	$211,000	$250,500	$335,523	$399,000	$422,250	$383,500	$235,000	$180,000	$189,500
202	Riverside	Menifee												$215,000
157	Riverside	Moreno Valley	49270	$115,000	$135,000	$160,000	$195,500	$276,000	$355,000	$385,000	$370,000	$190,000	$140,000	$155,000
158	Riverside	Murrietta	50076	$211,500	$234,500	$260,250	$315,000	$410,000	$454,000	$472,500	$419,000	$285,000	$235,500	$224,000
159	Riverside	Norco	51560	$233,000	$280,000	$289,000	$350,000	$490,000	$640,000	$625,000	$605,000	$422,500	$350,000	$331,000
160	Riverside	Palm Desert	55184	$210,000	$234,000	$237,500	$260,000	$340,000	$410,000	$425,000	$402,250	$354,000	$280,000	$265,000
161	Riverside	Palm Springs	55254	$129,000	$150,000	$169,000	$202,750	$289,000	$360,000	$397,000	$360,000	$285,000	$225,000	$215,000
162	Riverside	Perris	56700	$97,000	$117,000	$140,000	$186,000	$273,500	$350,000	$399,000	$355,000	$196,000	$145,000	$160,000
163	Riverside	Rancho Mirage	59500	$287,250	$321,000	$350,000	$376,250	$480,000	$600,000	$665,000	$600,000	$505,000	$425,000	$420,000
164	Riverside	Riverside	62000	$137,137	$165,000	$191,250	$232,409	$305,000	$383,500	$420,000	$415,000	$257,000	$180,000	$191,000
165	Riverside	San Jacinto	67112	$119,500	$129,845	$145,000	$175,000	$249,500	$322,500	$360,000	$337,000	$186,000	$138,000	$140,000
166	Riverside	Temecula	78120	$197,000	$218,000	$261,000	$322,500	$415,500	$476,000	$491,500	$440,000	$320,000	$258,000	$275,000
168	Riverside	Wildomar		$175,000	$215,000	$234,000	$285,000	$365,000	$449,000	$488,000	$430,000	$300,000	$235,000	$224,000
167	Riverside	Unincorporated		$133,100	$162,700	$187,500	$232,600	$308,600	$372,300	$407,900	$358,700	$246,150	$175,277	$199,208
4	Riverside	Total		$162,930	$186,329	$211,873	$251,897	$329,997	$406,024	$438,338	$412,642	$271,352	$189,000	$200,000
169	San Bernardino	Adelanto	296	$68,000	$85,000	$100,000	$124,500	$196,000	$265,000	$296,000	$272,500	$140,000	$85,000	$88,000
170	San Bernardino	Apple Valley	2364	$90,000	$97,000	$113,000	$135,000	$185,000	$275,000	$310,000	$292,000	$186,000	$110,000	$116,000
171	San Bernardino	Barstow	4030	$62,500	$66,000	$65,000	$72,750	$90,000	$140,000	$182,000	$180,000	$128,250	$70,000	$58,000
172	San Bernardino	Big Bear	6434	$96,000	$110,000	$131,000	$165,000	$210,000	$260,000	$279,250	$279,500	$320,000	$300,000	$252,000

SCAG Region Median Home Prices: 2000 to 2010

JurisID	County	City	Fips	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
173	San Bernardino	Chino	13210	$175,000	$190,000	$234,500	$285,000	$376,000	$470,000	$484,500	$453,500	$355,000	$300,000	$300,000
174	San Bernardino	Chino Hills	13214	$238,000	$262,000	$302,000	$379,000	$453,000	$550,000	$570,000	$590,000	$462,500	$410,000	$430,000
175	San Bernardino	Colton	14890	$93,000	$116,250	$130,000	$150,000	$210,000	$285,000	$340,000	$330,000	$170,000	$117,000	$126,000
176	San Bernardino	Fontana	24680	$129,000	$151,500	$176,000	$229,000	$302,000	$407,000	$450,000	$439,000	$280,000	$200,000	$208,250
177	San Bernardino	Grand Terrace	30658	$139,500	$155,000	$176,750	$214,000	$291,000	$340,000	$374,000	$352,500	$262,000	$195,750	$205,000
178	San Bernardino	Hesperia	33434	$85,000	$98,000	$114,000	$135,000	$195,000	$291,000	$340,000	$304,500	$176,000	$115,000	$121,500
179	San Bernardino	Highland	33588	$132,000	$147,000	$170,500	$216,000	$265,000	$345,000	$389,000	$370,000	$240,156	$162,624	$170,000
180	San Bernardino	Loma Linda	42370	$175,500	$164,500	$170,000	$225,000	$342,000	$433,250	$450,000	$415,000	$345,500	$260,000	$230,000
181	San Bernardino	Montclair	48788	$137,000	$152,000	$170,000	$217,000	$310,000	$389,000	$440,000	$413,500	$271,000	$210,000	$230,000
182	San Bernardino	Needles	50734	$66,000	$60,000	$53,500	$67,000	$70,000	$86,750	$120,000	$128,000	$85,000	$57,250	$60,000
183	San Bernardino	Ontario	53896	$138,000	$157,000	$175,000	$219,000	$290,000	$368,000	$407,500	$390,000	$255,000	$190,000	$203,750
184	San Bernardino	Rancho Cucamonga	59451	$183,000	$210,000	$257,000	$295,000	$372,000	$447,000	$492,000	$470,000	$373,189	$309,753	$310,000
185	San Bernardino	Redlands	59962	$152,000	$166,500	$187,500	$235,000	$310,500	$375,000	$390,000	$405,000	$300,000	$225,000	$220,000
186	San Bernardino	Rialto	60466	$113,500	$130,809	$150,000	$185,000	$260,000	$333,000	$380,000	$362,000	$200,000	$140,000	$155,000
187	San Bernardino	San Bernardino	65000	$84,000	$94,000	$107,000	$135,000	$185,000	$263,000	$313,000	$304,000	$149,000	$80,000	$100,000
188	San Bernardino	Twentynine Palms	80994	$48,400	$54,400	$57,400	$62,800	$78,800	$137,500	$165,100	$149,000	$118,523	$92,320	$80,000
190	San Bernardino	Upland	81344	$214,500	$240,000	$266,000	$330,000	$423,000	$530,000	$569,500	$515,000	$406,000	$357,636	$352,000
191	San Bernardino	Victorville	82590	$99,000	$113,000	$130,000	$155,000	$217,500	$290,500	$330,000	$305,000	$177,500	$117,000	$121,000
192	San Bernardino	Yucaipa	87042	$136,000	$156,750	$188,500	$225,000	$299,000	$385,000	$416,000	$380,000	$284,250	$217,250	$202,000
193	San Bernardino	Yucca Valley	87056	$70,000	$80,500	$95,000	$120,000	$155,000	$197,250	$225,000	$210,000	$150,000	$102,500	$92,250
189	San Bernardino	Unincorporated		$119,700	$130,200	$150,400	$187,300	$226,900	$299,500	$330,000	$328,800	$217,472	$160,841	$146,112
5	San Bernardino	Total		$127,886	$145,020	$165,374	$201,568	$256,492	$336,040	$374,309	$364,749	$239,834	$149,000	$155,000
132	Ventura	Camarillo	10046	$275,000	$292,000	$345,500	$415,000	$538,000	$637,250	$615,000	$540,250	$450,000	$410,000	$414,000
133	Ventura	Fillmore	24092	$206,000	$238,500	$252,500	$293,500	$410,000	$525,000	$545,000	$496,000	$310,000	$272,000	$257,500
134	Ventura	Moorpark	49138	$276,500	$329,500	$358,750	$414,000	$515,000	$595,000	$649,000	$705,250	$475,000	$420,000	$420,000
135	Ventura	Ojai	53476	$285,000	$318,500	$355,909	$405,000	$551,500	$662,500	$650,000	$640,000	$525,000	$418,000	$425,000
136	Ventura	Oxnard	54652	$206,500	$235,000	$270,000	$352,000	$450,000	$567,000	$593,000	$530,000	$330,000	$280,000	$295,000
137	Ventura	Port Hueneme	58296	$165,000	$185,000	$215,000	$264,750	$350,000	$422,000	$415,000	$382,000	$261,250	$220,000	$230,000
138	Ventura	San Buenaventura	65042	$239,000	$269,500	$325,000	$372,500	$491,000	$577,500	$560,000	$535,000	$410,000	$370,000	$369,000
139	Ventura	Santa Paula	70042	$165,000	$185,000	$215,000	$255,000	$355,000	$460,000	$492,000	$464,500	$280,000	$235,500	$248,250
140	Ventura	Simi Valley	72016	$252,000	$268,000	$310,000	$370,000	$476,000	$555,000	$580,000	$550,000	$420,000	$376,000	$380,000
141	Ventura	Thousand Oaks	78582	$325,000	$352,500	$397,000	$470,000	$580,000	$642,500	$694,000	$659,000	$551,098	$504,558	$498,806
142	Ventura	Unincorporated		$338,700	$378,800	$444,100	$511,000	$641,500	$713,100	$735,600	$781,200	$635,467	$537,776	$562,665
3	Ventura	Total		$262,402	$286,343	$332,671	$394,431	$501,963	$591,766	$613,221	$582,556	$425,022	$356,000	$370,000

Attachment 1

SCAG Region Demolition and Conversion Permits By County: 2001 to 2011

2001 ~ 2011		SCAG REGION	IMPERIAL COUNTY	LOS ANGELES COUNTY	ORANGE COUNTY	RIVERSIDE COUNTY	SAN BERNARDINO COUNTY	VENTURA COUNTY
Demolished Units Lost	**SFDU**	(26,182)	(380)	(16,950)	(2,512)	(1,691)	(4,214)	(435)
	SFAU	(431)	(44)	(249)	(21)	(77)	(30)	(10)
	MHU	(673)	(21)	(65)	(324)	(177)	(75)	(11)
	T24U	(7,237)	(25)	(5,112)	(1,454)	(204)	(419)	(23)
	FPU	(9,962)	0	(8,611)	(936)	(312)	(103)	0
	TOTAL	**(44,485)**	**(470)**	**(30,987)**	**(5,247)**	**(2,461)**	**(4,841)**	**(479)**
Converted Units Gained	**SFDU**	2,004	0	1,369	594	3	7	31
	SFAU	136	0	93	11	0	2	30
	MHU	432	0	28	3	2	221	178
	T24U	3,727	4	3,632	43	31	3	14
	FPU	17,828	0	17,608	220	0	0	0
	Total	**24,127**	**4**	**22,730**	**871**	**36**	**233**	**253**
Converted Units Lost	**SFDU**	(2,076)	(1)	(2,038)	(14)	(7)	(8)	(8)
	SFAU	(49)	0	(47)	(1)	0	0	(1)
	MHU	(526)	0	(14)	(150)	(12)	(314)	(36)
	T24U	(1,195)	0	(1,168)	(18)	0	(5)	(4)
	FPU	(2,812)	0	(2,800)	(12)	0	0	0
	Total	**(6,658)**	**(1)**	**(6,067)**	**(195)**	**(19)**	**(327)**	**(49)**
Other Local Units	**SFDU**	(640)	(1)	326	(3)	0	(901)	(61)
	SFAU	(87)	(24)	(16)	(5)	4	(46)	0
	MHU	(2)	0	1	0	1	(3)	(1)
	T24U	4	0	0	(6)	0	10	0
	FPU	3,305	0	1,901	0	1,396	0	8
	Total	**2,580**	**(25)**	**2,212**	**(14)**	**1,401**	**(940)**	**(54)**
Net Total	**SFDU**	(26,894)	(382)	(17,293)	(1,935)	(1,695)	(5,116)	(473)
	SFAU	(431)	(68)	(219)	(16)	(73)	(74)	19
	MHU	(769)	(21)	(50)	(471)	(186)	(171)	130
	T24U	(4,701)	(21)	(2,648)	(1,435)	(173)	(411)	(13)
	FPU	8,359	0	8,098	(728)	1,084	(103)	8
	Total	**(24,436)**	**(492)**	**(12,112)**	**(4,585)**	**(1,043)**	**(5,875)**	**(329)**

(Source: California Department of Finance)

SCAG Region Demolition and Conversion Permits By City: 2001 to 2011

2001-2011	Demolished Units Lost						Converted Units Gained						Converted Units Lost						Other Local Units						Net Total					
	SFDU	SFAU	MHU	T24U	FPU	Total	SFDU	SFAU	MHU	T24U	FPU	Total	SFDU	SFAU	MHU	T24U	FPU	Total	SFDU	SFAU	MHU	T24U	FPU	Total	SFDU	SFAU	MHU	T24U	FPU	Total
SCAG REGION	**(26,182)**	**(431)**	**(673)**	**(7,237)**	**(9,962)**	**(44,485)**	**2,004**	**136**	**432**	**3,727**	**17,828**	**24,127**	**(2,076)**	**(49)**	**(526)**	**(1,195)**	**(2,812)**	**(6,658)**	**(640)**	**(87)**	**(2)**	**4**	**3,305**	**2,580**	**(26,894)**	**(431)**	**(769)**	**(4,701)**	**8,359**	**(24,436)**
IMPERIAL COUNTY	**(380)**	**(44)**	**(21)**	**(25)**	**0**	**(470)**	**0**	**0**	**0**	**4**	**0**	**4**	**(1)**	**0**	**0**	**0**	**0**	**(1)**	**(1)**	**(24)**	**0**	**0**	**0**	**(25)**	**(382)**	**(68)**	**(21)**	**(21)**	**0**	**(492)**
brawley	(90)	0	(1)	(4)	0	(95)	0	0	0	0	0	0	(1)	0	0	0	0	(1)	0	0	0	0	0	0	(91)	0	(1)	(4)	0	(96)
calexico	(64)	0	0	0	0	(64)	0	0	0	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	(64)	0	0	4	0	(60)
el centro	(63)	0	0	0	0	(63)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(63)	0	0	0	0	(63)
holtville	(5)	0	0	0	0	(5)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(5)	0	0	0	0	(5)
imperial	(7)	0	0	0	0	(7)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(7)	0	0	0	0	(7)
westmorland	(10)	0	(1)	(15)	0	(26)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(10)	0	(1)	(15)	0	(26)
balance of county	(141)	(44)	(19)	(6)	0	(210)	0	0	0	0	0	0	0	0	0	0	0	0	(1)	(24)	0	0	0	(25)	(142)	(68)	(19)	(6)	0	(235)
LOS ANGELES COUNTY	**(16,950)**	**(249)**	**(65)**	**(5,112)**	**(8,611)**	**(30,987)**	**1,369**	**93**	**28**	**3,632**	**17,608**	**22,730**	**(2,038)**	**(47)**	**(14)**	**(1,168)**	**(2,800)**	**(6,067)**	**326**	**(16)**	**1**	**0**	**1,901**	**2,212**	**(17,293)**	**(219)**	**(50)**	**(2,648)**	**8,098**	**(12,112)**
alhambra	(102)	0	0	(26)	(20)	(148)	0	0	0	0	0	0	0	(1)	0	0	0	(1)	0	0	0	0	0	0	(102)	(1)	0	(26)	(20)	(149)
arcadia	(723)	(19)	0	(7)	(16)	(765)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(723)	(19)	0	(7)	(16)	(765)
artesia	(34)	(2)	0	(6)	0	(42)	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	(33)	(2)	0	(6)	0	(41)
avalon	(11)	0	0	(4)	(12)	(27)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(11)	0	0	(4)	(12)	(27)
azusa	(13)	0	(11)	(28)	0	(52)	0	0	0	6	0	6	(3)	0	0	0	0	(3)	(1)	(9)	0	0	0	(10)	(17)	(9)	(11)	(22)	0	(59)
baldwin park	(114)	0	0	(7)	0	(121)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(114)	0	0	(7)	0	(121)
bell	(27)	(4)	0	(21)	0	(52)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(27)	(4)	0	(21)	0	(52)
bell gardens	(59)	0	0	(21)	(20)	(100)	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	(59)	1	0	(21)	(20)	(99)
bellflower	(217)	0	0	(15)	0	(232)	0	0	0	0	0	0	0	0	0	0	0	0	(1)	0	0	0	0	(1)	(218)	0	0	(15)	0	(233)
beverly hills	(167)	0	0	(4)	(109)	(280)	1	0	0	3	80	84	(1)	0	0	(6)	(45)	(52)	0	0	0	0	(1)	(1)	(167)	0	0	(7)	(75)	(249)
bradbury	(11)	0	0	0	0	(11)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(11)	0	0	0	0	(11)
burbank	(184)	(17)	0	(184)	(135)	(520)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(184)	(17)	0	(184)	(135)	(520)
carson	(356)	0	0	0	0	(356)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	(356)	0	0	0	15	(341)
cerritos	(1)	0	0	0	0	(1)	8	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	7
claremont	(33)	0	0	(9)	(9)	(51)	0	1	0	0	0	1	(3)	0	0	(3)	0	(6)	0	0	0	0	0	0	(36)	1	0	(12)	(9)	(56)
commerce	(1)	(3)	0	0	0	(4)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(1)	(3)	0	0	0	(4)
compton	(9)	0	0	(5)	(20)	(34)	1	0	0	1	0	2	(2)	0	0	(4)	(2)	(8)	0	0	0	0	0	0	(10)	0	0	(8)	(22)	(40)
covina	(19)	0	0	0	0	(19)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(19)	0	0	0	0	(19)
cudahy	(26)	0	0	0	0	(26)	0	0	0	4	0	4	0	(8)	0	(5)	0	(13)	0	0	0	0	0	0	(26)	(8)	0	(1)	0	(35)
culver city	(27)	0	0	(21)	(1)	(49)	0	0	0	0	0	0	(1)	0	0	0	0	(1)	0	0	0	0	0	0	(28)	0	0	(21)	(1)	(50)
diamond bar	(1)	0	0	0	0	(1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(1)	0	0	0	0	(1)
downey	(157)	0	0	0	0	(157)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(157)	0	0	0	0	(157)
duarte	(18)	(18)	0	0	0	(36)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(18)	(18)	0	0	0	(36)
el monte	(273)	(5)	0	(3)	0	(281)	0	0	8	0	0	8	0	0	(8)	0	0	(8)	13	0	0	0	0	13	(260)	(5)	0	(3)	0	(268)
el segundo	(49)	(8)	0	0	0	(57)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(49)	(8)	0	0	0	(57)
gardena	(62)	(1)	0	(13)	0	(76)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(62)	(1)	0	(13)	0	(76)
glendale	(206)	0	0	(29)	(270)	(505)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(206)	0	0	(29)	(270)	(505)
glendora	(39)	0	(40)	0	0	(79)	0	0	0	0	0	0	(2)	0	0	0	0	(2)	0	0	0	0	0	0	(41)	0	(40)	0	0	(81)
hawaiian gardens	(23)	(2)	0	(2)	0	(27)	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	(22)	(2)	0	(2)	0	(26)
hawthorne	(31)	0	0	0	0	(31)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(31)	0	0	0	0	(31)
hermosa beach	(332)	0	0	(175)	(30)	(537)	6	0	0	9	0	15	(2)	(2)	0	(20)	0	(24)	0	0	0	0	0	0	(328)	(2)	0	(186)	(30)	(546)
hidden hills	(22)	0	0	0	0	(22)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(22)	0	0	0	0	(22)
huntington park	(55)	(6)	0	(39)	(54)	(154)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	(55)	(6)	1	(39)	(54)	(153)
industry	(2)	0	(1)	0	0	(3)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(2)	0	(1)	0	0	(3)
inglewood	(53)	0	0	(45)	(239)	(337)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(53)	0	0	(45)	(239)	(337)
irwindale	(10)	0	0	0	0	(10)	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	(9)	0	0	0	0	(9)
la canada flintridge	(140)	0	0	0	0	(140)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(140)	0	0	0	0	(140)
la habra heights	(7)	0	0	0	0	(7)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(7)	0	0	0	0	(7)
la puente	(21)	0	0	0	0	(21)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(21)	0	0	0	0	(21)
la verne	(20)	(2)	0	0	(5)	(27)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(20)	(2)	0	0	(5)	(27)
lakewood	(21)	0	0	(5)	0	(26)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(21)	0	0	(5)	0	(26)
lancaster	(80)	(14)	(10)	(118)	(54)	(276)	0	0	20	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	(80)	(14)	10	(118)	(54)	(256)
lawndale	(66)	0	0	0	0	(66)	0	0	0	0	0	0	0	0	0	0	0	0	0	(5)	0	0	0	(5)	(66)	(5)	0	0	0	(71)
lomita	(70)	(7)	0	0	0	(77)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(70)	(7)	0	0	0	(77)
long beach	(349)	0	0	(205)	(154)	(708)	2	0	0	0	18	20	(1)	0	0	(28)	(8)	(37)	0	0	0	0	4	4	(348)	0	0	(233)	(140)	(721)
los angeles	(6,177)	(26)	(2)	(2,620)	(7,008)	(15,833)	1,332	71	0	3,590	17,476	22,469	(2,007)	(3)	(4)	(1,081)	(2,727)	(5,822)	0	0	0	0	1,886	1,886	(6,852)	42	(6)	(111)	9,627	2,700
lynwood	(168)	0	0	(60)	0	(228)	0	1	0	3	4	8	0	0	(2)	0	0	(2)	(1)	0	0	0	0	(1)	(169)	1	(2)	(57)	4	(223)
malibu	(55)	0	0	(2)	0	(57)	1	0	0	0	0	1	0	0	0	(3)	0	(3)	0	0	0	0	0	0	(54)	0	0	(5)	0	(59)
manhattan beach	(751)	(13)	0	(154)	(32)	(950)	0	0	0	4	0	4	(1)	(5)	0	(6)	0	(12)	0	0	0	0	0	0	(752)	(18)	0	(156)	(32)	(958)
maywood	(9)	0	0	0	0	(9)	0	0	0	0	0	0	0	(1)	0	(5)	0	(6)	0	0	0	0	0	0	(9)	(1)	0	(5)	0	(15)
monrovia	(113)	0	0	(6)	0	(119)	0	0	0	0	0	0	0	0	0	(4)	0	(4)	0	0	0	0	0	0	(113)	0	0	(10)	0	(123)
montebello	(8)	(15)	0	0	0	(23)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(8)	(15)	0	0	0	(23)
monterey park	(207)	(2)	0	(77)	(53)	(339)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(207)	(2)	0	(77)	(53)	(339)
norwalk	(72)	(2)	0	(2)	0	(76)	0	0	0	0	0	0	0	0	0	0	0	0	0	(2)	0	0	0	(2)	(72)	(4)	0	(2)	0	(78)
palmdale	(91)	0	0	(2)	(14)	(107)	0	0	0	0	0	0	(2)	0	0	0	0	(2)	0	0	0	0	0	0	(93)	0	0	(2)	(14)	(109)
palos verdes estates	(123)	0	0	(3)	0	(126)	6	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	(117)	0	0	(3)	0	(120)
paramount	(69)	(6)	0	(4)	0	(79)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(69)	(6)	0	(4)	0	(79)
pasadena	(143)	(15)	0	(46)	(41)	(245)	0	16	0	0	0	16	0	(26)	0	0	0	(26)	0	0	0	0	0	0	(143)	(25)	0	(46)	(41)	(255)
pico rivera	(17)	0	0	0	0	(17)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(17)	0	0	0	0	(17)
pomona	(65)	0	0	0	(4)	(69)	3	0	0	0	0	3	(3)	0	0	0	0	(3)	0	0	0	0	(4)	(4)	(65)	0	0	0	(8)	(73)
redondo beach	(927)	(4)	0	(82)	0	(1,013)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(927)	(4)	0	(82)	0	(1,013)

SCAG Region Demolition and Conversion Permits By City: 2001 to 2011

2001-2011	Demolished Units Lost						Converted Units Gained						Converted Units Lost						Other Local Units						Net Total					
	SFDU	SFAU	MHU	T24U	FPU	Total	SFDU	SFAU	MHU	T24U	FPU	Total	SFDU	SFAU	MHU	T24U	FPU	Total	SFDU	SFAU	MHU	T24U	FPU	Total	SFDU	SFAU	MHU	T24U	FPU	Total
rolling hills	(15)	0	0	0	0	(15)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(15)	0	0	0	0	(15)
rolling hills estates	(15)	0	0	0	0	(15)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(15)	0	0	0	0	(15)
rosemead	(281)	0	0	(10)	0	(291)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(281)	0	0	(10)	0	(291)
san dimas	(31)	0	0	(4)	0	(35)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(31)	0	0	(4)	0	(35)
san fernando	(24)	0	0	(15)	(6)	(45)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(24)	0	0	(15)	(6)	(45)
san gabriel	(172)	(11)	0	(1)	0	(184)	0	0	0	1	0	1	(1)	0	0	(1)	0	(2)	85	0	0	0	7	92	(88)	(11)	0	(1)	7	(93)
san marino	(27)	0	0	0	0	(27)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(27)	0	0	0	0	(27)
santa clarita	(16)	(1)	0	(2)	0	(19)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(16)	(1)	0	(2)	0	(19)
santa fe springs	(4)	0	0	0	0	(4)	0	0	0	2	0	2	(2)	0	0	0	0	(2)	0	0	0	0	0	0	(6)	0	0	2	0	(4)
santa monica	(295)	0	0	(196)	(205)	(696)	2	2	0	3	7	14	(4)	0	0	(2)	(18)	(24)	0	0	0	0	(6)	(6)	(297)	2	0	(195)	(222)	(712)
sierra madre	(17)	(3)	0	0	0	(20)	0	0	0	0	0	0	(1)	(1)	0	0	0	(2)	0	0	0	0	0	0	(18)	(4)	0	0	0	(22)
signal hill	(1)	0	0	0	0	(1)	0	0	0	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	(1)	0	0	4	0	3
south el monte	(32)	0	0	(14)	0	(46)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(32)	0	0	(14)	0	(46)
south gate	(378)	(30)	(1)	(22)	(15)	(446)	3	0	0	0	23	26	0	0	0	0	0	0	232	0	0	0	0	232	(143)	(30)	(1)	(22)	8	(188)
south pasadena	(19)	(4)	0	(4)	0	(27)	0	0	0	0	0	0	(1)	0	0	0	0	(1)	0	0	0	0	0	0	(20)	(4)	0	(4)	0	(28)
temple city	(511)	0	0	0	0	(511)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(511)	0	0	0	0	(511)
torrance	(232)	0	0	(30)	(57)	(319)	0	0	0	2	0	2	(1)	0	0	0	0	(1)	0	0	0	0	0	0	(233)	0	0	(28)	(57)	(318)
walnut	(4)	0	0	0	0	(4)	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	(3)	0	0	0	0	(3)
west covina	(40)	0	0	0	0	(40)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(40)	0	0	0	0	(40)
west hollywood	(50)	(9)	0	(44)	(28)	(131)	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	(50)	(8)	0	(44)	(28)	(130)
whittier	(22)	0	0	0	0	(22)	0	0	0	0	0	0	0	0	0	0	0	0	(1)	0	0	0	0	(1)	(23)	0	0	0	0	(23)
balance of county	(1,528)	0	0	(720)	0	(2,248)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(1,528)	0	0	(720)	0	(2,248)
ORANGE COUNTY	**(2,512)**	**(21)**	**(324)**	**(1,454)**	**(936)**	**(5,247)**	**594**	**11**	**3**	**43**	**220**	**871**	**(14)**	**(1)**	**(150)**	**(18)**	**(12)**	**(195)**	**(3)**	**(5)**	**0**	**(6)**	**0**	**(14)**	**(1,935)**	**(16)**	**(471)**	**(1,435)**	**(728)**	**(4,585)**
anaheim	(100)	0	(1)	(142)	(328)	(571)	0	2	0	0	0	2	0	0	0	0	0	0	0	(1)	0	0	0	(1)	(100)	1	(1)	(142)	(328)	(570)
brea	(30)	0	(1)	0	0	(31)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(30)	0	(1)	0	0	(31)
buena park	(43)	0	0	0	(16)	(59)	0	0	0	0	0	0	(5)	0	0	0	0	(5)	0	0	0	0	0	0	(48)	0	0	0	(16)	(64)
costa mesa	(119)	(8)	0	(40)	(36)	(203)	0	0	0	0	0	0	0	0	(132)	0	0	(132)	0	0	0	0	0	0	(119)	(8)	(132)	(40)	(36)	(335)
cypress	(40)	(2)	0	(6)	0	(48)	0	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	(40)	(2)	0	(4)	0	(46)
dana point	(51)	0	(90)	(2)	0	(143)	0	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	(51)	0	(90)	0	0	(141)
fountain valley	(19)	0	0	0	0	(19)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(19)	0	0	0	0	(19)
fullerton	(70)	0	0	(70)	(131)	(271)	1	0	0	0	30	31	0	0	0	0	0	0	0	0	0	0	0	0	(69)	0	0	(70)	(101)	(240)
garden grove	(94)	0	0	(4)	0	(98)	1	0	0	0	0	1	0	0	0	(1)	0	(1)	0	(4)	0	0	0	(4)	(93)	(4)	0	(5)	0	(102)
huntington beach	(81)	0	0	(8)	(2)	(91)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(81)	0	0	(8)	(2)	(91)
irvine	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
la habra	(7)	0	(1)	0	0	(8)	0	0	0	0	0	0	0	(1)	(6)	0	0	(7)	(1)	0	0	0	0	(1)	(8)	(1)	(7)	0	0	(16)
la palma	(2)	0	0	0	0	(2)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(2)	0	0	0	0	(2)
laguna beach	(149)	(1)	0	(21)	(5)	(176)	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	(148)	(1)	0	(21)	(5)	(175)
laguna hills	(3)	0	0	0	0	(3)	0	0	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	(3)	0	0	0	5	2
laguna niguel	(3)	0	0	0	0	(3)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(3)	0	0	0	0	(3)
lake forest	(1)	0	0	0	0	(1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(1)	0	0	0	0	(1)
los alamitos	(29)	(1)	0	0	(6)	(36)	0	0	3	0	0	3	0	0	(12)	0	0	(12)	0	0	0	0	0	0	(29)	(1)	(9)	0	(6)	(45)
mission viejo	(2)	0	0	0	0	(2)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(2)	0	0	0	0	(2)
newport beach	(875)	0	0	(306)	(21)	(1,202)	589	4	0	14	91	698	0	0	0	0	0	0	0	0	0	0	0	0	(286)	4	0	(292)	70	(504)
orange	(54)	0	0	(2)	(2)	(58)	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	(54)	2	0	(2)	(2)	(56)
placentia	(10)	0	0	0	0	(10)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(10)	0	0	0	0	(10)
rancho santa margarita	(1)	(6)	0	0	0	(7)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(1)	(6)	0	0	0	(7)
san clemente	(28)	0	(1)	(2)	0	(31)	1	0	0	15	0	16	0	0	0	(11)	0	(11)	0	0	0	0	0	0	(27)	0	(1)	2	0	(26)
san juan capistrano	(2)	0	(2)	0	0	(4)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(2)	0	(2)	0	0	(4)
santa ana	(133)	0	0	(59)	(13)	(205)	0	0	0	6	94	100	(4)	0	0	(2)	(12)	(18)	0	0	0	0	0	0	(137)	0	0	(55)	69	(123)
seal beach	(59)	0	(4)	(9)	(12)	(84)	1	0	0	0	0	1	0	0	0	(4)	0	(4)	0	0	0	0	0	0	(58)	0	(4)	(13)	(12)	(87)
stanton	(19)	0	0	0	0	(19)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(19)	0	0	0	0	(19)
tustin	(9)	0	0	(726)	(322)	(1,057)	0	0	0	0	0	0	(2)	0	0	0	0	(2)	0	0	0	0	0	0	(11)	0	0	(726)	(322)	(1,059)
westminster	(41)	(3)	0	0	0	(44)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(41)	(3)	0	0	0	(44)
yorba linda	(174)	0	0	0	(24)	(198)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(174)	0	0	0	(24)	(198)
balance of county	(264)	0	(224)	(57)	(18)	(563)	0	3	0	4	0	7	(3)	0	0	0	0	(3)	(2)	0	0	(6)	0	(8)	(269)	3	(224)	(59)	(18)	(567)
RIVERSIDE COUNTY	**(1,691)**	**(77)**	**(177)**	**(204)**	**(312)**	**(2,461)**	**3**	**0**	**2**	**31**	**0**	**36**	**(7)**	**0**	**(12)**	**0**	**0**	**(19)**	**0**	**4**	**1**	**0**	**1,396**	**1,401**	**(1,695)**	**(73)**	**(186)**	**(173)**	**1,084**	**(1,043)**
banning	(23)	0	0	(7)	(9)	(39)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(23)	0	0	(7)	(9)	(39)
beaumont	(41)	0	0	(3)	0	(44)	1	0	0	23	0	24	(2)	0	0	0	0	(2)	0	0	0	0	0	0	(42)	0	0	20	0	(22)
blythe	(79)	0	(32)	(11)	0	(122)	0	0	0	0	0	0	0	0	(5)	0	0	(5)	0	0	0	0	0	0	(79)	0	(37)	(11)	0	(127)
calimesa	(7)	0	0	0	0	(7)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(7)	0	0	0	0	(7)
canyon lake	(1)	0	0	0	0	(1)	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1	0	0	5	(1)	4	1	0	0	4
cathedral city	(71)	0	(3)	(37)	(51)	(162)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(71)	0	(3)	(37)	(51)	(162)
coachella	(11)	0	0	0	0	(11)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(11)	0	0	0	0	(11)
corona	(89)	0	0	0	0	(89)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(89)	0	0	0	0	(89)
desert hot springs	(18)	0	0	(9)	0	(27)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(18)	0	0	(9)	0	(27)
hemet	(44)	(15)	0	0	0	(59)	0	0	0	0	0	0	0	0	(5)	0	0	(5)	0	0	0	0	0	0	(44)	(15)	(5)	0	0	(64)
indian wells	(11)	0	0	0	0	(11)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(11)	0	0	0	0	(11)
indio	(18)	0	0	0	0	(18)	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	(17)	0	0	0	0	(17)
la quinta	(64)	0	(2)	(12)	0	(78)	0	0	0	0	0	0	(2)	0	0	0	0	(2)	0	0	0	0	0	0	(66)	0	(2)	(12)	0	(80)
lake elsinore	(63)	(13)	0	(13)	(5)	(94)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(63)	(13)	0	(13)	(5)	(94)
menifee	(1)	0	(2)	0	0	(3)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(1)	0	(2)	0	0	(3)

SCAG Region Demolition and Conversion Permits By City: 2001 to 2011

2001-2011	Demolished Units Lost						Converted Units Gained						Converted Units Lost						Other Local Units						Net Total					
	SFDU	SFAU	MHU	T24U	FPU	Total	SFDU	SFAU	MHU	T24U	FPU	Total	SFDU	SFAU	MHU	T24U	FPU	Total	SFDU	SFAU	MHU	T24U	FPU	Total	SFDU	SFAU	MHU	T24U	FPU	Total
moreno valley	(115)	0	0	(10)	0	(125)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(115)	0	0	(10)	0	(125)
murrieta	(48)	0	(9)	(16)	0	(73)	0	0	0	0	0	0	0	0	(1)	0	0	(1)	0	0	0	0	0	0	(48)	0	(10)	(16)	0	(74)
norco	(37)	0	0	0	0	(37)	1	0	1	0	0	2	(3)	0	0	0	0	(3)	0	0	0	0	0	0	(39)	0	1	0	0	(38)
palm desert	(32)	0	0	(20)	(66)	(118)	0	0	0	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	(32)	0	0	(12)	(66)	(110)
palm springs	(20)	0	(8)	0	(38)	(66)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(20)	0	(8)	0	(38)	(66)
perris	(36)	0	0	0	0	(36)	0	0	0	0	0	0	0	0	(1)	0	0	(1)	0	0	0	0	0	0	(36)	0	(1)	0	0	(37)
rancho mirage	(42)	0	(30)	(7)	(7)	(86)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(42)	0	(30)	(7)	(7)	(86)
riverside	(237)	(46)	0	(11)	0	(294)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,396	1,396	(237)	(46)	0	(11)	1,396	1,102
san jacinto	(25)	0	(4)	(15)	0	(44)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(25)	0	(4)	(15)	0	(44)
temecula	(12)	0	0	0	(101)	(113)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(12)	0	0	0	(101)	(113)
wildomar	(5)	0	(1)	0	0	(6)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(5)	0	(1)	0	0	(6)
balance of county	(541)	(3)	(86)	(33)	(35)	(698)	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	(541)	(3)	(85)	(33)	(35)	(697)
SAN BERNARDINO COUNTY	**(4,214)**	**(30)**	**(75)**	**(419)**	**(103)**	**(4,841)**	**7**	**2**	**221**	**3**	**0**	**233**	**(8)**	**0**	**(314)**	**(5)**	**0**	**(327)**	**(901)**	**(46)**	**(3)**	**10**	**0**	**(940)**	**(5,116)**	**(74)**	**(171)**	**(411)**	**(103)**	**(5,875)**
adelanto	(33)	(13)	(2)	(7)	(8)	(63)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(33)	(13)	(2)	(7)	(8)	(63)
apple valley	(44)	0	0	(2)	0	(46)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(44)	0	0	(2)	0	(46)
barstow	(20)	(11)	0	(6)	0	(37)	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	3	(17)	(11)	0	(6)	0	(34)
big bear lake	(91)	0	0	0	0	(91)	0	0	0	0	0	0	(1)	0	0	0	0	(1)	0	0	0	0	0	0	(92)	0	0	0	0	(92)
chino	(128)	0	0	(4)	0	(132)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(128)	0	0	(4)	0	(132)
chino hills	(10)	0	0	0	0	(10)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(10)	0	0	0	0	(10)
colton	(41)	0	0	0	0	(41)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(41)	0	0	0	0	(41)
fontana	(232)	0	0	(17)	0	(249)	0	0	27	0	0	27	0	0	0	0	0	0	0	0	0	0	0	0	(232)	0	27	(17)	0	(222)
grand terrace	(14)	0	0	0	0	(14)	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	(13)	0	0	0	0	(13)
hesperia	(47)	0	0	(3)	(8)	(58)	0	0	4	0	0	4	(2)	0	0	(2)	0	(4)	0	0	0	0	0	0	(49)	0	4	(5)	(8)	(58)
highland	(81)	(1)	0	(14)	0	(96)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(81)	(1)	0	(14)	0	(96)
loma linda	(23)	0	0	(2)	0	(25)	0	0	0	0	0	0	0	0	0	0	0	0	(2)	0	0	0	0	(2)	(25)	0	0	(2)	0	(27)
montclair	(4)	(4)	0	0	(19)	(27)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(4)	(4)	0	0	(19)	(27)
needles	(27)	0	0	0	0	(27)	5	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	(22)	0	0	0	0	(22)
ontario	(84)	0	(59)	(25)	(5)	(173)	0	0	190	0	0	190	0	0	(314)	0	0	(314)	0	0	0	0	0	0	(84)	0	(183)	(25)	(5)	(297)
rancho cucamonga	(71)	0	0	0	0	(71)	1	0	0	0	0	1	(2)	0	0	0	0	(2)	0	0	0	0	0	0	(72)	0	0	0	0	(72)
redlands	(50)	0	0	(19)	0	(69)	0	0	0	0	0	0	(1)	0	0	0	0	(1)	0	0	0	0	0	0	(51)	0	0	(19)	0	(70)
rialto	(20)	0	0	0	0	(20)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(20)	0	0	0	0	(20)
san bernardino	(572)	0	(10)	(297)	(63)	(942)	0	0	0	1	0	1	(1)	0	0	(3)	0	(4)	0	0	0	0	0	0	(573)	0	(10)	(299)	(63)	(945)
twentynine palms	(12)	(1)	(2)	(4)	0	(19)	0	2	0	2	0	4	0	0	0	0	0	0	(548)	39	0	(6)	0	(515)	(560)	40	(2)	(8)	0	(530)
upland	(26)	0	0	0	0	(26)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(26)	0	0	0	0	(26)
victorville	(45)	0	0	(6)	0	(51)	0	0	0	0	0	0	(1)	0	0	0	0	(1)	0	0	0	0	0	0	(46)	0	0	(6)	0	(52)
yucaipa	(94)	0	(2)	(11)	0	(107)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(94)	0	(2)	(11)	0	(107)
yucca valley	(15)	0	0	(2)	0	(17)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(15)	0	0	(2)	0	(17)
balance of county	(2,430)	0	0	0	0	(2,430)	0	0	0	0	0	0	0	0	0	0	0	0	(354)	(85)	(3)	16	0	(426)	(2,784)	(85)	(3)	16	0	(2,856)
VENTURA COUNTY	**(435)**	**(10)**	**(11)**	**(23)**	**0**	**(479)**	**31**	**30**	**178**	**14**	**0**	**253**	**(8)**	**(1)**	**(36)**	**(4)**	**0**	**(49)**	**(61)**	**0**	**(1)**	**0**	**8**	**(54)**	**(473)**	**19**	**130**	**(13)**	**8**	**(329)**
camarillo	(32)	(2)	0	0	0	(34)	0	0	0	0	0	0	0	0	0	0	0	0	(218)	0	0	0	8	(210)	(250)	(2)	0	0	8	(244)
fillmore	(15)	0	0	(3)	0	(18)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(15)	0	0	(3)	0	(18)
moorpark	(31)	0	(6)	0	0	(37)	1	0	0	0	0	1	0	0	(28)	0	0	(28)	0	0	0	0	0	0	(30)	0	(34)	0	0	(64)
ojai	(9)	0	0	(2)	0	(11)	0	0	0	6	0	6	(1)	0	0	0	0	(1)	0	0	0	0	0	0	(10)	0	0	4	0	(6)
oxnard	(82)	0	0	(8)	0	(90)	0	0	0	0	0	0	(1)	0	0	0	0	(1)	(3)	0	0	0	0	(3)	(86)	0	0	(8)	0	(94)
port hueneme	(4)	(2)	0	(4)	0	(10)	0	0	0	0	0	0	0	0	0	0	0	0	160	0	(1)	0	0	159	156	(2)	(1)	(4)	0	149
san buenaventura	(54)	0	0	0	0	(54)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(54)	0	0	0	0	(54)
santa paula	(17)	(6)	0	(2)	0	(25)	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	(16)	(6)	0	(2)	0	(24)
simi valley	(34)	0	0	0	0	(34)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(34)	0	0	0	0	(34)
thousand oaks	(40)	0	0	0	0	(40)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(40)	0	0	0	0	(40)
balance of county	(117)	0	(5)	(4)	0	(126)	29	30	178	8	0	245	(6)	(1)	(8)	(4)	0	(19)	0	0	0	0	0	0	(94)	29	165	0	0	100

(Source: California Department of Finance)

Name	ADDRESS	CITY	ZIP	NAICS	NAICDES	SIC	Enrollment
Alliant Intl University	1000 S Fremont Ave # 5	Alhambra	91803	61131009	Colleges & Universities	822101	650
Soka University of America	1 University Dr	Aliso Viejo	92656	61131009	Colleges & Universities	822101	450
Azusa Pacific University	18757 E Alosta Ave	Azusa	91702	61131009	Colleges & Universities	822101	9,258
Woodbury University	627 E Providencia Ave	Burbank	91501	61131009	Colleges & Universities	822101	1,500
Woodbury University Acclrtd	7500 N Glenoaks Blvd	Burbank	91504	61131009	Colleges & Universities	822101	1,500
San Diego State University	720 Heber Ave	Calexico	92231	61131009	Colleges & Universities	822101	813
California State-Channel Islnd	1 University Dr	Camarillo	93012	61131009	Colleges & Universities	822101	3,862
California State-Dominguez Hls	1000 E Victoria St	Carson	90747	61131009	Colleges & Universities	822101	12,851
Claremont Graduate School	123 E 8th St	Claremont	91711	61131009	Colleges & Universities	822101	2,200
Claremont Graduate University	160 E 10th St	Claremont	91711	61131009	Colleges & Universities	822101	2,200
Claremont Mc Kenna	890 Columbia Ave	Claremont	91711	61131009	Colleges & Universities	822101	1,278
Claremont Mc Kenna College	500 E 9th St	Claremont	91711	61111007	Colleges & Universities	822101	1,278
Harvey Mudd College	301 Platt Blvd	Claremont	91711	44312001	Colleges & Universities	822101	756
Pitzer College	1050 N Mills Ave	Claremont	91711	61131009	Colleges & Universities	822101	1,080
Pomona College	550 N College Ave	Claremont	91711	61131009	Colleges & Universities	822101	1,560
School of Theology-Claremont	1325 N College Ave	Claremont	91711	61131009	Colleges & Universities	822101	435
Scripps College	1030 Columbia Ave	Claremont	91711	61131009	Colleges & Universities	822101	979
Vanguard University of So Ca	55 Fair Dr	Costa Mesa	92626	61131009	Colleges & Universities	822101	2,217
Antioch University Los Angeles	400 Corporate Pointe	Culver City	90230	61111007	Colleges & Universities	822101	697
Reed Christian College	1001 E Rosecrans Ave	E Rancho Dmngz	90221	61131009	Colleges & Universities	822101	120
Logos Seminary	9358 Telstar Ave	El Monte	91731	61111010	Colleges & Universities	822101	127
Phillips Graduate Institute	5445 Balboa Blvd	Encino	91316	61131009	Colleges & Universities	822101	272
California State-Fullerton	PO Box 34080	Fullerton	92834	61131009	Colleges & Universities	822101	36,252
Pacific Christian College	2500 Nutwood Ave	Fullerton	92831	61131009	Colleges & Universities	822101	1,700
Western State Univ of Law	1111 N State College Blvd	Fullerton	92831	61131009	Colleges & Universities	822101	276
California State University	7000 Trabuco Rd	Irvine	92618	61131009	Colleges & Universities	822101	2,500
Concordia University	1530 Concordia	Irvine	92612	61131009	Colleges & Universities	822101	2,969
University of Cal-Irvine	University of Ca-Irvine	Irvine	92697	61131009	Colleges & Universities	822101	25,899
Biola University	13800 Biola Ave	La Mirada	90639	61131009	Colleges & Universities	822101	5,893
University of La Verne	1950 3rd St	La Verne	91750	61131009	Colleges & Universities	822101	3,205
Laguna College of Arts & Dsgns	2222 Laguna Canyon Rd	Laguna Beach	92651	61131009	Colleges & Universities	822101	393
ANTELOPE Valley Medical Cllg	44201 10th St W	Lancaster	93534	62199907	Colleges & Universities	822101	792
Loma Linda University	11234 Anderson St	Loma Linda	92354	62211002	General Medical & Surgical Hospitals	822101	3,427
California State-Long Beach	1250 N Bellflower Blvd	Long Beach	90840	61131009	Colleges & Universities	822101	37,891
Abraham Lincoln University	1730 W Olympic Blvd # 4th	Los Angeles	90015	61131004	Colleges & Universities	822103	200
California International Univ	3130 Wilshire Blvd # 102	Los Angeles	90010	61131009	Colleges & Universities	822101	400
California State-Los Angeles	5151 State University Dr	Los Angeles	90032	61131009	Colleges & Universities	822101	20,142
Central International Univ	1000 University Manor	Los Angeles	90010	61131009	Colleges & Universities	822101	213
Charles R Drew University	1641 E 120th St	Los Angeles	90059	61131009	Colleges & Universities	822101	504
FIDM Fashion Inst-Design	919 S Grand Ave	Los Angeles	90015	61111007	Colleges & Universities	822101	7,500

Name	ADDRESS	CITY	ZIP	NAICS	NAICDES	SIC	Enrollment
Columbia College Hollywood	18618 Oxnard St	Tarzana	91356	61131009	Colleges & Universities	822101	312
California Lutheran University	60 W Olsen Rd	Thousand Oaks	91360	61111004	Colleges & Universities	822101	3,931
California Institute of-Arts	24700 Mcbean Pkwy	Valencia	91355	61131009	Colleges & Universities	822101	1,467
King's College & Seminary	14800 Sherman Way	Van Nuys	91405	61131009	Colleges & Universities	822101	531
Ventura College of Law	4475 Market St	Ventura	93003	61131009	Colleges & Universities	822101	317
Whittier College	PO Box 634	Whittier	90608	61131009	Colleges & Universities	822101	2,047

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: Agoura Hills/Los Angeles County
Subregion: Malibu-Las Virgenes COG
Contact Person: Allison Cook
Phone Number/Email: (818) 597-7310, acook@ci.agoura-hills.ca.us

Factor	Input
1. Existing and projected job housing balance	There is a good balance now, and it is expected to continue. There is not expected to be a large influx of housing or businesses generating jobs. There is also not expected to be a reduction in the workforce.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	No.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Most land is currently developed. The Agoura Village Specific Plan is the main infill area of the City.The Plan calls for mixed use (residential, retail, office). With the economic downturn, the area remains undeveloped.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	Yes. Much of the roughly 300 acres of designated permanent open space in the City is protected as open space by state or federal agencies, with the remainder private open space. Also, City parks and other open space total about 100 acres.
5. County policies to preserve agricultural land within an unincorporated area.	No.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	No change.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	None.
8. The market demand for housing.	There have been minimal applications for single family residential development, only some interest in developing multi family units in small projects expressed.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	No.
10. High housing costs burdens.	The cost of housing in Agoura Hills is high. The median single family and condo sales price in 2007 was $845,000 (per City Housing Element).
11. Housing needs of farm workers.	No.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	No.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	There is a significant constraint to the development of residential uses in steep hillside areas. The City is linear in layout, with Hwy. 101 as the spine. Any vacant lands along the freeway have cultural and biological constraints, and are not suitable for residential development due to noise and air quality concerns.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: Alhambra, CA _____ Subregion: _____
Contact Person: _Vanessa Reynoso_____ Phone Number/Email: vreynoso@cityofalhambra.org (626) 570-5033____

Factor	Input
1. Existing and projected job housing balance	According to Alhambra's 2008-2014 Housing Element, the City has a workforce of approximately 46,000 as of September 2007. The top three (3), employers, the Los Angeles County Public Works Department, the County of Los Angeles, and Alhambra City Schools, employ over 6,300 employees. There does not seem to be a mismatch between residential development expected and employment growth.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	N/A
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	According to Alhambra's 2008-2014 Housing Element, the combined underutilized residential areas and the opportunity sites in the City allows Alhambra the sufficient capacity under existing land use policy to meet its' 2006-2014 RHNA obligation.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	The City of Alhambra does not have any farmland, environmental habitat or natural resources.
5. County policies to preserve agricultural land within an unincorporated area.	The City of Alhambra does not have agriculture land or unincorporated areas.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and	The City of Alhambra and its residents have access to local and regional transportation services sufficient for household growth. Bus service is provided by Alhambra's Community Transit

existing transportation infrastructure.	(ACT) that provides local bus service connecting Downtown with community employment, service and shopping facilities around the City, including stops along West Main Street, one of the major arterial streets. Regional bus service is also provided by MTA that provides bus service along major arterials, including Main, Garfield, and Atlantic, supporting regional and inter-city transit connections. The Gold Line Connection is a bus service provided by MTA directly linking Downtown Alhambra with the Metro Gold Line (Mission) Station in South Pasadena. The Cal State LA/Metrolink Connection is a bus service provided by ACT that includes a direct connection between Downtown Alhambra and the CSULA Metrolink Station (San Bernardino Line). These transportation links provide the City with the opportunity to address and maximize transportation services to the residents and employees of Alhambra. In addition, Garfield and Atlantic Boulevards are major arterials that provide a direct connection between Downtown Alhambra and the Interstate 10 Freeway.
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	According to Alhambra's 2008-2014 Housing Element, Alhambra annually monitors the status of the 179 affordable housing units. Long term affordable is fairly secure for these projects as the earliest conversion date for one these sites is March 2018. When conversion of affordable units to market rate is eminent, the City will contact owners to explore transfer of ownership options and ensure tenants receive proper notification. The City continually monitors Section 8 legislation and provides technical assistance to nonprofit property owners as necessary and continues to pursue partnership opportunities with non-profits to preserve and expand affordable housing.
8. The market demand for housing.	According to Alhambra's 2008-2014 Housing Element, the number of vacant units compared to the total number of units, reveal the housing supply and demand for a city. With a housing stock comprising of 59% rental units and 41% owner-occupied units in Alhambra, the optimum vacancy rate is approximately 4%. In 2000, the vacancy rate had decreased for both owner-

	occupied units and rental units, resulting in a low overall vacancy rate. A limited vacancy rate increases competition for housing and can result in higher housing costs, reducing housing opportunities for lower-income households. The California Department of Finance estimates an overall rate for Alhambra of 3.19% in 2007.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	N/A
10. High housing costs burdens.	State and federal standards specify that households spending more than 30% of gross annual income on housing experience a housing cost burden. According to Alhambra's 2008-2014 Housing Element, the City of Alhambra's proportion of households experiencing cost burden declined significantly as income increased. Overall cost burden was more prevalent among renter households in all income categories. In particular, extremely low- and very low-income large family renters (88% and 87%, respectively) and very low-income elderly renter households (79%) had the highest proportion of cost burden compared with the proportion experiencing cost burden citywide (36%). A lower proportion of extremely low-income households experienced housing cost burden as compared to very low-income renters. This is likely due to a higher proportion of extremely low-income households doubling up or receiving rent subsidies, compared to very low-income households.
11. Housing needs of farm workers.	N/A
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	The City of Alhambra does not have any private university or a campus of the California State University or the University of California within its jurisdiction
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	N/A

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: City of Aliso Viejo Subregion: Orange County
Contact Person: Albert Armijo, Director of Planning Services / Erica Roess, Senior Planner
Phone Number/Email: (949) 425-2525, aarmijo@cityofalisoviejo.com; eroess@cityofalisoviejo.com

Factor	Input
1. Existing and projected job housing balance	The Orange County Sustainable Communities Strategy (OC-SCS) demonstrates a 1.53 job housing balance by 2035. With 18,867 units and 15,840 jobs, the job housing balance in the City is 0.84 for year 2010. In this current economy, this is a delicate balance the City seeks to improve. Construction of additional units will only decrease the number of jobs per housing unit ratio within the City below the OC Sustainable Community Strategy, which would further compromise regional air quality and result in additional regional traffic congestion, longer commutes and fuel consumption.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	Moulton Niguel Water District and El Toro Water District provide water and sewer services to the City of Aliso Viejo. Capacity is not determined by the City; rather it's determined by the two applicable districts. As specified further below, the remaining vacant parcels in the City are hindered by a private deed restriction prohibiting residential development and are located in areas poorly positioned for housing.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized	The City is near full build-out; remaining vacant parcels in the City are either fully entitled under a Development Agreement or

land, and opportunities for infill development and increased residential densities.	are hindered by a private deed restriction which prohibits residential development. The Development Agreements govern fully entitled projects and require developers to make 8-15% of constructed residential units affordable to low and very-low income households. This provision was added to three City Development Agreements even though the City has not adopted an inclusionary housing ordinance and despite considerable reluctance from developers. At completion, the City will have approximately 99 low and very-low income housing units due to these Development Agreements, which are vested. Developers may pay in-lieu fees rather than construct units; however, the Development Agreements (and implementing documents) contain incentives to encourage construction rather than payment. These agreements are the result of a community benefit overlay process created by the City to explore re-entitlement of infill parcels to include residential uses and/or increased densities. This process maximized the use of all the City's available land for residential use. No other vacant land in these community benefit overlay areas exist, and these units are not new. The units were reported in the current RHNA cycle. The City conducted an additional, and recent, inventory of housing sites within the City; those that remain are hindered by a private deed restriction which prohibits residential development. Additionally, these sites are poorly positioned for affordable housing because they are isolated from other residential uses and services, including but not limited to shopping areas, jobs and transportation. Opportunities for conversions or for increased residential densities are limited due to the relatively young age of the master planned community. The oldest housing structures in the City are 29 years. The need for redevelopment and/or conversions will not be practical or feasible for a least 20 years. Short of tearing-down newly

	constructed and structurally sound and functioning buildings, which would be a waste of resources and have environmental impacts, there are really no opportunities for redevelopment.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	As shown in the OC-SCS (Figure 17B), the Aliso and Wood Canyons Wilderness Park is permanently protected, non-developable land. Furthermore, Aliso and Wood Canyons Wilderness Park is designated as a wildlife sanctuary.
5. County policies to preserve agricultural land within an unincorporated area.	The City does not have agricultural land within its incorporated boundaries.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The City's use of public transportation and existing transportation infrastructure is limited, given that there is no metrolink or rail station, freeway (other than the 73 toll road), bus rapid transit corridor, or high frequency corridor within city limits.
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	The City has not lost low-income housing units in assisted developments due to contract expirations or terminations of use restrictions. Furthermore, the assisted low income ownership housing units in the City are governed by covenants that may run in perpetuity (i.e. 45-year affordability period that starts again with every sale).
8. The market demand for housing.	In this economy, housing units remain on the market and vacant for approximately 115 days (July 2011), which is higher than previous years.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	The City and County do not have agreements governing growth within the City. As specified above, the City is near maximum capacity, as a result of large scale development approvals taken

	by the County prior to incorporation in 2001.
10. High housing costs burdens.	The high cost of constructing housing places a heavy burden on the City. The City has made efforts to reduce these burdens, such as expedited processing. However, certain factors, such as the high cost of construction and the current economic crisis are outside the City's control.
11. Housing needs of farm workers.	The City does not have agricultural land within its incorporated boundaries and has no need for farm worker housing.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Soka University is a private university within Aliso Viejo. Living on campus is a condition to attending unless the student asks for a waiver, and it is granted. If you apply to the university you agree to live on campus, designed to allow students of different backgrounds and nationalities to learn about international harmony. Out of the over 400 students, the University has stated they've granted only a few waivers.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	Nearly 25% of the City's land area is set aside as open space, the majority of which is located within the Aliso and Wood Canyons Wilderness Park, a significant source of ecological and biological resources. With the exception of two small urban parks, all parks and open space in the City are controlled by the County or the Aliso Viejo Community Association, the private master owners' association for the community. There are no opportunities available to the City to convert open space to housing as the properties are deed restricted for park purposes.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: City of Anaheim
Contact Person: Tracy Sato

Subregion: Orange
Phone Number/Email: 714-765-4942

Factor	Input
1. Existing and projected job housing balance	The ratio of jobs to housing in an urban setting should be considered on a regional or subregional basis because individuals do not always opt to live and work in the same community. As such, the City of Anaheim is located within the Orange County area and contributes both housing and jobs. As indicated in the Orange County Sustainable Communities Strategy (OC SCS), a jobs to housing ratio of approximately 1.6 jobs for each housing unit existed in 2008. A ratio of 1.5 jobs per housing unit is anticipated by the planned land uses and expected population, housing, and job growth by both 2020 and 2035. (Please see full discussion in the OC SCS document, Chapter 2, if more information in needed.)
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	No state or federal laws, regulations, or actions are expected to limit capacity of the water and sewer supply within the City within the planning period.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Please refer to the City's Housing Element and overall General Plan for the identification of available housing and infill opportunities within the City. Both documents can be found on the City's website at the following address: http://www.anaheim.net/articlenew2222.asp?id=4403

Continued from 3.	Anaheim is an almost fully built City in the sense that there is little land that has not already been developed. Most development opportunity is available only through the reuse of already developed land. During the update of Anaheim's General Plan in 2004, a thorough review of the existing land uses within the City resulted in the identification of sites suitable for reuse, including sites appropriate for the development of infill housing. Examples of these opportunities can be found in The Platinum Triangle, the Downtown area, as well as along many roads where strip commercial is now planned for residential use. The anticipated level and rate of growth in these areas is identified in the City's input to the 2010 Orange County Projection (OCP-2010) prepared by the Center for Demographic Research at California State University, Fullerton (CDR). The OCP-2010 serves as Orange County's local government input relative to housing, population and employment growth for use in the 2012 Regional Transportation Plan.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	Approximately 4,000 acres of the Chino Hills State Park and a portion of the Orange County Natural Communities Conservation Plan (NCCP) exist within the City. Both areas are identified in the Green Element of the City's General Plan (see website reference above). Additionally, Chapter 5 of the OC SCS identifies and discusses resource areas and farmland within the county and includes in Figure 62 a map illustrating the boundaries of these areas. Further, the Santa Ana River, a regionally significant waterway, flows through portions of the City. The waterway is owned by the U.S. Army Corps of Engineers. All development is prohibited within the floodway per federal law. Numerous flood control facilities, including drainage catch basins and water recharge basins also exist throughout the City. These

	facilities are owned by the Orange County Flood Control District or the Metropolitan Water District of Orange County. While these facilities are not owned by state agencies, these parcels should not be considered as available for housing or development until it is determined these facilities are not needed for the health and safety of the region's residents.
5. County policies to preserve agricultural land within an unincorporated area.	Not applicable to the City.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The City of Anaheim's projected housing unit growth was included in the OCP-2010, which in turn was included in the OC SCS which has been submitted to SCAG for inclusion in the 2012 Regional Transportation Plan. Please consider the City's data in the OCP-2010 as the City's response to this section.
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	Please see Attachment 1 for a listing of assisted housing developments that may be lost due to contract expirations or termination of use restrictions.
8. The market demand for housing.	The City of Anaheim, along with almost all of Southern California, is experiencing a significant decrease in the number of new housing permits being sought by builders due to a lack of demand for new housing. Due to current economic conditions and until the existing available housing stock is absorbed, City staff does not anticipate that the demand for new housing will increase for several years.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	Not applicable to the City.
10. High housing costs burdens.	High housing cost burdens in this discussion are households that

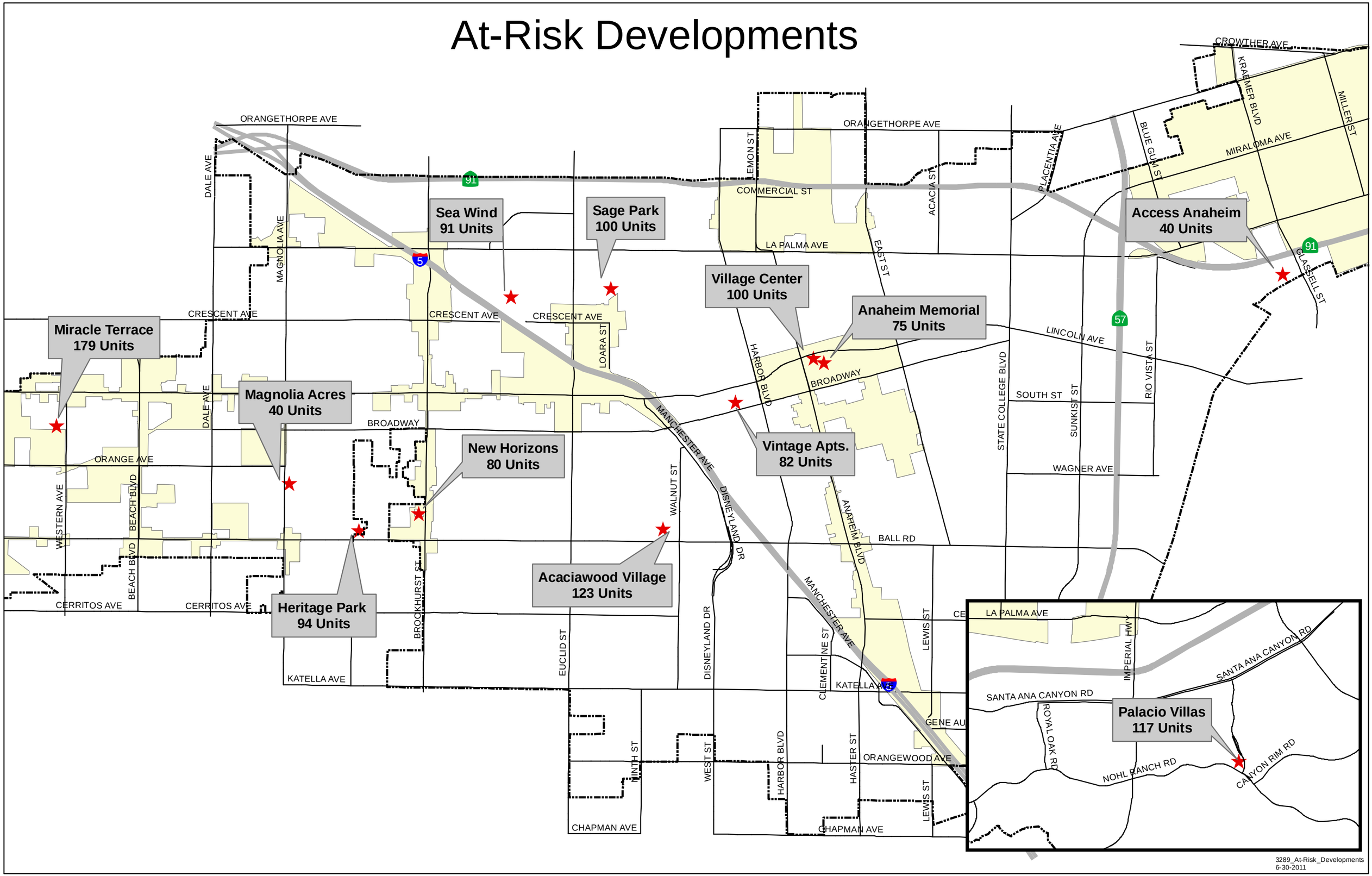
	are overpaying for housing or are paying more than 30 percent of their gross income on housing related expenses as defined by the state. Because data reflective of the most recent 2010 decennial census is not available to assess current housing cost burdens, data used in the City's housing element for the 2006-2014 RHNA cycle are included here. It was estimated that 27% of the total households in Anaheim in 2000 experienced overpayment or about 25,680 households. Of the owner-occupied households, approximately 27% experienced overpayment while about 26% of renter-occupied households did.
11. Housing needs of farm workers.	Less than 1% of the City's total employment is in agricultural production and harvest. Therefore, there is no apparent or recognized need for farmworker housing within the City of Anaheim.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	No private or public universities are located in the City of Anaheim.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	1. Several areas within the City of Anaheim are privately held lands that are under non-development agreements that extend in perpetuity. These lands, located in the hard-to-develop mountainous area in east Anaheim are preserved open space and habitat areas and cannot be developed. These lands were identified in the OC SCS document and are reflected within the City's General Plan and zoning ordinances. It is requested that these areas not be considered as available for housing development. 2. Numerous local and regional parks can be found throughout the City that are not protected by State or Federal programs. While these parks may be considered for development as indicated by State housing laws, the parks are part of the

	City's park system and provide necessary active and passive open space opportunities. It is requested that these areas not be considered as available for housing development. 3. Some eastern portions of the City are steeply sloped. Due to the geology of these areas, many areas are subject to landslides. These natural geologic constraints limit the amount of development capacity, including housing development capacity. Areas subject to land sliding are identified in the Safety Element of the General Plan on Figure S-2. It is requested that such areas not be considered as available for housing development due to safety concerns.

At-Risk Developments

Project Name	Address	Zip	Total Units	Afford. Units	% Aff.	Age Limit	Project Type	Product Type	Mgmnt Compnay	Developer Name	Program1	Agreement1	Term1	Exp. 1	Estimated Project Costs
Miracle Terrace	225 S. Western		180	180	100%	n/A	Senior		Brackenhoff MGMt		HUD 236 Loan		40	3/1/2013	3,600,000
Heritage Park Apartments	950 S. Gilbert	92804	94	29	31%		Senior							2014	1,880,000
Sea Wind Apartments	1925 W. Greenleaf	92801	91	90	100%	N/A	Family	New Construction	VPM Management	Village Investments	Tax-Exempt Bonds, Federal Tax Credits	Regulatory Agreement	15	7/7/2015	1,820,000
	Total Affordable Units		**365**	**299**								**Total Estimated Project Costs**			**$7,300,000**
Vintage Apartments	200 S. Citron Street	92805	82	21	26%	55	Senior	New Construction		Rask & Co.	Senior Ordinance, Density Bonus		30	1/20/2017	$1,640,000
Sage Park	810 N. Loara Street	92801	100	25	25%	62	Senior	New Construction		Western National Group	Senior Ordinance, Density Bonus, Tax Exempt Bonds		30	1/22/2017	$2,000,000
Acaciawood Village	1415 W. Ball Road	92802	123	31	25	62	Senior	New Construction	Western National	Western National Group	Senior Ordinance	Affordable Housing Agreement	30	10/17/2018	$2,460,000
Magnolia Acres	640 S. Magnolia Avenue	92801	40	10	25%	62	Senior	New Construction		Simin Ebrahimzaden	Senior Ordinance		30	12/22/2018	$800,000
Village Center apartments	200 E Lincoln Ave		100	100	100%		Senior	New Construction						1/1/2019	$2,000,000
Palacio Villas	435 S. Anaheim Hills Road	92807	117	27	23%	62	Senior	New Construction		Trider Corporation	Senior Ord., Tax Exempt		30	12/5/2019	$2,340,000
New Horizons	835 S. Brookhurst Street	92804	80	32	40%	62	Senior	New Construction		Western National Property Management	Senior Ordinance, Density Bonus		30	8/6/2020	$1,600,000
	Total Affordable Units		**642**	**246**								**Total Estimated Project Costs**			**$12,840,000**
Access Anaheim / Carbon Creek Apartments	3060 E Frontera Street	92806	40	40	100%		Disabled		Foundation Property Mgmt		HUD 202 Loan	None	40	1/1/2026	$800,000
Anaheim Memorial	275 E. Center Street		75	75	100%		Senior				HUD 202 Loan		40	1/1/2029	$1,500,000
	Total Affordable Units		**115**	**115**								**Total Estimated Project Costs**			**$2,300,000**
														Grand Total	$22,440,000

At-Risk Developments



3289_At-Risk_Developments
6-30-2011

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: Apple Valley, San Bernardino Subregion: SANBAG
Contact Person: Douglas Fenn, Senior Planner, for Lori Lamson, Assistant Community Development Director
Phone Number/Email: (760) 240-7000

Factor	Input
1. Existing and projected job housing balance	The provided data below, per the Town's General Plan, depicts housing units, household income and employment job data within the Town: Housing Unit Types The 2000 Census showed a total of 20,161 housing units in the Town. By 2008, as demonstrated in Table II-18, the total number of housing units had risen to 24,925. Single family detached units continue to be the predominant housing type in Town.

Table II-18

Housing Characteristics

Units in Structure	2000*	2008**
Single Family, detached	14,950	19,380
Single Family, attached	726	727
2-4 Units, Multi-family	2,074	2,089
5+ Units, Multi-family	1,377	1,686
Mobile homes	1,034	1,043
Total	**20,161**	**24,925**

*Source: 2000 US Census
**Department of Finance, January 2008 estimates

Vacancy Status and Tenure

The 2000 Census also determined that there were 18,575 occupied housing units in Town in 2000, representing a vacancy rate of 9.2%. The Census further determined that 136 vacant units were for seasonal use, one unit was for migrant workers, and the balance of the units were for rent or for sale. In 2008, the Department of Finance estimated that the vacancy rate was 8.4%. Given the 23.6% increase in housing during the period from 2000 to 2008, it appears that the housing stock has been quickly absorbed in the last eight years.

Table II-19
Vacancy Status – 2000

Unit Type	No. of Units Vacant	% of All Vacant Units
For Rent	473	29.5%
For Sale	462	28.8%
Rented or Sold, not occupied	110	6.8%
Seasonal, Recreational or Occasional Use	136	8.5%
For Migrant Workers	1	0.0%
Other Vacant	424	26.4%
Total	**1,606**	**100%**

Source: 2000 Census

Of the occupied housing units, 12,996 units (70%) were owner-occupied, while 5,561 units were renter-occupied.

Household Size and Income

There were 18,592 households in Town in 2000, of which 14,358 were family households, and 4,199 were non-family households. This represents an average household size of 2.9 persons.

Median household income in 2000 was $40,421, only slightly lower than the County median income for the same time period, which stood at $42,066 for the same time period. The Town further estimates that, in 2008, median household income had risen to $54,323. Table II-15 lists the number of households in each income range in 2000.

Table II-15

Household Income Distribution, 2000

Income	No. of HH	% of Total
Less than $10,000	1,612	8.7%
10,000-14,999	1,397	7.5%
15,000-24,999	2,666	14.3%
25,000-34,999	2,477	13.3%
35,000-49,999	3,064	16.5%
50,00-74,999	3,562	19.2%
75,000-99,999	2,011	10.8%
100,000-$149,000	1,293	7.0%
$150,000-$199,999	293	1.6%
$200,000 +	217	1.2%
Total	**18,592**	**100%***

Source: 2000 U.S. Census (Differences due to rounding.)

The Census identified 9,296 persons in Town were living below the poverty level in 2000. This population was represented in 1,918

families, 1,635 of which had children under 18 years of age. Of the 1,918 families, 1,031 were female-headed households.

Employment and Major Employers

The Town had a total of 21,748 persons over 16 years of age in the labor force, of which 1,932 (5.0%) were unemployed. The largest labor sector in which Town residents were employed was "education, health and social services," which employed 25.5% of the labor force, as shown in Table II-16.

Table II-16

Employment by Industry, 2000

Industry	No. of Employees	% of Total
Agriculture/Forest/Fish/Mining	251	1.3%
Construction	1,414	7.2%
Manufacturing	1,445	7.3%
Wholesale Trade	569	2.9%
Retail Trade	2,568	13.0%
Transportation, warehousing & utilities	1,817	9.2%
Information	292	1.5%
Finance, insurance & real estate	1,182	6.0%
Professional, scientific, management & administration	1,327	6.7%
Educational, health & social services	5,036	25.5%
Arts, entertainment, recreation, accommodation & food service	1,492	7.6%
Other services (except public administration	1,204	6.1%
Public Administration	1,161	5.9%

Source: 2000 Census

The Town also tracks its largest employers, as depicted in Table II-17. It should be noted that there is no data on how many of these employees are Apple Valley residents.

Table II-17
Major Employers, 2008

Employer	No. of Emps.
Apple Valley Unified School District	1,770
Saint Mary's Medical Center	1,350
Wal-Mart Distribution Center	1,100
Target Stores	402
Stater Brothers	292
Lowe's Home Improvement	286
Wal-Mart	276
WinCo Foods	201
Mervyn's	140
Apple Valley Christian Centers	140
Town of Apple Valley	117
Home Depot	115

Source: Town of Apple Valley

2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.

The Town of Apple Valley private water purveyors and its publicly-owned waste water system can meet its current and future demands for such services.

Domestic Water

There are several public and private water purveyors currently serving the Town of Apple Valley and Sphere of Influence. These include: Apple Valley Foothill County Water District, Apple Valley

	Heights County Water District, Apple Valley Ranchos Water Company, Apple Valley View Mutual Water Company, County Service Area 64, Golden State Water Company, Juniper Rivera County Water District, Mariana Ranchos County Water District, Navajo Mutual Water Company, Rancheritos Mutual Water Company and Thunderbird County Water District. The two largest water purveyors in the Town are Apple Valley Ranchos Water Company (AVR) and Golden State Water Company. <u>Apple Valley Ranchos Water Company (AVRWC or AVR)</u> Currently (2008), AVRWC operates 23 domestic wells in Apple Valley and serves more than 19,000 customer connections. The current (2007) total groundwater production capacity of the AVR system is approximately 37.79 million gallons per day (MGD). AVR's water system includes approximately 400 miles of water lines, ranging from 4 inches to 20 inches in diameter. The distribution system is equipped with elevated storage capacity of over 11 MG. <u>Golden State Water Company</u> The Golden State Water Company (Golden State, GSWC) currently (March 2008) serves approximately 2,847 active service connections within the nearly 4± square miles of its Customer Service Area (CSA) that is within the Town of Apple Valley and its Sphere of Influence. There are two Golden State water systems within its CSA in Apple Valley: the Apple Valley North system and the Apple Valley South system. **Wastewater Treatment** The local wastewater collection system is owned, operated and maintained by the Town of Apple Valley. The Town's Sewer Master Plan was last updated in 1993. It identified the wastewater facilities

	needed to serve development within the Town. The Town has budgeted for a Plan update during FY2011-2012 to ensure that the system is adequate to serve the future needs of the Town and its Sphere of Influence. Approximately 30% of development in the Town is connected to sewer facilities. Unsewered development is served by on-lot septic systems. The Town's Sewer Connection Policy, adopted in 2006, requires that new development with total gross lot sizes of less than one acre, and within one-half mile of existing sewer facilities, connect to the Town's collection system.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The Town contains an abundance of vacant and underutilized land for future development. The adopted Housing Element and Land Use Element provide a wide range of residential densities and promote development of affordable housing.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	The Town does not contain any lands within a Williamson Act Contract and is not subject to any existing federal or state programs protecting land from urban development.
5. County policies to preserve agricultural land within an unincorporated area.	Please consult with the Land Use Services Department of San Bernardino County.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and	The Town's General Plan Circulation Element provides a multi-faceted approach for all types (bike lanes, equestrian trails, and transit) of transportation needs and is based upon the growth

existing transportation infrastructure.	projections outlined in the General Plan.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	Not Applicable.
8. The market demand for housing.	Currently, a glut of surplus housing units, foreclosures and a challenged economy have stalled the housing demand in Apple Valley and surrounding High Desert communities.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	None.
10. High housing costs burdens.	None. Current economic conditions and lending practices have significantly curtailed investment in new housing.
11. Housing needs of farm workers.	No single source of data exists to identify farm workers in California. In 2000, the Census identified that there were 251 persons employed in "farming, fishing, forestry and mining" in Town. However, the location of one mine within Town limits, and another immediately northeast of Town limits, makes in likely that the majority of these workers are in mining.

	Animal keeping and equestrian facilities occur in the Deep Creek area, at the southern end of Town, but no significant crop farming occurs within Town limits or in the immediate area.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	The nearest private university is a satellite center for Azusa Pacific University in Victorville. The small program does not generate a large demand for housing because it services the needs of working adults completing their higher education by taking evening and weekend classes. The California State University's San Bernardino campus is approximately 40 miles away.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	The target RHNA numbers shall be derived from the Housing Element certification process and adjusted when Housing Element recertification is required to ensure reasonable target numbers. **Regional Housing Needs Allocation** The State and Southern California Association of Governments develop housing allocations for each Housing Element planning period. For the 2006-2014 planning period, Apple Valley's share of the Regional Housing Needs Allocation (RHNA) is:

Table II-28
RHNA by Income Category, 2006-2014

	Units
Extremely Low	456
Very Low Income	456
Low Income	627
Moderate Income	736
Above Moderate Income	1,661
Total Units Needed	**3,887**

Quantified Objectives

Table II-29
Quantified Objectives Matrix, 2006-2014

Income Category	Very Low	Low	Moderate	High	Total
New Construction	912	627	736	1,661	3,887
Rehabilitation	80	80	0	0	160
Conservation	20	20	20	0	60

City of Arcadia - Local Planning Factors

As part of the development of an Integrated Growth Forecast, SCAG seeks input from jurisdictions on local planning factors that may affect their forecasted household growth and distribution. These local planning factors are not determined by municipal ordinances or policies. Input received from jurisdictions are considered and incorporated into the Integrated Growth Forecast that is developed for the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), and Regional Housing Needs Assessment (RHNA).

During the development of the 2007 RHNA, SCAG collected and incorporated local planning factor information into the final methodology, which now serves as a starting point for the 2012 SCS, RTP, and RHNA. Currently SCAG is seeking additional input that was not included during the development of the 2007 Integrated Growth Forecast.

Planning factors that may affect a jurisdiction's forecasted household growth are listed below. If your jurisdiction has local planning conditions that have changed since the 2007 survey, please submit the information in the "Input" boxes below.

The input received will be considered for the development of the RTP and SCS, and in addition, will serve as the basis for the AB 2158 factor survey required for the development of the RHNA methodology in April 2012, per Government Code Section 65584.04 (d).

Thank you for your time and assistance! Please do not hesitate to contact Ma'Ayn Johnson at johnson@scag.ca.gov or (213) 236-1975 should you have any questions regarding this survey.

Factor	Input
1. Existing and projected job housing balance	In 2008, the City of Arcadia was allocated a RHNA of 2,149 units as follows: 1) Extreme Low/Very Low Income - 549 units; 2) Low Income - 340 units: 3) Moderate Income - 368 units; and 4) Above Moderate Income - 892 units. Refer to Attachment No. 1 as to how the City's Housing Element responds hand-in-hand with the Land Use Element in order to accomodate the City's share of regional housing needs.

2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	The City of Arcadia will require all future projects implemented pursuant to the 2010 General Plan Update that are subject to SB 610 and SB 221 to comply with all applicable requirements in order to demonstrate the availability of an adequate and reliable water supply. In regards to wastewater infrastructure (sewer), in order to prevent future development from creating or exacerbating wastewater infrastructure deficiencies, the City will require that all future development applications provide an adequate engineering analysis of project-specific impacts to utility infrastructure and identify specific improvements that would eliminate the impacts. In addition, compliance with the City's standards for wastewater line design and construction would require that infrastructure improvements are adequate to serve future development pursuant to the General Plan Update.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Since 2007, the City provides additional opportunities for future residential development through the following land use strategies: 1) Increase maximum density in the High Density Residential category (R-3 zone) from 24 units per acre to 30 units per acre. This strategy enhances the feasibility of multi-family development; 2) Allowing a density of up 30 units per acre in Mixed Use area along 1st Avenue, along with commercial development at an FAR of 1.0; 3) Creation of a Downtown Mixed Use Designation that allows a residential density of 50 units per acre, along with commercial development at an FAR of 1.0, to capitalize on the planned Gold Line station in Downtown Arcadia; and 4) Designating areas along Live Oak Avenue for Mixed Use development, allowing a density of up to 30 units per acre, along with commercial development at an FAR of 1.0.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	Arcadia has few remaining natural open space resources, with the exception of lands within the San Gabriel Mountain foothills. Arcadia's objectives is to preserve natural lands for the enjoyment and use by people and wildlife. Arcadia will continue to use zoning and other Municipal Code regulations to ensure the natural open spaces are protected.
5. County policies to preserve agricultural land within an unincorporated area.	Not Applicable

6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Future development pursuant to the General Plan Update and public and infrastructure projects could increase the use of alternative transportation systems in the City. The [redacted] General Plan Update promotes the use of alternative transportation systems through a Transit Corridors Plan, Bicycle Plan, mixed-use developments, and pedestrian accomodations.
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	The earliest anticipated loss of assisted housing units is in 2025 when a 100-unit, senior and disabled apartment building can convert to market rate housing.
8. The market demand for housing.	The demand is mostly for single-family homes in Arcadia.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	Not Applicable
10. High housing costs burdens.	Overall, 35 percent of renters compared to 31 percent of owners in Arcadia experience housing cost burdern. The most cost-burdened groups, according to the data, were large families and the elderly.
11. Housing needs of farm workers.	According to the 2000 Census, no Arcadia residents held "Farming, Forestry, and Fishing" occupations. Arcadia is urbanized, with no farming operations. As such, the City has no housing needs for crop-related farm worker jobs.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Not Applicable
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	None

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: City of Banning, County of Riverside **Subregion:** Western Riverside Council of Government
Contact Person: Zai Abu Bakar, Community Development Director **Phone Number :** (951) 922-3131
Email: zabubakar@ci.banning.ca.us

Factor	Input
1. Existing and projected job housing balance	The City experience a significant number of job losses within the last few years as follows: Deutsch Company (closed) 750 employees City of Banning (lay-off's) 56 employees Pacific Window Company (closed) 125 employees Vacancy rate is 10.75% (DOF 1/1/2011)
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	There is no lack of capacity due to federal and state laws. The City of Banning is the sewer and water purveyor. There exists capacity in both the water supply and sewer treatment capacity as described in various studies for the planning period.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	GP p. III-14, Table III-2 (attached) There are approximately 5,300 acres existing within the City limits designated low density residential or very low density residential a portion of which is underutilized for residential development.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	The City of Banning is a member agency of the Multi Species Habitat Conservation Plan (MSHCP) conservation areas. The City Council adopted Ordinance No. 1304 on November 12, 2003.
5. County policies to preserve agricultural land within an unincorporated area.	None
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and	Average household size is trending upward for renter occupied units from 3.11 for the 2000 Census to 3.12 for the 2010 Census.

opportunities to maximize the use of public transportation and existing transportation infrastructure.	The City operates a bus service that is under economic pressure to reduce services.
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	None.
8. The market demand for housing.	Low market demand for housing at this time due to current economic conditions.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	No known agreements with County of Riverside.
10. High housing costs burdens.	Median housing costs declining due to current economic conditions. However, wages have not kept pace with housing costs therefore even with housing costs declining the cost of housing is high. Second qtr of 2011 shows the median price of an existing home at $190,000 for Riverside County.
11. Housing needs of farm workers.	No farms in City of Banning.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	No private schools located within the City. Mt. San Jacinto College is developing a campus within the City that will place a very small need for housing. The build-out of the campus is approximately 5,000 students.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	Local topography. GP p. III-10, Table III-1 Open Space Hillside preservation 647 acres (attached).

Table III-1
General Plan Buildout Summary

	City Limits			Sphere of Influence			Planning Area			Grand Total Acres
Land Use Designation	**Acres Dev.**	**Acres Vacant**	**Acres Total**	**Acres Dev.**	**Acres Vacant**	**Acres Total**	**Acres Dev.**	**Acres Vacant**	**Acres Total**	
Ranch/Agriculture (1 du/10 ac.)		77.7	77.7	74.0	724.7	798.7	29.6	631.6	661.2	1,537.5
Ranch/Agriculture - Hillside (1 du/10 ac.)	121.8	351.5	473.3	16.7	1,536.4	1,553.1	18.7	421.1	439.8	2,466.2
Rural Residential (0-1 du/ac.)	124.5	471.4	595.9	8.6	902.0	910.6	199.5	639.9	839.4	2,345.9
Rural Residential – Hillside (0-1 du/ac.)		56.2	56.2		78.5	78.5		269.3	269.3	404.0
Very Low Density Residential (0-2 du/ac.)	230.3	1,916.6	2,146.9	21.6	198.8	220.4				2,367.3
Low Density Residential (0-5 du/ac.)	1,299.9	1,847.5	3,147.4	0.2	166.8	167.0	2.4	129.7	132.1	3,446.6
Medium Density Residential (0-10 du/ac.)	656.1	362.6	1,018.7		49.4	49.4	0.2	29.5	29.7	1,097.9
High Density Residential (11-18 du/ac.)	156.5	213.4	369.9	0.1	9.5	9.6				379.5
Mobile Home Park	116.4	14.0	130.4							130.4
General Commercial	203.8	252.1	455.9							455.9
Highway Serving Commercial	103.0	7.3	110.3							110.3
Downtown Commercial	86.0	11.3	97.3							97.3
Professional Office	23.0	18.6	41.6							41.6
Business Park	91.6	292.1	383.7							383.7
Industrial	146.7	274.1	420.8							420.8
Airport Industrial	41.6	94.2	135.8							135.8
Industrial-Mineral Resources	188.5	27.7	216.2							216.2
Open Space - Hillside Preservation							0.2	647.1	647.3	647.3
Open Space - Park	246.6	877.5	1,224.1	0.0	21.7	21.7	29.8	15.8	45.6	1,291.4
Open Space - Resources	122.7	2,658.3	2,781.0	25.0	1,599.4	1,624.4	1.2	230.0	231.2	4,636.6
Public Facilities - Airport	72.3	72.1	144.4							144.4
Public Facilities - Cemetery	12.9	2.5	15.4							15.4
Public Facilities - Fire Station	3.5	0.1	3.6		2.9	2.9				6.4
Public Facilities - Government	24.3	39.7	64.0							64.0
Public Facilities - Hospital	10.6	0.3	10.8							10.8
Public Facilities - RR/Interstate	419.3	48.9	468.2							468.2
Public Facilities - School	137.9	95.7	233.6							233.6
Grand Total	**4,739.9**	**10,083.3**	**14,823.2**	**146.2**	**5,290.0**	**5,436.2**	**281.7**	**3,013.9**	**3,295.0**	**23,555.0**

Existing Residential Development

Existing residential development in the City can be characterized geographically. Traditionally, larger lots, often including animal keeping, have been developed south of the Interstate 10/Railroad corridor. In recent years, the Sun Lakes Country Club project, located south of the Interstate and east of Highland Springs Avenue, was developed to include a golf course and a variety of lot sizes. Sun Lakes has developed at a greater density than had previously been experienced on the south side of the City.

On the north side of the Interstate, single family residential land uses have developed northerly of the Ramsey Street commercial corridor, in lot sizes ranging from 7,000 to 15,000 or more square feet. Multi-family residential development has occurred, both in apartments and in mobile

Lands available for residential development generally fall into two types: infill development on the north side of the City, and larger holdings, most of which will require coordinated development efforts, on the south side of the City. Table-2, below, provides information on vacant and developed residential lands in the City, the Sphere of Influence, and the planning area.

Table III-2
Residential Buildout Statistical Summary

	City Limits				Sphere of Influence				Planning Area					
Designation	**Acres Total**	**Exist. Units**	**Future Units**	**Total Units**	**Acres Total**	**Exist. Units**	**Future Units**	**Total Units**	**Acres Total**	**Exist. Units**	**Future Units**	**Total Units**	**Grand Total Units**	**Grand Total Acres**
Ranch/Agriculture (1 du/10 ac.)	77.7		8	8	798.7		72	72	661.2		63	63	143	1,537.6
Ranch/Agriculture - Hillside (1 du/10 ac.)	473.3		35	35	1,553.1		154	154	439.8		42	42	231	2,466.2
Rural Residential (0-1 du/ac.)	595.9		471	471	910.6		902	902	839.4		640	640	2,013	2,345.9
Rural Residential – Hillside (0-1 du/ac.)	56.2		84	84	78.5		79	79	269.3		269	269	432	404.0
Very Low Density Residential (0-2 du/ac.)	2,146.9	8,227	2,875	11,102	220.4	352	298	650	0.0	204	0	204	11,956	2,367.3
Low Density Residential (0-5 du/ac.)	3,147.4		6,928	6,928	167.0		626	626	132.1		486	486	8,040	3,446.5
Medium Density Residential (0-10 du/ac.)	1,018.7		2,720	2,720	49.4		371	371	29.7		221	221	3,311	1,097.8
High Density Residential (11-18 du/ac.)	369.9	1,021	2,881	3,902	9.7		129	129	0.0		0	0	4,031	379.6
Mobile Home Park	130.4	1,156	189	1,345									1,345	130.4
Residential Total	8,016.4	10,404	16,191	26,595	3,787	352	2,630	2,982	2,372		1,722	1,926	31,503	14,175

Note: Future units calculated at 75% of maximum density except in Ranch/Agriculture, Ranch/Agriculture-Hillside, Rural Residential and Rural Residential- Hillside.

Buildout Population

Based on the table above, the City's buildout population is estimated to total 67,697, the Sphere of Influence's will total 7,622, and the planning area's will total 4,907[1]. Total population at buildout for the entire General Plan area is therefore estimated to be 80,226.

Neighborhood Identity

Through the development of this General Plan, the variety and diversity of neighborhoods in the City has been clearly identified. These areas are bound together by tangible and intangible similarities, including age of housing, lifestyle and geographic isolation. The City wishes to support and enhance these neighborhoods, and preserve the quality of life they represent to their residents.

[1] Assumes 2003 populations of 25,600, 784, and 430 for the City, Sphere of Influence and planning area, respectively; and a household size of 2.6 persons. Does not include potential residential population in the Downtown Commercial land use designation.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: _____Beaumont / Riverside_____ Subregion: _____WRCOG_____
Contact Person: ____Chris Tracy, Associate Planner_____ Phone Number/Email: _____(951) 769-8518_____

Factor	Input
1. Existing and projected job housing balance	Information Not Available
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	Information Not Available
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Under the Multiple-Family Residential land use designation, development densities of up to 22 housing units per acre are permitted. The majority of the parcels included in this land use designation are located in the area bounded by 6th Street, 8th Street, California Avenue and Highland Springs Avenue. The City will amend – prior to adoption of the Final Housing Element - the General Plan and Zoning Ordinance to facilitate and encourage housing development. The Community Development Element on page 22 will be amended to add the following standards to the description of the Urban Village Specific Plan Overlay: A minimum of 90 acres of land within the Overlay are reserved for housing development at a minimum density of 20 dwelling units per acre. A minimum of 21 acres of land

	within the Overlay are reserved for housing development at a density in the range of 12-20 dwelling units per acre. In addition, the provisions of Section 17.03.130 Overlay Zone (O Zone) pertaining to permitted uses in the Urban Village Specific Plan Overlay Zone will be amended to include the following standards: A minimum of 90 acres of land within the Overlay are reserved for housing development at a minimum density of 20 dwelling units per acre. A minimum of 21 acres of land within the Overlay are reserved for housing development at a density in the range of 12-20 dwelling units per acre. Therefore, the total housing capacity (at a minimum) will be: 90-acres @ 20/dus acr = 1,800 housing units 21-acres @ 16 dus/ac = 336 housing units
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	Information Not Available
5. County policies to preserve agricultural land within an unincorporated area.	Not Applicable
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Information Not Available

<table>
<tr><td>7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.</td><td>Information Not Available</td></tr>
<tr><td>8. The market demand for housing.</td><td>
<table>
<tr><th rowspan="2">Income Category</th><th colspan="2">2006-2014</th></tr>
<tr><th>Number</th><th>Percent</th></tr>
<tr><td>Extremely Low</td><td>806</td><td>11.4%</td></tr>
<tr><td>Very Low</td><td>780</td><td>11.0%</td></tr>
<tr><td>Low</td><td>1,146</td><td>16.2%</td></tr>
<tr><td>Moderate</td><td>1,320</td><td>18.7%</td></tr>
<tr><td>Above Moderate</td><td>3,019</td><td>42.7%</td></tr>
<tr><td>Total:</td><td>7,071</td><td>100.0%</td></tr>
</table>
Source: Southern California Association of Governments, Final Regional Housing Need Allocation Plan – Planning Period January 1, 2006 – June 30, 2014 for Jurisdictions within the Six County SCAG Region, July 12, 2007.
</td></tr>
<tr><td>9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.</td><td>Information Not Available</td></tr>
</table>

10. High housing costs burdens.	a. <u>Goals</u> *Assist in the provision of housing affordable to extremely low, very low, low and moderate-income households.* b. <u>Policies</u> *Provide rental assistance to extremely low and very low-income households through programs administered by the Riverside County Housing Authority.* *Encourage the development of a full spectrum of new housing, including products for upper income groups.* *Meet housing needs through the Redevelopment Agency's working proactively with property owners and developers to assist in site acquisition and through fee credits and incentives.* *Establish maximum housing unit sizes as a condition of the City's or Redevelopment Agency's participation in funding affordable, multifamily rental housing developments.* *Defer, reduce and/or waive development fees in order to facilitate and encourage the development of affordable housing.* c. <u>Quantified Objectives</u> The quantified objectives are: Construction of 50 housing units for extremely low income households Construction of 110 units for very low income households Construction of 120 units for low income households Construction of 10 housing units for moderate income households Rental assistance for 42 extremely low income households

- Rental assistance for 40 very low income households
- Down payment assistance for 3 low income households

3. Housing Programs

The Housing Program includes actions that the City implements on a cooperative/participating basis with the County of Riverside (CDBG and HOME programs) and the County of Riverside Housing Authority (Section 8).

a. Section 8 Rental Housing Assistance Program (Program #4)

The Section 8 Housing Choice Voucher Program assists very low and extremely low-income elderly, disabled, and families in renting privately owned existing housing. Rental units are inspected for Housing Quality Standards (HQS) and participants pay 30% to 40% of their monthly, adjusted income towards rent. The landlord or property owner is responsible for tenant selection, rent collection, and maintenance of the unit. The Housing Authority must certify the amount of rent charged by the owner as reasonable in the rental market. Rental assistance pays the difference between what the tenant pays and the market rents for these units.

HUD annually sets rent ceilings by bedroom size; the FY 2008 rent ceilings are:

Bedrooms	Maximum Monthly Rent
0	$715
1	$825
2	$925
3	$1,294
4	$1,512

The Housing Authority assists 82 lower income families, seniors and disabled householders. The objective maintains this number of assisted households given the uncertainty of funding in the future for the Section 8 Housing Choice Voucher Program.

The City will provide input to the Housing Authority by

	transmitting the results of the apartment housing survey completed in 2007, and reviewing and commenting on the Authority's 5-Year and 1-year Action Plans. The apartment survey has information on the complexes with monthly rents below the Section 8 Fair Market Rents. b. First-Time Home Buyer Program (Program #5) The FTHB Assistance Program provides HOME funds for down-payment assistance to lower income households that have not owned homes within a three-year period. The program is available for households with an annual income that is no greater than 80% of the Riverside County median income as published by HUD. The FTHB Program provides 20% of the purchase price with a 15-year affordability period as a "silent second" loan. No payments are required until the home is sold, transferred, or ceases to be the buyer's principal residence. Eligible participants must: Be a first time home buyer as defined by the County Purchase a home that is in standard condition and meets all of the First Time Home Buyer Program requirements Have sufficient income and credit worthiness to qualify for a 30-year, fixed-rate first mortgage from an approved participating lender Provide a minimum contribution of three percent of the purchase price from the buyer's own funds Be low-income (<80% of median income) Occupy the home being purchased as a principal residence Buyers must accept the highest loan-to-value ratio first mortgage for which they qualify. The First Time Home Buyer Program assistance is available to fill the gap between the first mortgage amount and the price of the home, to a maximum of 20% of the purchase price, not to exceed $75,000. (The latter figure includes $2,000 for closing cost assistance.) Prospective buyers must apply through an approved participating lender. The Economic Development Agency of the County is responsible for implementation. In order to contribute to program

	implementation during the planning period, the City will continue to take the following actions: - Continue to advertise the program in the City newsletter that is distributed to residents. - Continue to provide at City Hall and other public buildings, handouts and brochures describing and advertising of the FTHB Program. The program may be utilized to purchase a home in Riverside County's unincorporated area and 13 participating cities. Consequently, only a few households can be assisted in any one city. The quantified objective is three low income households. c. Mortgage Credit Certificate Program (Program #6) First time homebuyers in Beaumont can obtain financial assistance through the Mortgage Credit Certificate Program (MCC). The MCC offers qualified applicants with incomes up to 115% of the State median income to take an annual tax credit against their federal income taxes of up to 15% of the annual interest paid on the applicant's mortgage. An MCC, therefore, reduces the amount of federal income taxed owed by a qualified borrower by 15% of the annual interest paid on the mortgage. Through the tax credit, the homeowner's disposable income is increased thereby allowing the household to afford higher housing costs given their income. When using the MCC tax credit, the borrower is still eligible to deduct the remaining 85% of the annual mortgage interest payment not claimed as a credit. Each year, the County submits an application to the California Debt Limit Allocation Committee (CDLAC) for tax exempt private activity bonds for conversion to MCC's. The Riverside County Economic Development Agency administers the Mortgage Credit Certificate (MCC) Program. Lenders participating in this program will process mortgage loan applications and will prepare the buyers MCC application. The City will continue to take the following actions:

- Continue to advertise the program in the City newsletter that is distributed to residents.

- Continue to provide at City Hall and other public buildings, handouts and brochures describing and advertising the MCC Program.

The MCC program may be utilized in Riverside County's unincorporated area and 14 participating cities. Consequently, only a few households can be assisted in any one city. The quantified objective is three low income households who also may obtain First Time Homebuyer Down Payment Assistance.

d. Affordable Housing Financial Incentives (Program #7)

The City implements a program of financial incentives to facilitate the production and rehabilitation of affordable housing. The City's financial participation is in the form of fee waivers and contributions from the Redevelopment Agency's Low and Moderate Income Housing Fund.

One example of this program is Beaumont Commons. The Redevelopment Agency has approved the Beaumont Commons Apartments, an affordable 129-unit apartment complex for lower income families located on a vacant 4.14 acre site, east of Xenia Avenue and south of Eighth Street. The owner Sherman & Associates is a nationwide developer and operator of affordable housing projects. All units are affordable to households earning less than 60% of Riverside County median household income. The project consists of 26 one-bedroom units, 58 two-bedroom units, and 36 three-bedroom units. Recreational facilities consist of a tot-lot, two basketball courts, a picnic area and a turf area denoted for a playground. The development of the project is contingent upon approval of the application by the State.

The City and Redevelopment Agency share the goal for additional affordable housing units to be developed during the planning period. The total quantified objective – including Beaumont Commons - by income category is listed below:

Extremely Low	40 households
Very Low	100 households
Low	100 households

The Agency will continue to offer financial incentives to non-profit and for profit developers of affordable housing. The program will be implemented throughout the program period.

e. Affordable Housing Density Bonus Ordinance (Program #8)

Prior to adoption of the Final Housing Element, the City will approve an ordinance describing its procedures for implementing the revised density bonus law. SB 1818, which took effect on January 1, 2005, revised the State density bonus law – Government Code Section 65915-65918. The law requires all cities to adopt procedures that describe how compliance with Section 65915-65918 will be implemented. Density bonuses may be given for affordable housing, senior housing, land donations for affordable housing, and child care facilities.

Pursuant to the SB 1818 provisions, density bonus units must be granted – when certain conditions are met by the applicant – for very low-, low-, and moderate-income households as well as senior citizen housing developments.

The Planning Department will produce by November 2010 a brochure summarizing the Density Bonus Ordinance and make it available at the Planning and Building Department counters. The Planning Department will make applicants aware of the Density Bonus Ordinance at the earliest stage of processing an application.

The City's quantified objective for density bonus units by income category is –

Extremely Low	10 households/housing units
Very Low	10 households/housing units
Low	20 households/housing units
Moderate	10 households/housing units

Progress in the attainment of this quantified objective will be reported in the City's Annual Progress Report to be filed with the State Department of Housing and Community Development.

f. Mixed-Use Zoning Ordinance Program (Program #9)

The General Commercial land use designation (Community Development Element, page 21) will be amended to encourage and facilitate the development of mixed use development. The amendments will be the same as those described below for the

	General Commercial Zone. Prior to adoption of the Final Housing Element, the Zoning Ordinance will be amended to facilitate and encourage the development of mixed use development in the General Commercial Zone (C-G) Zone. The following regulation will be added to Section 17.03.080 (C-G Zone), part A. Commercial, General Zone, Permitted Uses: > Mixed use development will be permitted in the C-G Zoned area along 6th Street between California Avenue on the west to Highland Springs Avenue on the east on sites with a minimum lot size of one acre. > Fifty percent of the lot area shall be devoted to housing. Housing shall be permitted at a density of 20 to 24 dwelling units per acre. Live/work units shall be encouraged on both sides of the south-north avenues north of Fifth Avenue between California Avenue and Michigan Avenue. Prior to adoption of the Final Housing Element, Section 17.14 of the Zoning Ordinance will be amended to add the following definitions: > Live/work unit: A live/work unit is a combination residence and retail/office uses combined in a single structure, the first floor of which is devoted primarily to said retail or office use. > Mixed Use Development: Mixed use projects are defined as developments which combine both commercial/office and residential uses on a single lot, or as components of a single development. Mixed uses may be combined vertically and may include multiple buildings. The Zoning Ordinance will be amended by November 2010 in order to facilitate the development of mixed-uses in the C-G Zone. g. <u>Mixed-Use Incentives Program</u> (Program #10) In order to encourage and facilitate housing development at higher densities, a "Mixed Use Incentives Program" is included in the Housing Program. The mixed use incentives will include lot

	consolidation incentives such as density bonuses, reduced development standards, fee deferrals, reductions or waivers; assistance through the Redevelopment Agency in lot consolidation; and other incentives. Lot consolidation by the Redevelopment Agency is facilitated because almost the entire mixed-use C-G zoned area along 6th Street is located within the Redevelopment Project Area boundaries. The Planning Department will prepare Guidelines for Implementing Mixed Use Development Incentives. The Guidelines will be prepared by Q1 2011 and will be adopted as an amendment to the Housing Element. The purpose of the Guidelines is to encourage and facilitate mixed use development in the General Commercial areas located along 6th Street between California Avenue and Highland Springs Avenue. h. <u>Site Replacement Policy and Program</u> (Program #11) The City will take actions to ensure that vacant and underutilized sites accommodate the housing capacity and affordability of sites as identified in the Sites Inventory and Analysis (Technical Appendix D). In order to ensure that housing on vacant sites is built at a density of at least 20 dwelling units per acre, the City will implement a site replacement policy and program during the planning period. The site replacement policy is modeled after AB 2292 (Dutra) (Government Code Section 65863). The City will proactively encourage and facilitate the construction of housing on the vacant sites located in the 8th Street residential area at a density of 20 dwelling units per acre, as follows: The Planning Department will prepare prototypical designs of housing developments that could be constructed at a density of 20 dwelling units per acre on vacant lots of different sizes and dimensions. This action will be completed by Q2 2011. In the event a development application on a specific lot or contiguous lots is submitted to the Planning Department for less than the targeted density, the Planning Director will encourage the applicant to construct housing at a density of at least 20 dwelling units per acre. Actions such as lot consolidation incentives, fee deferrals, reduced housing unit sizes, density bonuses and Redevelopment Agency financial assistance can

	encourage housing to be developed at the target density. Guidelines for the implementation of these actions will be prepared by Q2 2011. If the applicant wants to proceed at a density lower than the targeted density, then the City will identify a lot(s)/site(s) to replace the lower density with higher density housing. The higher density replacement lot/site could be accomplished through a re-zoning to a higher density, a density bonus or other means. The implementation of a replacement housing policy and program may require an amendment to the Housing Element. However, such a requirement cannot be determined at this time. Any action pertaining to the housing replacement program will be reported in the Annual Housing Element Progress Report.
11. Housing needs of farm workers.	Information Not Available
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Information Not Available
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	None

The City of Bellflower
Families. Businesses. Futures.
16600 Civic Center Drive, Bellflower, CA 90706
Tel 562.804.1424 Fax 562.925.8660 www.bellflower.org

July 28, 2011

VIA EMAIL

Mr. Javier Minjares
Southern California Association of Governments
818 W. 7th Street, 12 floor
Los Angeles, CA 90017

Re: Replacement Need and AB 2158 Factor Surveys

Dear Mr. Minjares:

Attached please find City of Bellflower's responses to the "Replacement Need and AB 2158 Factor Surveys." These responses were originally due on July 15, 2011, but were graciously extended by Ms. Ma'Ayn Johnson to July 28, 2011. We have completed both the long form and short form surveys. In completing the surveys, we discovered several inaccuracies with our data reporting to the Department of Finance. The purpose of this letter is to clarify and provide the most accurate data possible.

Reporting Limitations

- Income Category - Although we recognize the value of having a record of the income category of the demolished units, we were unable to obtain and provide this information because the City of Bellflower does not require building valuation of the units to be demolished. Upon speaking with SCAG representatives, we were told that this was a common difficulty among cities because few cities take a valuation of properties upon demolition. We do however keep records of low-income housing units and we did not demolish any low income housing.

- City's Database - Throughout the last decade, our City has gone through many changes in both personnel and computer databases, as can be expected in local government. Unfortunately, the majority of our data was not searchable by year or "date of finalization" due to limitations in our computer databases. With the help of a consultant, we were able identify and reconstruct more accurate data for your consideration.

Scott A. Larsen, *Mayor* | Dan Koops, *Mayor Pro Tem* | Randy Bomgaars, *Council Member* | Raymond Dunton, *Council Member* | Sonny Santa Ines, *Council Member*

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: Bellflower, Los Angeles County
Subregion:
Contact Person: Rowena Genilo-Concepcion
Phone Number/Email: (562) 804-1424 / rgenilo@bellflower.org

Factor	Input
1. Existing and projected job housing balance	None.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	None.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Mobile Home Parks, Edison Right-of-Ways, Los Angeles County Department of Water and Power right-of-way, San Gabriel River Flood Zone Area, School District Property and 91-Freeway Right-of-Way areas total 246 acres of restricted land use and cannot be used for residential purposes
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	The National Parks and Recreation Association standard of 2.5 to 3.5 acres of park land per 1,000 residents is not being met in the City of Bellflower, the population of 77,513 residents requires and additional 194 to 271 acres of land to be converted to park land and cannot be used for residential uses.
5. County policies to preserve agricultural land within an unincorporated area.	N/A
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	None.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	There are 6 contracts that have expired however three units cater to special needs housing and are unable to collect market rate and therefore are currently providing affordable housing.
8. The market demand for housing.	None.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	None.
10. High housing costs burdens.	None.
11. Housing needs of farm workers.	None.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	N/A
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	Bellflower has dozens of mobile home parks totaling more than 1,500 mobile homes protected by the state of California and cannot be converted or redeveloped for any other use. The footprint for the mobile home parks totals approximately 165 acres.

City of Brea

July 14, 2011

Huasha Liu, Director
Land Use & Environmental Planning
Southern California Association of Governments
818 West Seventh Street, 12th Floor
Los Angeles, CA 90017-3435

SUBJECT: Replacement Need and AB 2158 Factor Survey for the Regional Housing Needs Assessment 2012

Dear Huasha Liu,

Thank you for the opportunity to provide SCAG with our information on replacement need and AB 2158 factors for the 2012 Regional Housing Needs Assessment for the SCAG region. This letter is provided to memorialize our comments and to assist SCAG with local input as this effort moves forward.

1. Brea understands that the replacement need information SCAG has requested will be provided through a separate effort from the Center for Demographic Research at Cal State Fullerton. Brea directs SCAG to use this data for our replacement need which we understand will be provided to SCAG by July 18, 2011.

2. Below is our input on the 13 survey questions for AB 2158 factors:

   a. *Existing and projected job housing balance.*
   Input: Noted in Orange County's Sustainable Communities Strategy, in 2008, Orange County had 1,035,005 housing units with Brea reporting 14,514 units as part of this total. In 2020, County growth is anticipated to reach 1,100,260 units with Brea's housing stock expected to increase by 2,700 new units. It is anticipated that one housing unit equates to 3.28 residents or 1.5 jobs with this forecast. We expect that our existing housing stock will remain stable with new housing production during 2012 to 2021 to bring an improved job housing fit to the city.

b. *Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.*
Input: No significant service concerns have been identified for Brea.

c. *The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.*
Input: Brea's General Plan identifies land suitable for new development or opportunities for infill projects with increased residential densities. Included with this letter is our General Plan land use map and inventory of housing sites as indentified in the Housing Element. We suggest that with this key information SCAG can better identify suitable sites for future housing growth already in compliance with existing land use policies.

d. *Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.*
Input: The Chino Hills State Park is identified as a permanently preserved open space area in the City of Brea. The enclosed Land Use Map notes that this land is designated as Natural Open Space by the Brea General Plan. The recently adopted Orange County Sustainable Communities Strategy includes a discussion on resource areas of Orange County including Brea. Chapter 5 from the OC-SCS includes several maps (three are included) that identify open space areas, resource habitat locations, and related environmental constraints. This critical information should be reviewed and carefully considered as SCAG determines where potential housing sites could occur as part of the RHNA process.

e. *County policies to preserve agricultural land within an unincorporated area.*
Input: No unincorporated lands in Brea that are identified as preserved agriculture.

f. *The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.*
Input: A future Bus Rapid Transit station is planned for Brea near the Brea Mall along State College Boulevard. Long-term planning for housing growth takes into account this future public transportation opportunity as part of the 2003 General Plan update. The Mixed Use I land use district provides a residential density up to 50 units per acre and is in place nearby to provide housing opportunities adjacent to this future transportation hub.

g. *The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions*
Input: We have preliminarily identified 146 at risk units that may be lost during the next RHNA cycle. With the elimination of redevelopment agencies by the State via ABX1 26 a funding source to preserve these units at low-income levels cannot be assured.

h. *The market demand for housing.*
Input: Brea is a very desirable community to live in. Currently we have three residential developments (market and affordable) under construction with reported sales above projected goals. Of Brea's 14,514 units 4,064 are classified as multi-family units which function as a majority of Brea's rental unit supply. Both ownership and rental units are noted as having a low vacancy rate resulting in a tight market that brings competition for units, raising rental and housing prices substantially.

i. *Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.*
Input: No such agreement is in place between a county and the City of Brea.

j. *High housing costs burdens.*
Input: The Brea Housing Element (Chapter 3) lists a number of housing constraints related to cost burdens for new housing. These burdens include construction costs, land costs, and the availability of mortgage and rehabilitation financing, While the economic downturn has reduced some of these costs, these burdens remain a challenge and continue to impede the construction of the new units which private development or the non-profit community build.

k. *Housing needs of farm workers.*
Input: The Brea Housing Element did not identify a special needs population of farm workers for the City of Brea.

l. *Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.*
Input: While California State University, Fullerton is near the City of Brea, no special housing needs for Brea are identified in the Housing Element for this educational facility.

m. *Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome*
Input: 1) Brea housing staff continues to monitor the number of Brea properties in foreclosure. During the last year we experienced approximately 200 units in some stage of the foreclosure process. We foresee this stabilizing during the next RHNA cycle but it is an issue that needs study to fully determine potential housing impacts. 2) The unique hillside areas (Puente and Chino Hills and Carbon Canyon) of Brea should be noted. These areas are heavily constrained sites for development due to high fire risks, geotechnical challenges, limited infrastructure, and existing biological resources and habitats. As such, these areas are addressed specifically within the goals and policies of our General Plan. Any substantial development of these areas in the future would be very difficult to achieve.

Lastly, Brea is in agreement with the growth projections of Orange County Projections (OCP) 2010 from the Center for Demographic Research, California State University, Fullerton. We encourage SCAG to utilize the data set from OCP 2010 for Brea in completing next cycle of RHNA and the RTP.

We believe this information will be useful in completing the work associated with the 2012 Regional Housing Needs Assessment. Please feel free to contact Senior Planner Adrienne Gladson at 714/990-7674, if you have additional questions with regards to our input, or if questions arise related to this information.

Sincerely,

Eric Nicoll
Community Development Director

Enclosures

cc: David Crabtree, AICP, Deputy Director/City Planner
Adrienne Gladson, AICP, Senior Planner
Deborah Diep, Center for Demographic Research

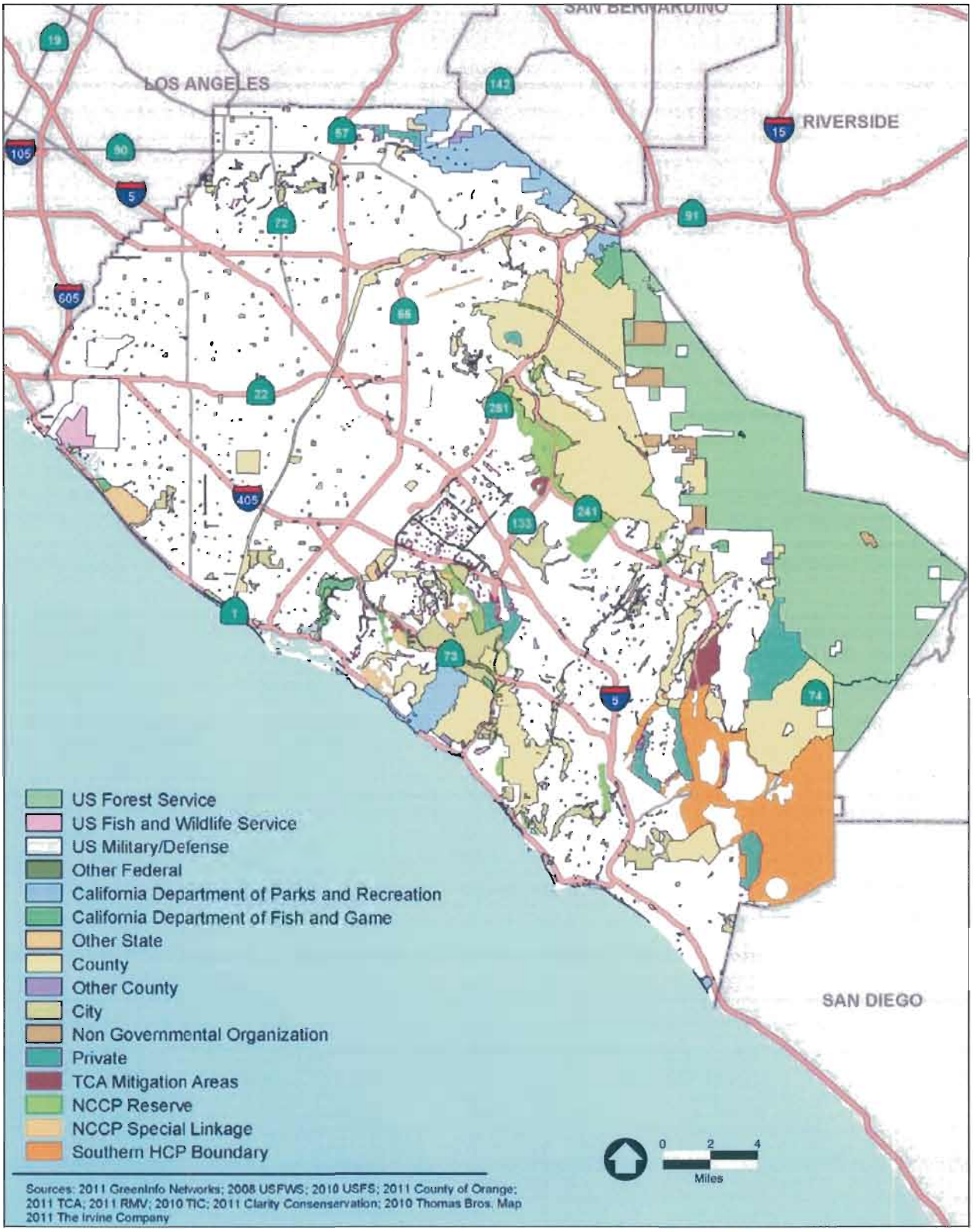


Figure 62 **California Protected Areas Database**

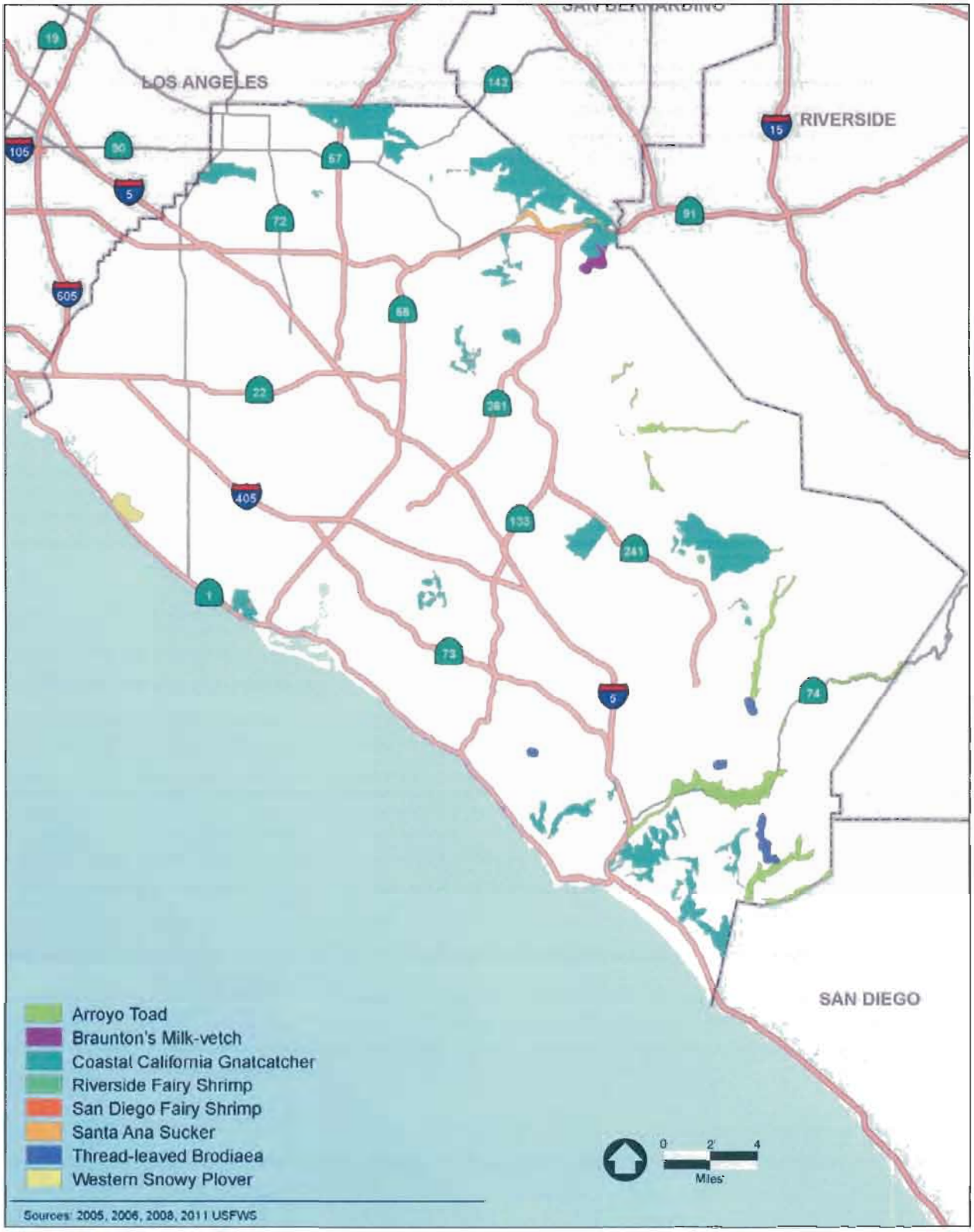


Figure 64

U. S. Fish and Wildlife Service Critical Habitat

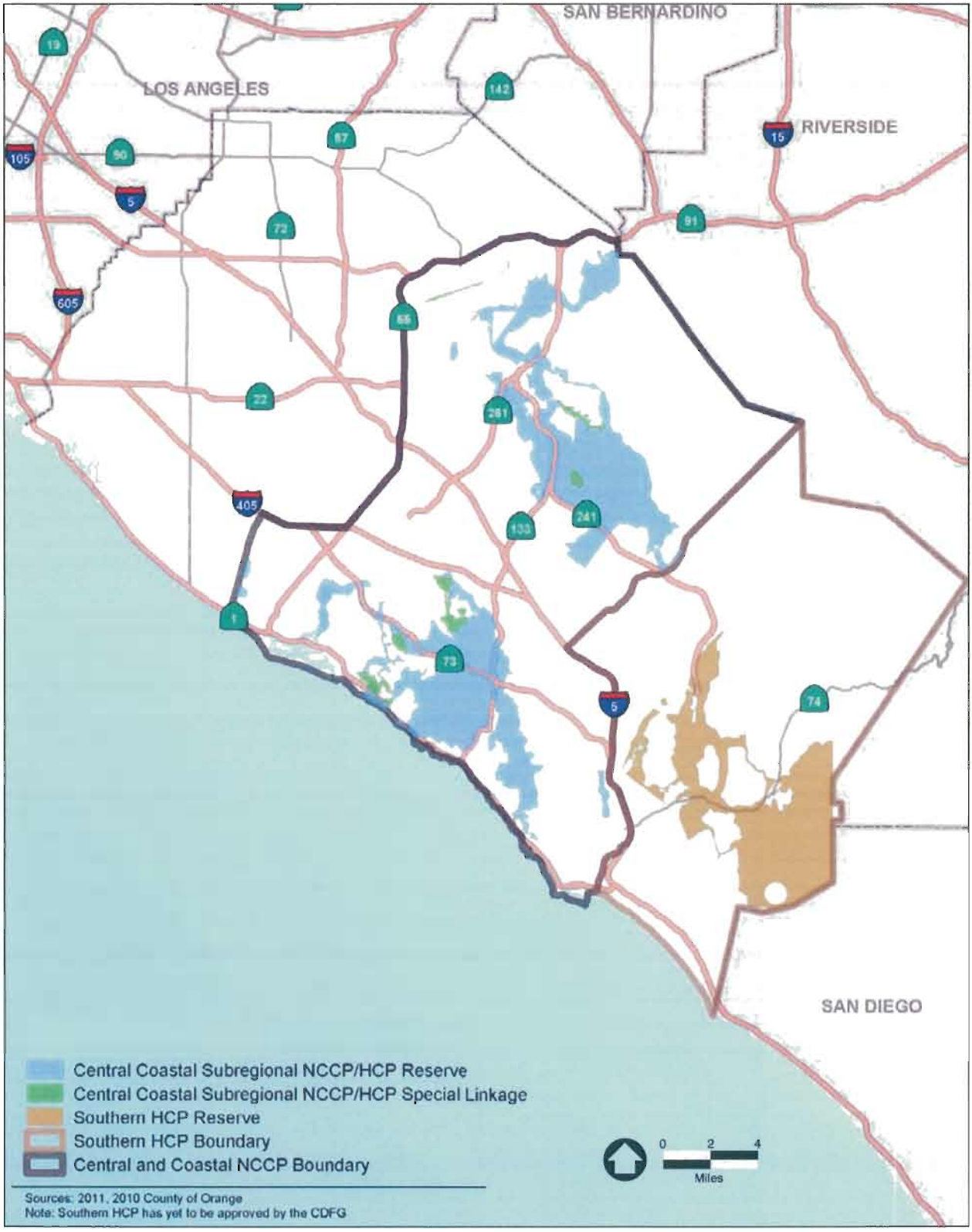


Figure 61 **Natural Community Conservation Plan**

APPENDIX B

RESIDENTIAL SITES INVENTORY

Vacant Residential Land

Carbon Canyon Vacant Residential Land

MU-I Site Inventory - Focused Development Sites Table, Maps, Suitability Analysis

MU-III Site Inventory - Focused Development Sites Table, Maps

Vacant and Underutilized Residential Land

Site Address/APN	Gen Plan	Zoning	Acreage	Realistic Density	# Units	Comments
SEC Valencia/Lambert 322-031-01,12-14 N side Rose, E of Valencia 308-011-23	HR	HR	37.43 58.51 7.85 31.9 5.52	1 du/2.5 acres	55	Vacant - Owned by Area Energy
SWC Valencia/Lambert 320-071-29	Low Density	R-1	65.526	4 du/acre	262	Vacant - Owned by Area Energy
NWC Valencia/Lambert 320-073-07	Low Density	R-1	28.06	4 du/acre	112	Vacant- Owned by Aera Energy
1000 N. Site Drive 304-031-27	Low Density	R-1	5.15	4 du/acre	21	Oil Pipeline station. Owners phasing out operations. Property for sale.
Orange and Ash 319-281-09, 10	High Density	R-3	1.11	20 du/acre	22	Old stone manufacturing site. RDA purchasing for development with 22 condos 11 for moderate income.
TOTALS			**241 acres**		**472 units**	
Moderate income inclusionary units					56	
Market rate units					416	

Carbon Canyon - Vacant Residential Land

APN #	Gen Plan	Zoning	Acreage	# Units	Comments
315-013-14*	HR	HR	46.2	18	Samsung church ownership
308-011-03*	HR	HR	19.8	30	Pacific Communities, east of Olinda Ranch
308-011-13*	HR	HR			
308-011-14*	HR	HR			
312-011-04	HR	HR	1.5	1	near Bonilla property
312-011-01*	HR	HR	159.4	45	Dr. Hata ownership
312-021-01*	HR	HR			
312-032-04*	HR	HR			
312-032-01*	HR	HR			
315-011-02*	HR	HR	121	38	InterAmerican Investments
312-011-03	HR	HR	37.5	4	Bonilla property
312-011-06	HR	HR			
312-011-15	HR	HR			
312-011-16	HR	HR			
312-011-09*	HR	HR	298.8	55	Hayashi property
312-011-11*	HR	HR			
312-011-13*	HR	HR			
312-011-08*	HR	HR			
315-091-10	HR	HR	35.7	5	east of Olinda Village
315-013-07	HR	HR	13.4	5	Michael Nyugen, Skyline Properties
315-011-05	HR	HR	2.1	1	west of Olinda Village
312-011-05	HR	HR	1.3	1	near Bonilla property
308-011-06	HR	HR	0.5	1	near El Rodeo stables
308-011-07	HR	HR	0.2	1	near El Rodeo stables
315-011-06	HR	HR	0.8	1	Aera ownership

*Parcels subject to 10% inclusionary requirement based on minimum 10 unit project size

TOTALS	**738.2**	**206**
Moderate income inclusionary units		16
Market rate units		190

Brea's Mixed-Use Districts: City Vision for Development

The City of Brea fully embraced the concept of Mixed Use development and zoning districts with the comprehensive General Plan Update, completed in 2003. The updated General Plan included an analysis of mixed use "opportunity areas" to further the success Brea had enjoyed within the Agency's Downtown Revitalization Project. Specifically, since 1985, the City and its Redevelopment Agency had successfully revitalized and promoted investment in Brea's downtown, and had introduced 190 new owner units and 71 new rental units into the area, including 75 affordable units (The Arbors, Ash Street Cottages, Birch Street Lofts, City Walk, Laurel Walk, South Walnut Bungalows).

Building upon this success, the strategy for Mixed Use development going forward in the 2003 General Plan resulted in a hierarchy of three Mixed Use land use designations with an associated range of allowed residential densities and overall intensity of development. The Mixed Use I, II, and III zoning districts and development standards were subsequently adopted in 2005 and provide the specific criteria for development.

The vision for each of the three mixed use districts stems from the General Plan, with MU I at the higher range of density/intensity (50 du/acre), and MU II (40 du/acre) and MU III (18 du/acre) proportionally modified from this base. The following section summarizes what Brea envisions for future development patterns within each of these districts, providing the context for the Mixed Use Sites analysis contained in the Element (Page 3-89) and discussion of Focused Development Sites which follows in the Appendix.

Mixed Use I

Development patterns for Mixed Use I are largely envisioned to build off the patterns within the recently redeveloped downtown area - intense, mixed use urban environments that offer opportunities for people to live, work, shop and recreate without having to use their cars. Mixed Use I encourages vertical integration of compatible residential and commercial uses in the same building or upon the same lot. The recent redevelopment efforts in Brea's downtown offer a typical prototype configuration—multiple story buildings (i.e. 3+ stories) with ground floor commercial and upper floors in residential, with two-thirds or more of building dedicated to residential use. Such configurations in our downtown have proven successful in realizing rental housing at affordable levels - Birch Street Lofts provides two-stories of apartments above ground floor retail, and provides 8 low income, 25 moderate income, and 33 market rate apartments. This use distribution can be observed within Brea's downtown core as well as within private sector development concepts for MU I infill sites which the City has received proposals.

MU I provides for residential densities of 50 units per acre, with an additional commercial floor area ratio of up to 3.0 FAR permitted, exclusive of residential uses on the site. While the district lends itself to smaller (1-2 acres) infill parcels near Brea's downtown core, several sites carrying the MU I designation are 5 to 10 acres in size (refer to Focused Development Sites #3 - #6). Residential emphasis for these projects is promoted by the City to help realize goals for workforce housing—particularly in assisting to realize rental housing.

Downtown Brea is a core example of the City's success in achieving affordable, rental housing in the Mixed Use I vision.

Mixed Use II

Mixed Use II is a less intense derivative of Mixed Use I, with modest reductions in the maximum allowed residential density and commercial Floor Area Ratios permitted. Here, residential densities up to 40 units per acre may be realized together with a maximum FAR of 2.0 for non-residential uses. This district is envisioned to provide for coordinated development of urban villages that offer a diverse range of complementary land uses in close proximity to one another. Either vertical or horizontal integration of uses is permitted, with an emphasis on tying together the uses with pedestrian linkages. Envisioned development patterns may best be exemplified by the proposed La Floresta project, a 120 acre 1,000+ unit project which incorporates a mix of housing types, densities and prices around a 14 acre village core consisting of local serving retail, restaurant and office uses. Project characteristics include larger opportunity sites, and as such, master planned projects containing both vertical and horizontal components are envisioned to play a role. Within a concept, detached single family, small-lot development may be found complemented with other Planning Areas of a site dedicated to multi-family housing, balanced with non-residential uses in either a vertical or horizontal separation from the housing units. As with all the Mixed Use zoning districts, permitted residential densities are exclusive of the FAR maximum allowed for non-residential uses.

Mixed Use III

Finally, the Mixed Use III district focuses upon the area of South Brea, most specifically the Brea Boulevard corridor. This district was specifically created to promote the revitalization of South Brea Boulevard, furthering the mixed use successes the City has enjoyed within the adjacent downtown core. The vision is to continue to allow for neighborhood serving commercial uses, and to integrate housing and office opportunities. Similar to MU II, both vertical or horizontal integration is possible, although the City's experience is that the smaller site sizes and configurations lend themselves most typically to vertical integration. Densities in MU III are reduced over the other districts in response to compatibility needs with abutting single-family (and predominately single story) residential uses. The largest project developed in MU III to date, the South Brea Lofts, was recently completed on an approximately 2 acre block long site, and provides 37 live/work units in a two-story configuration, with retail at the north and south corners of the block. South Brea Lofts is approximately two-thirds residential (17 du/acre) and one-third non-residential (1.0 FAR), and the City envisions a similar mix for other Mixed Use III projects. Several Mixed Use III Focused Development Sites (Sites A – E) which could realize this potential are presented within this Appendix, along with a complete inventory of Mixed Use III sites suitable for development.

Mixed Use I – Focused Development Sites
Development Suitability Analysis

Focused Development Site #1

This site is comprised of five parcels located at Brea Boulevard and Lambert Road, the northern entryway to Brea's successful Downtown. The Redevelopment Agency owns a key, 0.4 acre vacant parcel (APN #296-301-02) in the middle of this block, serving as the catalyst to proactively direct redevelopment of this site during the housing element period. Staff has been approached about development projects for this site, and because of this activity, believes the site is ripe for mixed use development. The parcel identified as 296-301-01 in the inventory is developed with an Econo-Lube constructed in 1981, and sits on nearly two-thirds of an acre of land. While the business is functional, it represents significant underutilization of land at this key downtown intersection. The current use at the parcel identified as 296-301-04 is a single-family home built in 1938 which has seen numerous additions over time to convert and expand the structure to a restaurant. Over the years, the restaurant has had several operators and has had significant periods of time when it was closed. The parcel shown at 296-301-05 is a small, one-story office building that dates from 1942 and abuts the restaurant next door. The office use for this building currently includes only two businesses; an accountancy and real estate office. The final parcel 296-301-03 currently functions as the parking lot for the restaurant and office use, and combined with the other four parcels on the block, would bring the site to 1.7 acres, with a potential yield of 68 new residential units.

Focused Development Site #2

This site is comprised of two parcels located just north of Downtown. The Redevelopment Agency owns the small 0.1 acre parcel (APN #296-332-17) at the corner of Madrona Avenue and Bracken Street. The 0.4 acre parcel (APN #296-332-16) which surrounds the Agency parcel on two sides is home to Ron and Wayne's automotive repair shop. City records show this building was constructed in 1919 and has undertaken code improvements to allow the automotive repair use to occur. The business is functional, but is an inappropriate use along Brea Boulevard which is better suited for mixed use development similar to the development of the Birch Street Promenade, Brea Boulevard Superblocks, Ash Street Cottages, and City Walk, which all are situated south of this development opportunity site and were developed during the last housing cycle. Staff is currently working with a developer on this site to formulate a mixed use proposal that has the potential to bring approximately 20 new residential units to the site. Replacement of the current automotive repair use with residential development at this location would improve compatibility with adjacent housing.

Focused Development Site #3

This site is comprised of three parcels that serve as the parking lots (grade level only) for the adjacent office building and retail shopping center. The three parcels contain no residential or commercial structures and are considered underutilized. The on-site improvements include necessary parking stalls and typical grid-like drive aisles associated with a surface parking lot to park approximately 750 vehicles. These parcels are strategically located north of the Brea Mall at the northwest corner of State College Boulevard and Birch Street, and were identified in the 2003

General Plan as a key opportunity site to locate high density residential adjacent the Mall, and to extend mixed-use development down Birch Street towards downtown Brea. These parcels combined total nearly 5.8 acres of land, with a possible yield of 232 new residential units. Development of this site would involve construction of replacement parking for the adjacent office and retail use.

Focused Development Site #4

This site is comprised of two parcels totaling 6.9 acres of land. The vacant parcel noted as 319-331-15 is currently being considered by the property owner for mixed use development, and is one of the few vacant parcels of this size suitable for high density mixed-use development in the City. The site contains no structures but does have remnant elements of a former baseball field with ball fields, backstops, bleachers, and security netting. With the addition of parcel 319-331-11, this development opportunity site could be first in the next housing cycle to produce redevelopment to a mixed use configuration. The second parcel currently houses a one-story parking deck that provides parking for the two commercial office structures to the east. These two sites are located adjacent to the future 4 mile trail planned for an abandoned railroad line that runs east/west connecting this development area with the Brea Downtown; development of higher density residential uses adjacent to this trail is a major tenet of Brea's General Plan. Staff has been in discussion with the property owner's architect about a proposal that seeks to develop the site with an urban mixed use project, incorporating the reconstruction of the existing parking deck. This development site has a possible yield of 276 new residential units.

Focused Development Site #5 and 6

These two focused development sites are located adjacent to the commercial buildings associated with the Brea Marketplace shopping center. The two parcels contain no residential or commercial structures and are considered underutilized. The on-site improvements include necessary parking stalls and typical grid-like drive aisles associated with a surface parking lot to park approximately 1,440 vehicles on the two properties. These parcels are strategically located north of the Brea Mall, identified by the General Plan as an opportunity site for high density residential development, and key for achievement of General Plan goals to extend mixed use development down Birch Street towards the Downtown. Combined, these two parcels total nearly 18 acres of land with a possible yield of 920 new residential units. Replacement of current parking on the site would be required, and would likely be achieved through development of a shared parking structure.

Focused Development Site #7

This site is comprised of a single 1.6 acre parcel owned by the City of Brea located on Birch Street in the Downtown. The site functions as a ground-level parking lot for the lower segment of the Brea Boulevard Superblocks (a commercial center with retail outlets like Old Navy, Eddie Bauer, and the former Tower Records store, which has remained vacant for the past 2+ years), affording the City to proactively direct mixed-use development on this underutilized site during the planning period. Current on-site improvements include necessary parking stalls and typical grid-like drive aisles associated with a surface parking lot. The property could readily yield 64 new residential units, and would involve provision of replacement parking.

MU-I Sites Inventory

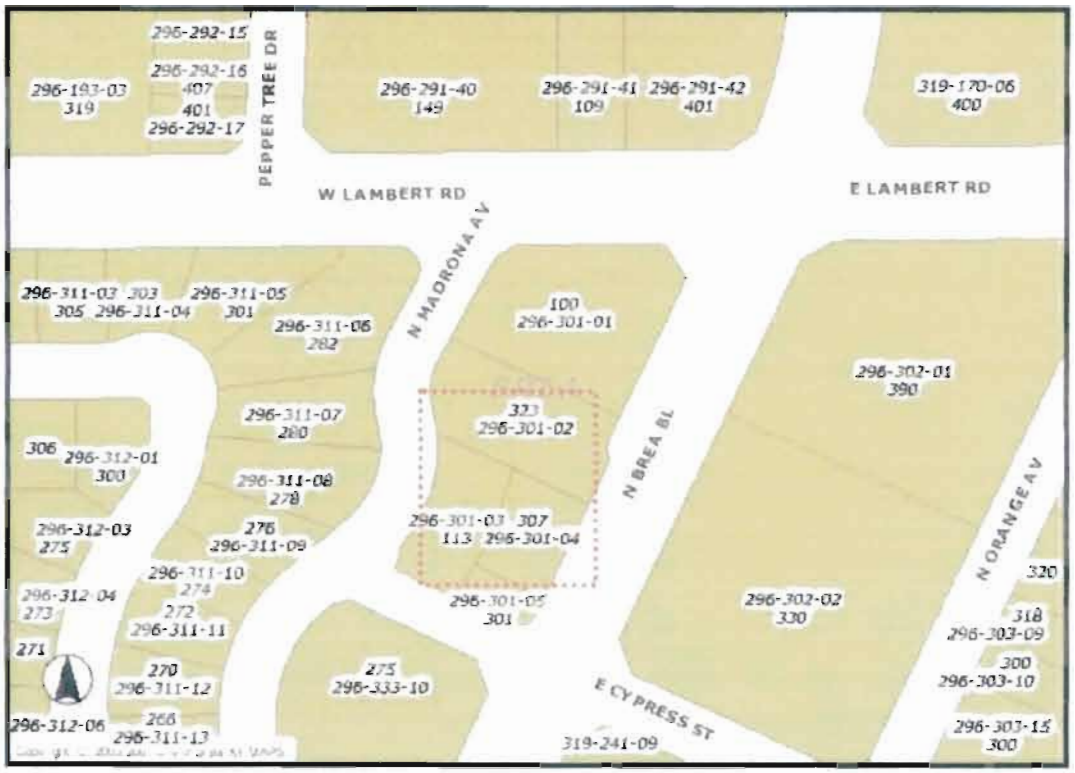
APN #	Gen Plan/ Zoning	Acreage	Realistic Density	# Units	Existing Use	Comments
FOCUSED DEVELOPMENT SITE #1						
296-301-01	MU I	0.7	40 du/acre	28	Econo-Lube	Underutilized block,
296-301-02	MU I	0.4	40 du/acre	16	Vacant	dominated by parking.
296-301-03	MU I	0.3	40 du/acre	12	Parking lot	Key vacant parcel in center
296-301-04	MU I	0.2	40 du/acre	8	1 story office	of block owned by RDA
296-301-05	MU I	0.1	40 du/acre	4	Small Restaurant	
FOCUSED DEVELOPMENT SITE #2						
296-332-16	MU I	0.4	40 du/acre	16	Auto Repair	RDA owns vacant parcel, surrounded on 2 sides by auto repair. Development with residential would improve compatibility with adjacent housing.
296-332-17	MU I	0.1	40 du/acre	4	Vacant	
FOCUSED DEVELOPMENT SITE #3						
319-331-07	MU I	0.4	40 du/acre	16	Vacant	Key site to implement General
319-331-10	MU I	2.7	40 du/acre	108	Parking lot	Plan goal to develop high density
319-331-14	MU I	2.7	40 du/acre	108	25% office, 75% parking lot	residential adjacent the Mall, and extend mixed use down Birch St.
FOCUSED DEVELOPMENT SITE #4						
319-331-11	MU I	4.2	40 du/acre	168	1/2 vacant/ parking deck 1/2	Property owner's urban design architect designing residential mixed use project that incorporates parking for adjacent office use. Site adjacent to future trail on abandoned railroad line, Brea Marketplace, across the
319-331-15	MU I	2.7	40 du/acre	108	Vacant	street from Brea Mall.
FOCUSED DEVELOPMENT SITE #5 and #6						
319-011-66	MU I	7.4	40 du/acre	296	Parking lot	Underutilized parking in front of
319-011-67	MU I	10.6	40 du/acre	424	Parking lot	Brea Marketplace. Key site for residential adjacent the Mall, and extension of mixed-use down Birch St.
FOCUSED DEVELOPMENT SITE #7						
319-291-35	MU I	1.6	40 du/acre	64	Empty building (prior Tower Records). Underutilized parking lot	Large surface parking lot located adjacent to key vacant corner building at Brea Blvd/Birch St - an anchor site of Brea's Downtown. Building <30 years old, yet 2+ year vacancy status and prime location makes ripe for residential development.
319-011-59	MU I	0.7	40 du/acre	28	Commercial	
319-011-62	MU I	1.4	40 du/acre	56	Commercial	
319-011-63	MU I	0.3	40 du/acre	12	Commercial	
319-233-01	MU I	2.0	40 du/acre	80	Commercial	
319-331-12	MU I	2.5	40 du/acre	100	Commercial	
319-331-13	MU I	2.2	40 du/acre	88	Commercial	

TOTAL 43.6 acres 1,744 units

SUBTOTAL 34.5 acres 1,380 units

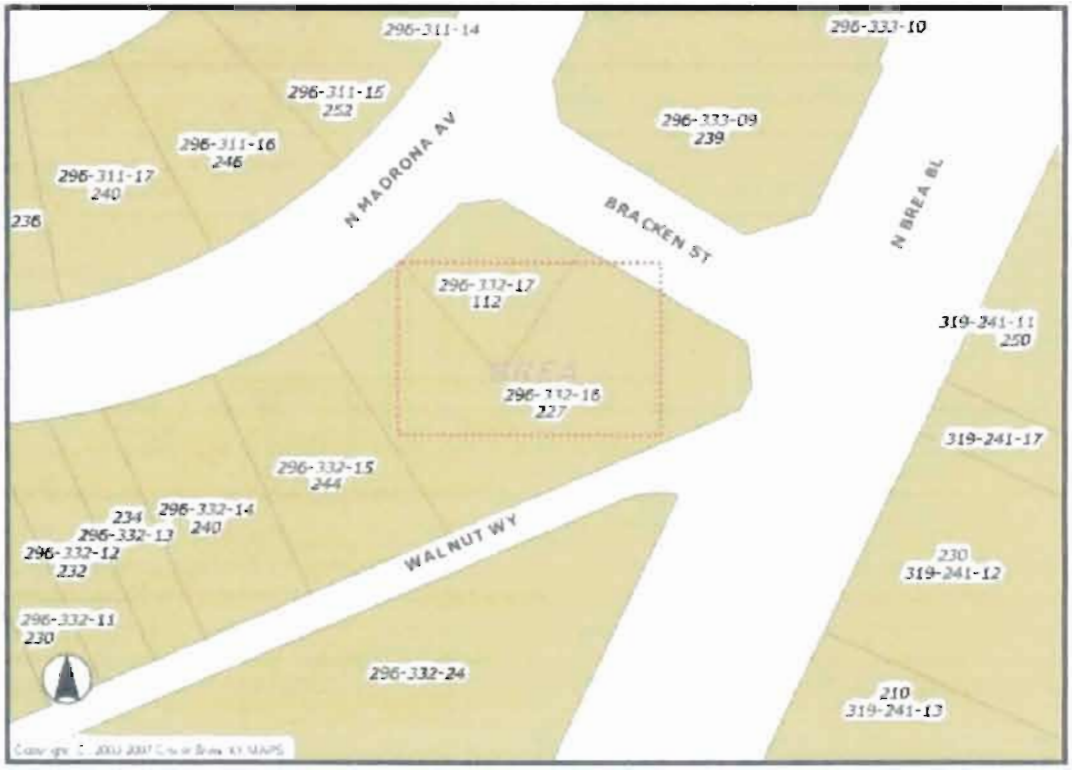
FOCUSED DEVELOPMENT SITES

Key: Vacant Land/Parking Lots



Mixed Use I
Focused Development Site #1
(301, 307, 323 North Brea and 113 East Cypress)

1.7 acres
68 units



Mixed Use I
Focused Development Site #2

(227 North Brea Boulevard and 112 East Bracken Street)

½ of an acre
20 units

Mixed Use I
Focused Development Site #3
(803 East Birch, APN's 319-331-10, and 319-331-14)

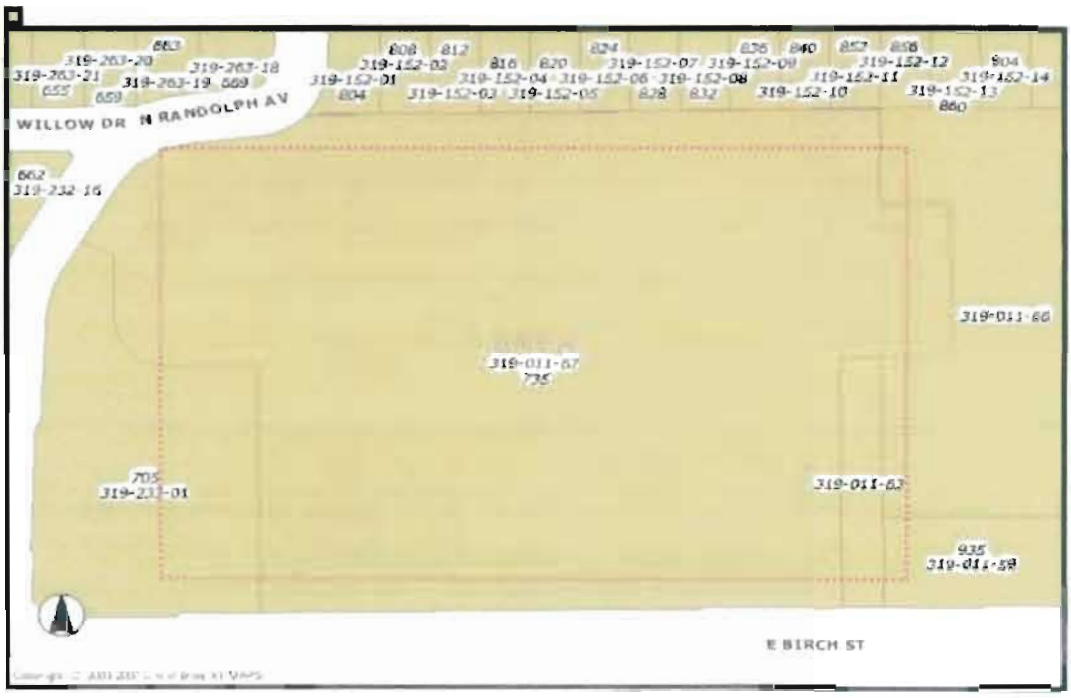
5.8 acres
232 units

Mixed Use I
Focused Development Site #4
(APN's 319-331-15 and 319-331-11)

6.9 acres
276 units

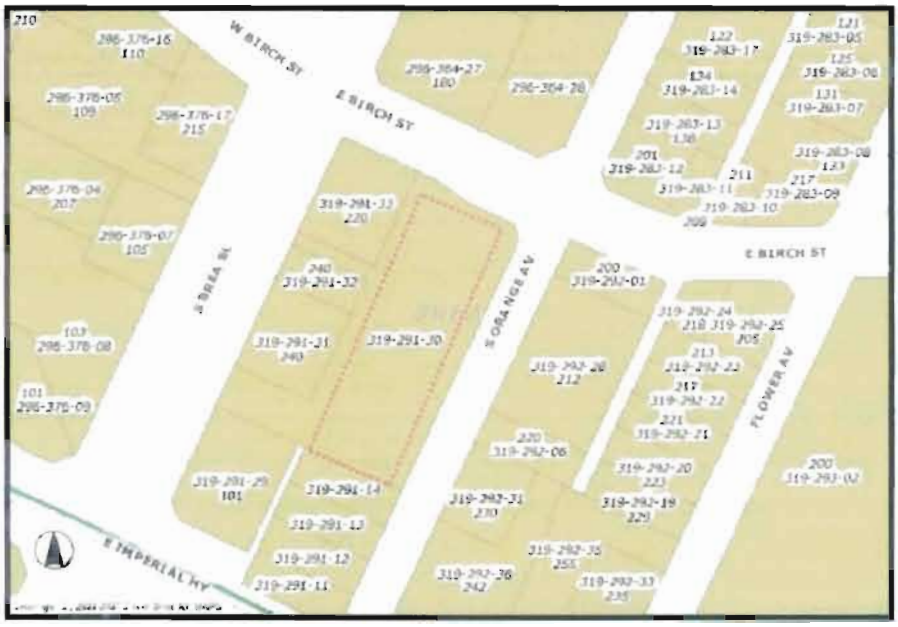
Mixed Use I - Focused Development Site #5

7.4 acres
296 units



Mixed Use I - Focused Development Site #6

10 acres
424 units



Mixed Use I - Focused Development Site #7

1.6 acres
64 units

MU-III Sites Inventory

APN #	Gen Plan/ Zoning	Acreage	Realistic Density	# Units	Existing Use	Comments
FOCUSED DEVELOPMENT SITE A						
284-232-13	MU III	0.1	18 du/acre	2	commercial	Existing commerical uses include -
284-232-14	MU III	0.1	18 du/acre	1	commercial	auto repair, glass and mirror store,
284-232-15	MU III	0.1	18 du/acre	2	commercial	plumbing, florist, beauty salon.
284-232-16	MU III	0.2	18 du/acre	3	commercial	Adjacent to City Hall Park.
284-232-17	MU III	0.2	18 du/acre	3	commercial	
284-232-18	MU III	0.3	18 du/acre	6	commercial	
FOCUSED DEVELOPMENT SITE B						
284-264-01	MU III	0.2	18 du/acre	3	vacant	Parcels assembled
284-264-02	MU III	0.2	18 du/acre	3	vacant	under 1 owner and
284-264-19	MU III	0.2	18 du/acre	3	vacant	cleared for
284-264-20	MU III	0.4	18 du/acre	7	vacant	development.
284-264-21	MU III	0.4	18 du/acre	6	vacant	Located across from
284-264-22	MU III	0.2	18 du/acre	4	vacant	South Brea Lofts, south
284-264-23	MU III	0.2	18 du/acre	3	vacant	of City Hall Park.
FOCUSED DEVELOPMENT SITE C						
284-282-06	MU III	1.0	18 du/acre	18	75% surface parking, 25% shoe store	Prime corner location for higher intensity use. Single 1 acre parcel.
FOCUSED DEVELOPMENT SITE D						
284-311-27	MU III	1.1	18 du/acre	19	ground floor retail, 2nd story office	Large surface parking area, prime corner location for higher intensity use. Single, 1 acre parcel.
FOCUSED DEVELOPMENT SITE E						
284-321-01	MU III	3.6	18 du/acre	66	single-story retail strip center	Large surface parking area fronting Brea Blvd. Single 3.6 acre pacel. Immediately south of Brea Lofts.
284-153-01	MU III	0.1	18 du/acre	1	residential	
284-153-02	MU III	0.2	18 du/acre	3	residential	
284-153-03	MU III	0.1	18 du/acre	2	office	
284-153-04	MU III	0.2	18 du/acre	4	commerical	
284-153-07	MU III	0.6	18 du/acre	11	older motel	
284-153-12	MU III	0.1	18 du/acre	3	residential	
284-153-13	MU III	0.2	18 du/acre	3	residential	
284-153-14	MU III	0.2	18 du/acre	3	residential	
284-153-15	MU III	0.2	18 du/acre	3	residential	
284-153-16	MU III	0.2	18 du/acre	3	residential	
284-172-01	MU III	0.6	18 du/acre	11	older motel	
284-172-03	MU III	0.2	18 du/acre	4	office	
284-172-06	MU III	0.1	18 du/acre	3	residential	
284-172-07	MU III	0.1	18 du/acre	3	residential	
284-172-09	MU III	0.1	18 du/acre	2	residential	
284-172-10	MU III	0.1	18 du/acre	3	residential	
284-172-11	MU III	0.5	18 du/acre	10	mortuary	
284-172-14	MU III	0.2	18 du/acre	4	residential	

MU-III Sites Inventory

284-231-01	MU III	0.1	18 du/acre	2	office	
284-231-03	MU III	0.2	18 du/acre	3	office	
284-231-25	MU III	0.2	18 du/acre	3	office	
284-231-29	MU III	0.1	18 du/acre	1	vacant/parking lot	Adjacent vacant parcels
284-231-30	MU III	0.1	18 du/acre	1	vacant/parking lot	
284-233-06	MU III	0.2	18 du/acre	3	vacant/parking lot	Adjacent vacant parcels
284-233-07	MU III	0.1	18 du/acre	3	vacant/parking lot	
284-233-05	MU III	0.3	18 du/acre	5	office	
284-233-08	MU III	0.2	18 du/acre	3	commercial	
284-251-02	MU III	0.2	18 du/acre	3	residential	
284-251-03	MU III	0.2	18 du/acre	3	residential	
284-264-14	MU III	0.2	18 du/acre	3	used car dealership	
284-264-15	MU III	0.2	18 du/acre	3	office	
284-264-17	MU III	0.2	18 du/acre	3	residential	
284-264-18	MU III	0.2	18 du/acre	3	office	
284-282-07	MU III	0.2	18 du/acre	3	commercial/office	
284-282-09	MU III	0.7	18 du/acre	13	commercial	
284-282-10	MU III	0.4	18 du/acre	7	used car dealership	
284-312-01	MU III	0.4	18 du/acre	7	service station	
284-321-33	MU III	0.2	18 du/acre	3	residential	
284-321-34	MU III	0.2	18 du/acre	3	office	
284-323-01	MU III	0.2	18 du/acre	4	office	

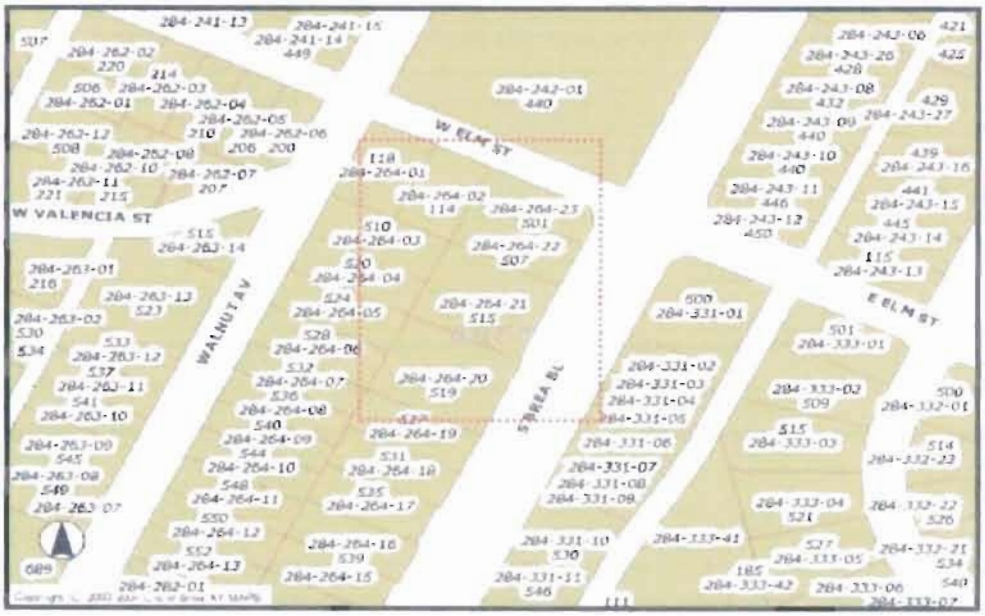
TOTAL **16.9 acres** **304 units**

SUBTOTAL **9.0 acres** **157 units**
CONSOLIDATION AREAS

Key: Vacant Land/Parking Lots

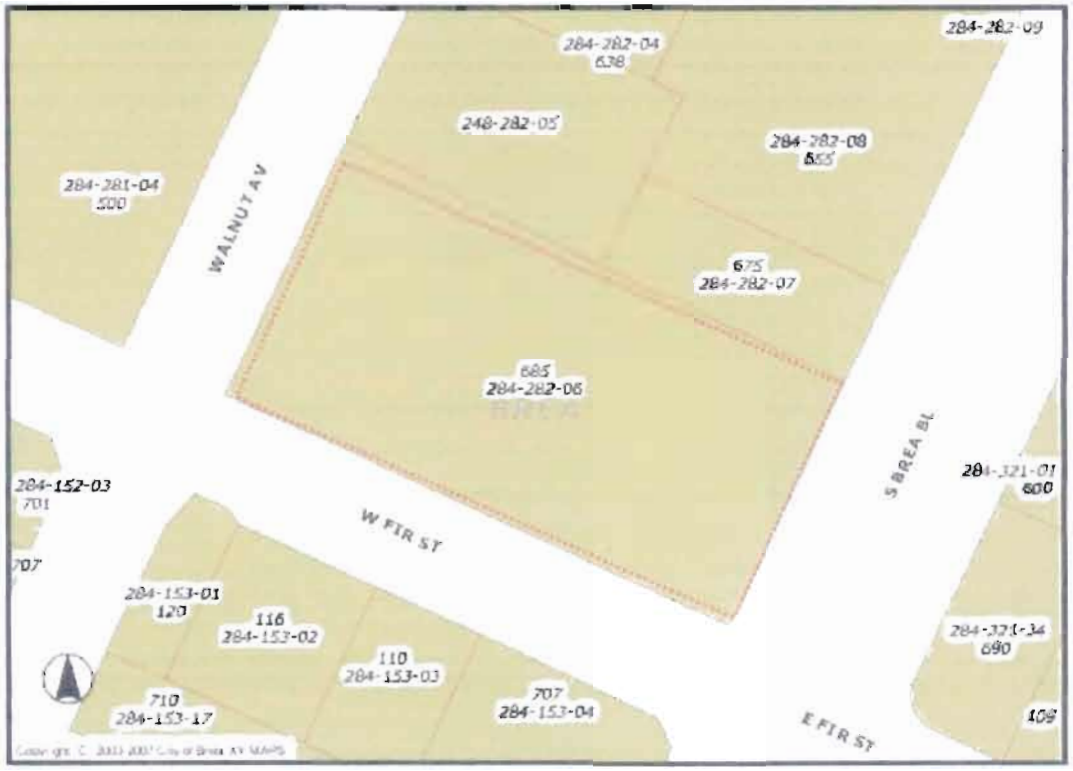
Mixed Use III
Focused Development Site A
(331, 333, 337, 341 South Brea Boulevard and 109 and 111 West Date)

1 acre
18 units



Mixed Use III
Focused Development Site B
(114, 118 West Elm, 501, 507, 515, and 519 South Brea Boulevard)

1.8 acres
29 units

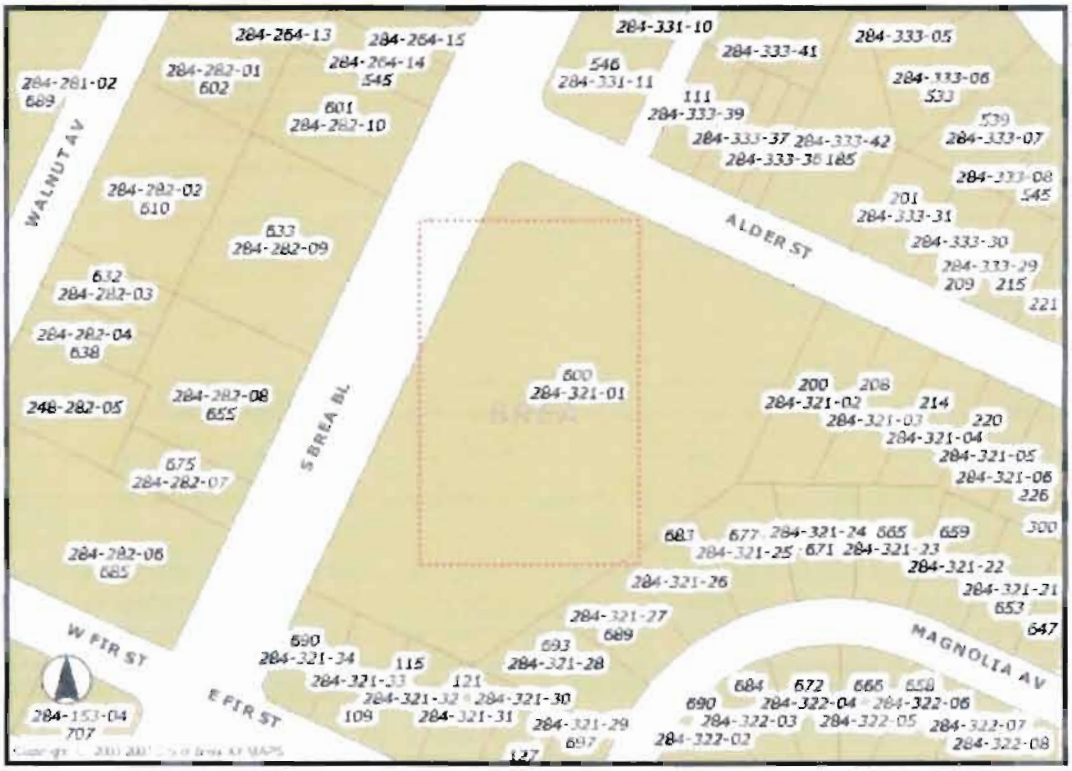


Mixed Use III
Focused Development Site C
(685 South Brea Boulevard)

1 acre
18 units

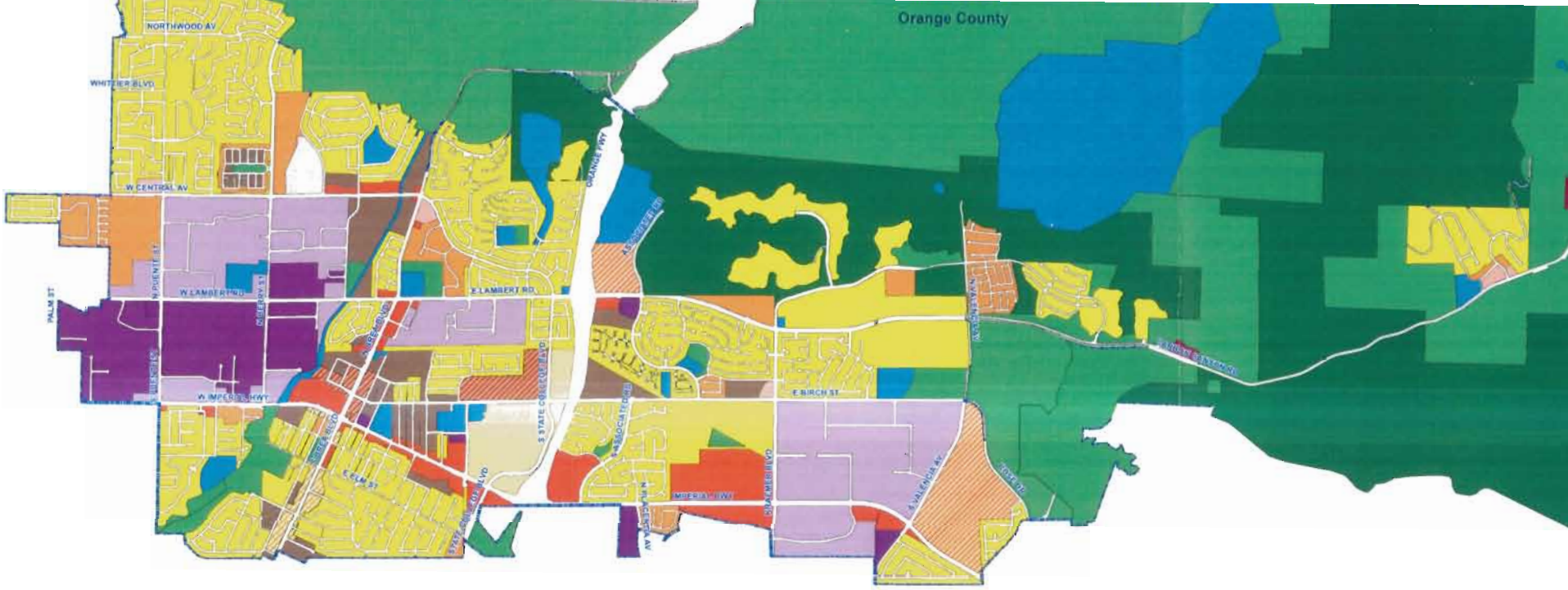
Mixed Use III
Focused Development Site D
(770 South Brea Boulevard)

1.1 acres
19 units



Mixed Use III
Lot Consolidation E
(600 South Brea Boulevard)

3.6 acres
66 units



General Plan Land Use Designations

Residential Designations

- Hillside Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential

Non-Residential Designations

- Regional Commercial
- General Commercial
- Neighborhood Commercial
- Recreational Commercial
- Office/Financial
- Light Industrial
- General Industrial
- Public Facilities
- Parks/Recreation/Open Space/F
- Natural Open Space
- Cemetery

0

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Section 65584.04(b)(1) and (d)

City/County: **City of Buena Park**
Contact Person: **Jennifer Wallis (714) 562-3614**

Factor	Input
1. Existing and projected job housing balance	Not a significant factor.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction from providing necessary infrastructure for additional development during the planning period	The City has sufficient capacity for sewer and water service for development anticipated during the planning period.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities	There are sufficient opportunities for urban infill projects.
4. Land preserved or protected for urban development under existing federal and state programs, or both, designated to protect open space, farmland, environmental habitats, and natural resources on a long-term basis	Not a significant factor.
5. County policies to preserve agricultural land within an unincorporated area.	There are no such policies in place. In addition, the sphere of influence area is currently developed
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure	Not a significant factor.
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions	There are no contract expirations or terminations anticipated during the planning period

8. The market demand for housing.	Not a significant factor.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county	There are no such agreements with the County.
10. High housing costs burden	Not a significant factor.
11. Housing need of farm workers	Not a significant factor.
12. Housing needs generated by the presence of a private university or a campus of the California State University or University of California within any member jurisdiction.	Not a significant factor.
13. Other facts beyond those found in Government Code 65584.04 (D). Suggestions are welcome	A portion of the City directly abuts the Fullerton Airport. Due to the close proximity of the airport and its flight path there are Federal Aviation Administration land use restrictions including height limitations that constrain residential development and allowable residnetial density within the area.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: City of Calabasas Subregion:

Contact Person: Talyn Mirzakhanian Phone Number/Email: (818) 224-1712/tmirzakhanian@cityofcalabasas.com

Factor	Input
1. Existing and projected job housing balance	The Calabasas 2030 General Plan discusses maximum development of every remaining developable vacant property in the city by 2030. This will result in an increase of 4,777 residents. This increase would bring the estimated 2030 population to 28,502, outstripping the SCAG 2030 growth forecast for Calabasas by 902 people. However, the maximum buildout assumes not only that every remaining vacant property in the City would be developed by 2030, but that all mixed use districts would completely redevelop over the same period. Additionally, the 2030 General Plan estimate also includes redevelopment of the Craftsman Corner area, which is currently outside the City, with up to 710 residences. Finally, the adopted 2030 General Plan contains policies (Policy ll-7, "Emphasize retention of Calabasas' natural environmental setting, neighborhood character, and scenic features as a priority over the expansion of urban areas," and Policy ll-13, "Limit approval of new discretionary development projects to those that can be integrated into the community, providing for the protection of existing neighborhoods, desirable non-residential land uses, and open space"), intended to limit future growth in Calabasas. Maximum development or buildout of Calabasas would result in the addition of 8,370 jobs, based on SCAG's employment generation factors of 3.13 and 2.36 employees per thousand square feet for low-rise and retail respectively. This projected 56% increase over the current level of employment is unlikely to occur for the reasons discussed above. Also, the 2030 General Plan policies, including but not limited to: Policy ll-8, ("Require that development be compatible with the overall semi-rural and residential character of the community"); Policy ll-10, ("Promote a mix of retail and service commercial, office and business park areas that: meet the retail and service needs of Calabasas citizens; contribute to a sound local economic base; and are visually attractive and compatible in number, intensity, building scale, and architectural design with the community's natural environment and its small town and rural character"); and Policy ll-13 discussed above, that limit commercial development.

2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	The Las Virgenes Municipal Water District (LVMWD) provides both water and wastewater service in Calabasas. Full buildout scenario contained within the Calabasas 2030 General Plan would result in a 1.01 mgd increased demand for fresh water and a 0.05 mgd increased demand for waste water treatment and disposal. As part of the 2030 General Plan update, the City worked with LVMWD to ensure coordination of the updated Land Use Plan with the district's water and sewer facilities master plans. The General Plan directs new development to areas with adequate water and sewer facilities, or where facilities are planned consistent with the LVMWD's master plan.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The City's 2030 General Plan provides a parcel-specific inventory of all remaining vacant residential land. The land survey documents a total of 1,579 vacant residential acres. Although the vast majority of the vacant acreage in Calabasas is in the Hillside/ Mountainous (HM) district, only a relatively few number of units can be developed in HM areas due to physical constraints, lack of roads and sanitary sewers, and safety issues. Other vacant single-family land is limited to 57 acres of Rural Residential (RR), and 11acres of Rural Community (RC) located in antiquated subdivisions in the Calabasas Highlands and Old Topanga areas; both of these areas also face significant development constraints related to topography, access, and lack of sanitary sewers. Only seven acres of vacant, unconstrained single-family land remains in Calabasas. Per the 2030 General Plan, and as a means of providing adequate sites to address the City's lower income housing needs, the City rezoned two properties to accommodate development at the default density of 20 units per acre, and one property to accommodate a lower-intensity multi-family use at 12 units per acre.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	The current inventory of designated open space within City boundaries is approximately 3,423 acres. These open space areas include public parks managed by the City of Calabasas and Los Angeles County, as well as active recreation areas owned and managed by the National Park Service as part of the Santa Monica Mountains National Recreation Area. It is the intent of the City to preserve existing recreational areas and expand the amount of land devoted to public recreation to meet a performance standard of 3.0 acres of active local recreational land per 1,000 residents. Calabasas continues to acquire lands that are contiguous with existing City, State and Federally protected open space and park lands. Once designated Open Space (OS) by the City, these lands cannot be redesignated for a non-open space use without approval, in a general election, of two-thirds of the voters of the city casting votes on the subject.

5. County policies to preserve agricultural land within an unincorporated area.	N/A
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The General Plan coordinates land use, transportation, air quality, and other environmental concepts and strategies. The objectives of the General Plan are designed to improve traffic flow and local air quality, reduce energy conservation, and protect sensitive environmental resources by: (a) Increasing roadway capacity where such increased capacity is feasible and environmentally prudent; (b)Reducing the number of automobile trips by continually improving transportation system and demand management and providing alternatives to automobile use; (c) Reducing the length of automobile trips by integrating land uses; (d) Providing an arrangement of land uses that promote efficient travel patterns; (e) Limiting the intensity of future development to that which can be accommodated on a roadway system that has been planned to protect community character and significant environmental features.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	Calabasas contains two apartment complexes (Malibu Canyon and Archstone) originally financed through the LA County Multi-family Mortgage Revenue Bond Program. Under the County's program, 20% of each project's units are required to be provided to low-income households at affordable rents. The restrictions for Malibu Canyon and Archstone are eligible to expire in 2013 and 2016 respectively. The City has contacted the LA CDC to discuss options for refinancing the bonds to extend affordability controls in these projects. LA CDC has agreed to send a letter to the property owners of both projects to gauge their interest in extending the bond beyond the current expiration date. Once the property owners have indicated their intentions, the City will proceed in conjunction with the LA CDC on pursuing funding and evaluating program options, negotiating with property owners, and providing tenant education.
8. The market demand for housing.	According to the U.S. Census Bureau, Calabasas currently has a vacancy rate of approximately 4-5%. Given the current economic situation, the housing demand in Calabasas remains slightly depressed.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	N/A
10. High housing costs burdens.	34.3% of households in Calabasas have 30% or more of total income allocated to housing costs; and 70% of the population expends $2,000 or more per month on housing costs (ACS, 2005-2009). Overpayment remains a critical issue for low- and moderate-income households (mostly renters), who are disproportionately affected by this

	burden compared to other households.
11. Housing needs of farm workers.	N/A
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	N/A
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	1.) HOA's: There are 59 active Homeowners' Associations in the City. The common areas owned and governed by HOAs are development-restricted open space areas that will not be developed on. 2.) AGE OF CITY: Almost all existing development in Calabasas is at maximum 40 years old and on average 25 years old. There are no areas of blight, and therefore, no opportunities for redevelopment in the City at this time. This situation will prevent major redevelopment projects in the designated mixed-use districts. 3.) CURRENT REAL ESTATE MARKET: The existing real estate inventory in the City shows a surplus of available housing. This condition is not conducive to development or attractive for developers. 4.) SURPLUS OF RENTAL UNITS: Currently, there is a three to five percent apartment vacancy in the city. Consequently, there is no incentive to add additional units when existing units remain empty.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)
City/County: _____Camarillo/Ventura County__ _____Subregion: _____Ventura County_____
Contact Person: _____Robert Burrow_____ Phone Number/Email: 805.388.5361/bburrow@ci.camarillo.ca.us_____

Factor	Input
1. Existing and projected job housing balance	The SCAG Draft Integrated Growth Forecast allocates population, housing and employment based on local input, the 2010 Census along with other factors. What is apparent is there is an imbalance in how jobs and housing growth has been projected in Ventura County. SCAG, n estimating the jobs housing balance, identifies that some cities have a greater job/housing range than others. However the housing allocation among the various Ventura County cities was not adjusted to reflect the number of jobs. Presently there are an estimated 24,566 housing units and 29,863 jobs in Camarillo. This would be a jobs/housing ratio of 1.22. The Integrated Growth Forecast indicates that by 2021 housing will increase to 27,658 housing units and jobs will increase to 38,141 with a jobs/housing balance of 1.37. In 2011 Ventura County as a whole was nearly the same as Camarillo with a 1.23 jobs/housing balance. An adjustment between the Ventura County cities is required to insure that a healthy jobs/housing balance occurs in Ventura County. In 2021 Ventura County as a whole will have a projected 1.30 jobs/housing balance, which is less than the 1.37 jobs/housing balance projected in Camarillo. By comparison the

	City of Thousand Oaks in 2021 will have a jobs/housing balance of 1.59 and San Buenaventura will have a jobs/housing balance of 1.66. In contrast Oxnard and Simi Valley each have a 1.08 jobs/housing balance. The disparity in the jobs/housing balance throughout Ventura County should be examined when allocating residential growth during the RHNA process so that areas having a high job balance would provide additional housing.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	The Camarillo Sanitation District and the Camrosa Water District have adequate sewer and water capacity during the planning period. The smaller water companies that serve Camarillo have identified that there is adequate capacity for the planning period.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The present Housing Element demonstrates that there is land available for urban developments, conversion from commercial to mixed use developments, the availability of underutilized land, and opportunities for infill development and increased residential densities capacity to meet the present RHNA. With the present economy along with questionable changes in the next few years, many of the units projected in the present Housing Element will be carried over into the next Housing Element.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	Camarillo has floodways, faults, agricultural preservation areas, military buffer areas, and airport land use limits that serve to protect open space, farmland environmental habitats, and natural resources on a long term basis. Agencies such as the Department

	of Defense, California Fish and Game, Federal Emergency Management Agency, Ventura County Department of Airports, Ventura County Agricultural Commissioner, among others all have jurisdiction over the development of land in Camarillo. Camarillo has floodways as well as Conejo Creek and Calleguas Creek that are identified on the FEMA maps. Within the flood plains identified on the FEMA maps development is either restricted or is required to make improvements to remove the land from the flood plain areas. The area surrounding the Camarillo Airport is identified on the Ventura County Airport Land Use Plan with landing paths that limit the use of land in proximity to the airport. The limits include restrictions on the building height, limitation on the types of uses in proximity to the airport, as well as not permitting development in the airport clear zone. The landing path to the airport Point Mugu Naval Air Station that is part of Naval Base Ventura County crosses the City of Camarillo. The area within the flight path has restrictions on the use of land and the intensity of development. Camarillo has agricultural areas within the City limits as well as immediately surrounding the city limits. The areas outside the City are protected by the Ventura county SOAR agricultural lands protection program and within the city limits by the Camarillo Urban Restriction Boundary. In addition there are greenbelt agreements on the Oxnard Plain and the Santa Rosa Valley. The Ventura County Agricultural Commissioner reviews development proposals to make sure there will not be impacts on agricultural

	land uses. The State Department of Fish and Game reviews development proposals to insure that wildlife and plant habitats are not impacted by new development. Their influence is over the streambeds as well as the hillside and barranca areas. Wildlife corridors can also be required to permit the passage of coyotes and deer between the mountains. The Department can require buffer areas that restrict the amount of developable areas on new developments. Camarillo is a party to the "Guidelines for Orderly Development" that were adopted by the Board of Supervisors, all City Councils within Ventura County and the Local Agency Formation Commission (LAFCO). The guidelines were adopted in 1969 and maintain the consistent theme that urban development should be located within incorporated cities whenever or wherever practical. The Alquist-Priolo Fault Hazard Maps as well as more comprehensive risk analysis on the part of the City has identified fault hazards within the city boundaries that restrict development. The major faults are the Springville, Simi/Santa Rosa, and Camarillo faults. There are also minor fault lines that limit development in Camarillo.
5. County policies to preserve agricultural land within an unincorporated area.	The citizens of Ventura County on November 3, 1998 adopted a countywide agricultural lands protection program. The program will end on December 31, 2020 unless it is extended by the Ventura County Board of Supervisors. Land within the unincorporated area can only be converted to an urban use after a

	ballot initiative is approved. Camarillo has agricultural areas within the City limits as well as immediately surrounding the city limits. The areas outside the City are protected by the Ventura county SOAR agricultural lands protection program and within the city limits by the Camarillo Urban Restriction Boundary. In addition there are greenbelt agreements on the Oxnard Plain and the Santa Rosa Valley. The Ventura County Agricultural Commissioner reviews development proposals to make sure there will not be impacts on agricultural land uses. The "Guidelines For Orderly Development" is another tool that limits development on agricultural lands. The "Guidelines for Orderly Development" that were adopted in 1969 by the Board of Supervisors, all City Councils within Ventura County and the Local Agency Formation Commission (LAFCO). For over 40 years the guidelines have maintained a consistent theme that urban development should be located within incorporated cities whenever or wherever practical.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Camarillo set the goal in the 1970's to achieve a balance of jobs and housing. At that time there were limited job opportunities in the community and the City foresaw the closure of Camarillo State Hospital. The City established the Flynn Road industrial area as well as the Adamson industrial area. As a result of the City's proactive efforts to provide space for industrial development the number of jobs increased and the City has a jobs/housing ratio of 1.22. The Integrated Growth Forecast

	indicates that by 2021 housing will increase to 27,658 housing units and jobs will increase to 38,141 with a jobs/housing balance of 1.37. In 2011 Ventura County as a whole was nearly the same as Camarillo with a 1.23 jobs/housing balance. The City continues to create opportunities for housing while continuing to make sure it is in proximity to jobs generators in the community. The proposed household growth between 2011 and 2021 will be in the Camarillo Commons and the Springville Specific Plan neighborhoods, both of which are walk able communities and maximize the uses of the existing infrastructure. Camarillo presently has a community bus that will serve these neighborhoods as well as the rest of Camarillo.
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions	Camarillo does not have any affordable housing covenants that will terminate during the next housing element period.
8. The market demand for housing.	Housing supply and demand is cyclical in nature. The present market demand for housing in Camarillo is extremely limited as there are not any new subdivisions or apartment complexes being built. In 2006 there were 470 dwellings permitted in Camarillo. Last year only 1 dwelling was permitted. Over the last seven years 1,304 dwellings were permitted and 1,543 dwellings were completed. This is an average of 220 dwelling units completed per year.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	The “Guidelines For Orderly Development” is another tool that limits development on agricultural lands. The “Guidelines for

	Orderly Development" that were adopted in 1969 by the Board of Supervisors, all City Councils within Ventura County and the Local Agency Formation Commission (LAFCO). For over 40 years the guidelines have maintained a consistent theme that urban development should be located within incorporated cities whenever or wherever practical. Camarillo has agricultural areas within the City limits as well as immediately surrounding the city limits. The areas outside the City are protected by the Ventura county SOAR agricultural lands protection program and within the city limits by the Camarillo Urban Restriction Boundary. In addition there are greenbelt agreements on the Oxnard Plain and the Santa Rosa Valley. The Ventura County Agricultural Commissioner reviews development proposals to make sure there will not be impacts on agricultural land uses
10. High housing costs burdens.	The downturn of the housing market has made residential units in Camarillo more affordable. In addition, the reshaping of the housing market and avoidance of speculative and teaser housing finance rates have helped to reduce the high housing cost burdens. Another impact on the high housing cost burden is that lenders are more conservative in approving loans to families that cannot afford to take on the responsibility of home ownership. Still, the housing cost burden in Camarillo and Ventura County remains greater than in most areas in the nation and the SCAG region.
11. Housing needs of farm workers.	The General Plan Housing Element identified that the number of farmworkers range from 154 as reported in the Census to over

	300 as estimated by the Agricultural Commissioner. Though there is a range in the estimate, Camarillo provides housing for farmworkers on existing farmland as well as within existing housing. Camarillo presently is amending the Municipal Code to address California Health and Safety Code Sections 17021.5 and 17021.6 that addresses farmworker housing. In the interim, Camarillo would follow state law if new farmworker housing is proposed.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	California State University Channel Islands is located in the county unincorporated area on the outskirts of Camarillo. It was founded in 2001 and has a present enrollment of 3,828 students. The university projects an enrollment of 15,000 students in the future. There are student dormitories on campus as well as faculty and staff housing. The campus is the only 4 year public campus in Ventura County and is a commuter campus for the County and nearby areas.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	The Ventura County disparity in the jobs/housing balance projected on the Draft Integrated Growth Forecast requires further examination during the RHNA process. Doing so will insure an equitable dispersal of housing throughout the county rather than placing a strong reliance on local input on projected growth. The plan should recognize the need to maintain a sustainable agricultural/open space in Ventura County and the economically significant farming operations. The growth rates should match the development trends which are

	considerably less than previous highly inflated numbers which have never been realistic.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: City of Canyon Lake Subregion: WRCOG
Contact Person: Russell Brady Phone Number/Email: (951)787-9222 / rbrady@cityofcanyonlake.com

Factor	Input
1. Existing and projected job housing balance	Existing (2010) Projected (2020) Jobs – 1,229 (EDD) Jobs – 1,310 Housing – 4,532 (Census) Housing – 4,716 0.27 Jobs/Housing Unit 0.28 Jobs/Housing Unit The City is close to build-out, with only a handful on vacant parcels that could be developed as residential or commercial. The City's commercial designation accounts for 1% of total land use designations.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	Most of the City is connected to water and sewer infrastructure. The remaining vacant parcels in the City also have nearby access to water and sewer infrastructure.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Vacant Properties Suitable for one unit each - 288 Other Vacant Land Suitable for development – 31.98 acres The City is close to build-out, with only a handful on vacant parcels that could be developed as residential or commercial. These parcels are designated for mixed-use development. There is limited in-fill development scattered throughout the City in between existing single-family residences. There is a low opportunity for increased residential densities in these in-fill lots. Increased residential densities could occur on

	the large contiguous vacant parcels
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	There are two large parcels in the City which are owned by the Bureau of Land Management. Both properties are zoned and designated natural recreation area which precludes any type of urban development. Some of these areas within these parcels have been identified by the Western Riverside Multi-Species Habitat Conservation Plan as having the rare Stephen's Kangaroo Rat species occurring.
5. County policies to preserve agricultural land within an unincorporated area.	City, N/A
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The only existing public infrastructure that connects to the City of Canyon Lake is the Riverside Transit Agency bus network. The majority of residents in Canyon Lake use their private vehicle to commute to work outside of the City.
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	None expected to be lost. Currently only 2 assisted units within the City by Section 8 as administered by Riverside County Housing Authority
8. The market demand for housing.	Most of the residential development in the City of Canyon Lake are single-family homes. The majority of these residential units are moderate to high income. The City does have a small portion of affordable income units.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	unknown
10. High housing costs burdens.	Renter (484 total) Owner (3,246 total) 30%+ - 167 (34.5%) 30%+ - 1,125 (34.7%) 50%+ - 102 (21.1%) 50%+ - 412 (12.7%) Most of the residential development in the City of Canyon Lake are single-family homes. The majority of these residential units are moderate

	to high income. The City does have a small portion of affordable income units.
11. Housing needs of farm workers.	No Ag jobs in the City according to Riverside Center for Demographic Research
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	N/A, no university exists within or near the City
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	None

Southern California Association of Governments Local
Planning Factors Survey ("AB 2158 Factors") Per
Government Code Sections 65584.04(b)(1) and (d)

City/County: _____ Subregion: _____
Carson, LA _____ Phone Number/Email: _____
Contact Person: 310-952-1700 Ext: 1301 zgonzale@carson.ca.us
Zak Gonzalez II

Factor	Input
1. Existing and projected job housing balance	N/A
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	N/A
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Opportunities exist along Carson Street for higher density mixed-use-development projects
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	N/A
5. County policies to preserve agricultural land within an unincorporated area.	N/A
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Opportunities exist along the Carson Street Master Plan corridor with mixed-use-development

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	N/A
8. The market demand for housing.	The market demand for housing is market driven and has come down consistent with the economic market conditions
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	N/A
10. High housing costs burdens.	Prices have come down affordability has gone up
11. Housing needs of farm workers.	N/A
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	N/A
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	N/A

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: _____Chino Hills_____ Subregion: _____San Bernardino County
Contact Person: _____Joann Lombardo_____ Phone Number/Email: 909-364-2740; jlombardo@chinohills.org

Factor	Input
1. Existing and projected job housing balance	Existing and projected: 0.38
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	Not Applicable
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Approximately 75 acres of commercially zoned land have some potential for conversion to residential uses during the next 20 years.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	3,000 acres of protected open space
5. County policies to preserve agricultural land within an unincorporated area.	none
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	New potential mixed use development would occur along major arterial roadways

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	None expected
8. The market demand for housing.	Low until market improves
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	None
10. High housing costs burdens.	Yes, land is expensive relative to County.
11. Housing needs of farm workers.	None
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	None
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	None

Southern California Association of Governments Local Planning Factors Survey ("AB 2158 Factors") Per Government Code Sections 65584.04(b)(1) and (d)

City/County: *Chino / San Bernardino*

Subregion: *SANBAG*

Contact Person: *Christopher Corbin*, *Housing Program Mgr.*

Phone Number/Email: *909-464-8311 / ccorbin@cityofchino.org*

Factor	**Input**
1. Existing and projected job housing balance	*The existing Jobs/Housing balance for the City of Chino is 1.72. The projected jobs housing balance is 1.65.*
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	*Lack of sewer capacity and water service is not a factor that limits housing or job growth in the City of Chino.*
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	*There is ample land within the City of Chino suitable for urban development. There is also underutilized property within the City of Chino which provides opportunity for infill development and increased residential densities. However, a local ballot measure greatly limits, but does not preclude, the conversion of land to residential uses.*
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	*There is no land within the City that is preserved or protected from urban development by any federal, state or local program.*

5. County policies to preserve agricultural land within an unincorporated area.	*This question is not applicable to the City of Chino. The City knows of no County policies to preserve agricultural land within an unincorporated area that is part of the City's General Plan Sphere of Influence.*
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	*Most of the future household growth within the City will occur in the southeast part of the City, which is not located on any major regional mass-transit corridors. Some limited growth may occur in the central part of the City near the 60 freeway, as well as in the downtown area, adjacent to the Chino Transit Center.*
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	*There has been no loss of low-income housing units in assisted housing developments in the City of Chino.*
8. The market demand for housing.	*Market demand for housing in Chino is currently low due to the surplus of existing unsold homes on the market. It is unknown when demand will rise, as many factors influence housing demand.*
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	*There are no agreements of this type between the City of Chino and the County of San Bernardino.*
10. High housing costs burdens.	*Prior to and since the housing recession, housing costs in Chino have been considered relatively affordable in comparison to other locations throughout southern California.*
11. Housing needs of farm workers.	*The City does not have a recognized need to provide housing for farm workers.*

12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	*The City does not have a private, California State University or University of California campus in its jurisdiction.*
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	*None*

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: Claremont / Los Angeles County Subregion: SGVCOG
Contact Person: Brian Desatnik, Director of Community Development Phone Number/Email: 909 399-5470 / bdesatnik@ci.claremont.ca.us

Factor	Input
1. Existing and projected job housing balance	
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	City of Claremont has approximately 1700 acres of hillside land protected as permenant openspace by deed restritions. The 1700 acres include the Claremont Hills Wilderness Park and Sycamore Canyon Park.
5. County policies to preserve agricultural land within an unincorporated area.	
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	
8. The market demand for housing.	
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	
10. High housing costs burdens.	
11. Housing needs of farm workers.	
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	The Claremont Colleges have approximately 6500 FTE students. Campus housing is provided for approximately 95% of the students.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	

CITY OF CLAREMONT Community Development Department

City Hall
207 Harvard Avenue
P.O. Box 880
Claremont, CA 91711-0880
FAX (909) 399-5327

Building • (909) 399-5471
Planning • (909) 399-5470
Engineering • (909) 399-5465
Community Improvement • (909) 399-5467
Economic Development • (909) 399-5341

July 14, 2011

Southern California Association of Governments
Attn: Ma'Ayn Johnson
818 W. 7th Street, 12th Floor
Los Angeles, CA 90017

Dear Ms. Johnson:

Replacement Need Survey & AB 2158 Factor Survey

Please find enclosed the completed survey forms from the City of Claremont. If you have any questions regarding the responses provided on the survey forms, please contact me at (909) 399-5485 or bnewmanplanning@gmail.com.

Sincerely,

Belle Newman

Belle Newman, LEED AP
Contract Planner, City of Claremont

Enclosures: A - Replacement Need Survey
B - AB 2159 Factor Survey

c: Brian Desatnik, Director of Community Development

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: City of Coachella Subregion: CVAG
Contact Person: Luis Lopez-Planning Manager Phone Number/Email: 760-398-3502 llopez@coachella.org

Factor	Input
1. Existing and projected job housing balance	In 2010 the City of Coachella had a projected population of 40,704 residents and 8,330 housing units. The Southern California Association of Governments' projected housing in the year 2015 is 13,200 units with a population of 52,000 residents.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	No impact to the City.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	A vacant land survey included in the Housing Element found that a total of 2,837.56 acres of vacant land exists in the City of Coachella, with the capacity to accommodate approximately 9,457.9 new housing units at full build-out. Other than the vacant parcels that are to be rezoned, the remainder of the vacant parcels will be available for future housing production.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	The adopted Coachella Valley multiple species habitat conservation plan designates minimal conservation area in the City. Existing blue line streams and desert wash areas may reduce available land for housing in the long-term.
5. County policies to preserve agricultural land within an unincorporated area.	Not applicable to the City.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The central and western developed parts if the City will continue to grow and assist in creating an optimized transit corridor.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	The City of Coachella is not aware of any at this time.
8. The market demand for housing.	In Coachella, higher density zones are suitable to support affordable multi-family units; all multi-family units in Coachella are affordable units. Lower and medium density zones in the City already support affordable as well as market rate single family units. The City is also seeking to adopt a Zoning Code amendment, adopting a new high density Zoning designation that will allow 30 units per acre.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	Not applicable to the City.
10. High housing costs burdens.	None at this time.
11. Housing needs of farm workers.	The City Zoning Code currently treats farm worker housing like group homes in residential zones. A Zoning Ordinance amendment is being considered in order to meet with Health and Safety standards,
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Not applicable
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	High unemployment will continue to create a need for subsidized housing within the City of Coachella. The lack of public transit will also drive a need to improve public transportation which will connect neighborhoods with commercial and industrial job centers. There is a gap in housing for members of modern income; they do not qualify for assisted housing and are unable to afford home ownership, causing potential residents to relocate to other jurisdictions.

Colton Local Planning Factors

As part of the development of an Integrated Growth Forecast, SCAG seeks input from jurisdictions on local planning factors that may affect their forecasted household growth and distribution. These local planning factors are not determined by municipal ordinances or policies. Input received from jurisdictions are considered and incorporated into the Integrated Growth Forecast that is developed for the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), and Regional Housing Needs Assessment (RHNA).

During the development of the 2007 RHNA, SCAG collected and incorporated local planning factor information into the final methodology, which now serves as a starting point for the 2012 SCS, RTP, and RHNA. Currently SCAG is seeking additional input that was not included during the development of the 2007 Integrated Growth Forecast.

Planning factors that may affect a jurisdiction's forecasted household growth are listed below. If your jurisdiction has local planning conditions that have changed since the 2007 survey, please submit the information in the "Input" boxes below.

The input received will be considered for the development of the RTP and SCS, and in addition, will serve as the basis for the AB 2158 factor survey required for the development of the RHNA methodology in April 2012, per Government Code Section 65584.04 (d).

Thank you for your time and assistance! Please do not hesitate to contact Ma'Ayn Johnson at johnson@scag.ca.gov or (213) 236-1975 should you have any questions regarding this survey.

Factor	Input
1. Existing and projected job housing balance	Existing: 19,000 jobs (ESRI, December 2010) / 15,680 housing units (2010 Census) **= 1.2** Projected J/H Balance:

2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Low Density Residential - (assumed density 5 du/ac): 169 ac/548 du; Medium Density Residential - (assumed density 8 du/ac): 12 ac/90 du; High Density Residential - (assumed density 17 du/ac): 13 ac/255 du; Residential Overlay - (assumed density 28 du/ac): 7 ac/204 du TOTAL ACRES/DWELLING UNITS: 201/1,097 (Vacant properties with residential zoning). In addition, up to 1,262 units are planned within the West Valley Specific Plan Amendment (pending adoption 2012).
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	165 acres (150 acres - Colton Dunes Conservation Area/Mitigation Bank + 15 acres - West Valley)
5. County policies to preserve agricultural land within an unincorporated area.	n/a
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	

7. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	
8. The market demand for housing.	In 2010, the median home sales price in Colton was $126,000, $29,000 lower than San Bernardino County overall. Source: MDA DataQuick, 2010
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	n/a - comply with LAFCO policies
10. High housing costs burdens.	The median home sales price of $126,000 is significantly lower than the San Bernardino County median price. Rents are significantly lower than the HCD-determined fair market value (e.g. median rent for a 2-bedroom aprartment is $1,049; the County Fair Market Rent for a 2-bedroom apartment is $1,125). Rent Data Source: HUD User 2009
11. Housing needs of farm workers.	n/a
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	n/a
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	

Corona Local Planning Factors

As part of the development of an Integrated Growth Forecast, SCAG seeks input from jurisdictions on local planning factors that may affect their forecasted household growth and distribution. These local planning factors are not determined by municipal ordinances or policies. Input received from jurisdictions are considered and incorporated into the Integrated Growth Forecast that is developed for the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), and Regional Housing Needs Assessment (RHNA).

During the development of the 2007 RHNA, SCAG collected and incorporated local planning factor information into the final methodology, which now serves as a starting point for the 2012 SCS, RTP, and RHNA. Currently SCAG is seeking additional input that was not included during the development of the 2007 Integrated Growth Forecast.

Planning factors that may affect a jurisdiction's forecasted household growth are listed below. If your jurisdiction has local planning conditions that have changed since the 2007 survey, please submit the information in the "Input" boxes below.

The input received will be considered for the development of the RTP and SCS, and in addition, will serve as the basis for the AB 2158 factor survey required for the development of the RHNA methodology in April 2012, per Government Code Section 65584.04 (d).

Thank you for your time and assistance! Please do not hesitate to contact Ma'Ayn Johnson at johnson@scag.ca.gov or (213) 236-1975 should you have any questions regarding this survey.

Factor	Input
1. Existing and projected job housing balance	The 2004 General Plan reported a 1999 jobs:housing ratio of 1.42 and a General Plan build-out ratio (2025) at 1.74. No official quantitative change is applicable to these figures.

2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	Not a factor for the 2004 General Plan build-out.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Since the 2004 General Plan update, as part of the RHNA process, suitable sites were identified across the city for infill and increased residential density opportunities. A number of sites were upzoned in 2008 to enable the potential for higher density development. Furthermore, Urban Density Residential (UDR) was also introduced in the North Main Street Specific Plan area to allow up to 60 du/ac proximate to transit facilities which include a Metrolink station, park & ride lot, and an RTA BRT transfer station.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	Not a factor for the 2004 General Plan build-out.
5. County policies to preserve agricultural land within an unincorporated area.	Not applicable.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	As clarified by Mi'Ayn Johnson, this factor is to identify areas within jurisdictions that have potential to accommodate transit-oriented development or other types that take advantage of proximity to transit. A recent amendment introduced urban density (60 du/ac) to the North Main Street Specific Plan which contains the transit facilities of Metrolink, park & ride, and an RTA BRT transfer facility. Two factors seem to challenge the implementation of TOD in the proximity of the North Main Street Metrolink station, 1) multiple landowners of viable smaller industrial parcels; and 2) lack of private developer interest.

7. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	See No. 6 above.
8. The market demand for housing.	Economic conditions and foreclosure dynamics affect the ability to gauge true housing demand, and market conditions clearly have changed since 2007.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	Not applicable; only an MOU exists between Riverside County and City of Corona for the opportunity for the city to review and offer input on development approved by the county in the City's SOI.
10. High housing costs burdens.	It should be noted that although a density increase of up to 60 du/ac was introduced in the area near transit facilities, at least one development proposal is now underbuilding by almost half because the costs of the higher density would not result in a profitable project.
11. Housing needs of farm workers.	Not applicable.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Not applicable.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	None

7. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	See No. 6 above.
8. The market demand for housing.	Economic conditions and foreclosure dynamics affect the ability to gauge true housing demand, and market conditions clearly have changed since 2007.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	Not applicable; only an MOU exists between Riverside County and City of Corona for the opportunity for the city to review and offer input on development approved by the county in the City's SOI.
10. High housing costs burdens.	It should be noted that although a density increase of up to 60 du/ac was introduced in the area near transit facilities, at least one development proposal is now underbuilding by almost half because the costs of the higher density would not result in a profitable project.
11. Housing needs of farm workers.	Not applicable.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Not applicable.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	None.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)
City/County: _____Costa Mesa, Orange _____Subregion: _____
Contact Person: ____Minoo Ashabi_____Phone Number/Email: 714/754-5610 mashabi@ci.costa-mesa.ca.us

Factor	Input
1. Existing and projected job housing balance	The Orange County Sustainable Communities Strategy (OCSCS) indicated a 1.5 job/housing balance by 2035 throughout the county.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	The City of Costa Mesa water supply is provided by the Irvine Ranch Water District as well as Mesa Consolidated Water that are affiliated with Metropolitan Water District of Orange County. Costa Mesa is dependent on the regional as well local water resources. The availability of water/ewer service is studied with all major development projects and require a will serve letter from the water purveyor.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The General Plan land use map of Costa Mesa established land use patterns for residential development and the Housing Element identifies underutilized sites for potential housing development. http://www.ci.costa-mesa.ca.us/departments/planning/gen-plan-zoncode-maps/General%20Plan%20Map.pdf http://www.ci.costa-mesa.ca.us/docs/planning/gen-plan/chapter-05.pdf The upper eastern portion of the City is developed with light industrial parks and adjacent to the John Wayne Airport; not suitable for residential development. Fairview park on the southwesterly corner of the city is a regional park with open space reserves not available for development.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	The OCSCS includes exhibits of preserved open space and farm land throughout the county. Please refer to Exhibit OSR-1 of the Open Space and Recreation Element.

	http://www.ci.costa-mesa.ca.us/docs/planning/gen-plan/chapter-10.pdf
5. County policies to preserve agricultural land within an unincorporated area.	The OCSCS includes exhibits of preserved open space and farm land throughout the county.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The distribution of household growth is consistent with the data provided by OCP 2010.
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	Costa Mesa has 44 properties and a total of 151 affordable units under the density bonus program. Most covenants were executed about 20-25 years ago and for a period of approximately 30 years.
8. The market demand for housing.	As other jurisdictions in the county many of the tentative tract map and housing developments approved in 2007-2008 have not been implemented and have received time extensions through 2012. In addition, development agreements and master plan approval for four high-rise residential have been delayed due to financing issues and market demands.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	Not Applicable
10. High housing costs burdens.	Please see no. 8.
11. Housing needs of farm workers.	No Applicable.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	There are three universities and one community college in Costa Mesa. Vanguard university provides on-site housing; and two others are commuter universities with small campuses.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: CITY OF COVINA
Contact Person: SHELBY WILLIAMS
Subregion: LOS ANGELES COUNTY
Phone Number/Email: 626-384-5453 / swilliams@covinaca.gov

Factor	Input
1. Existing and projected job housing balance	Existing: 15,858 (Housing); 12,930 (Jobs) 2020: 16,243 (Housing); 13,095 (Jobs) 2035: 16,734 (Housing); 13,583 (Jobs)
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	Covina's existing sewer and water lines will need to be upgraded to support future housing development because some of the systems are more than 50 years old or the systems do not currently exist.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Covina's newly cerified Housing Element Update has identified Covina's Town Center Specific area(s)where land is available for future housing.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	NONE WITH IN THE CITY OF COVINA.
5. County policies to preserve agricultural land within an unincorporated area.	NONE THAT WE KNOW OF IN COVINA.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Presently , Covina has a Metro Link Station and much of the future housing units are to be built in the downtown near the commuter rail station.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	NONE.
8. The market demand for housing.	The housing demand in Covina has been affected by the down turn in the economy.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	NONE.
10. High housing costs burdens.	Covina's high housing costs burdens occurs as follows: 14% of the total Households cost burden is greater than 50%.
11. Housing needs of farm workers.	No farms operate at this time in the City of Covina.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Currently, there are no private or public colleges or universities located in Covina.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	For the last three (3)years the slow economy has affected new housing construction in Covina.

Culver City Local Planning Factors

As part of the development of an Integrated Growth Forecast, SCAG seeks input from jurisdictions on local planning factors that may affect their forecasted household growth and distribution. These local planning factors are not determined by municipal ordinances or policies. Input received from jurisdictions are considered and incorporated into the Integrated Growth Forecast that is developed for the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), and Regional Housing Needs Assessment (RHNA).

During the development of the 2007 RHNA, SCAG collected and incorporated local planning factor information into the final methodology, which now serves as a starting point for the 2012 SCS, RTP, and RHNA. Currently SCAG is seeking additional input that was not included during the development of the 2007 Integrated Growth Forecast.

Planning factors that may affect a jurisdiction's forecasted household growth are listed below. If your jurisdiction has local planning conditions that have changed since the 2007 survey, please submit the information in the "Input" boxes below.

The input received will be considered for the development of the RTP and SCS, and in addition, will serve as the basis for the AB 2158 factor survey required for the development of the RHNA methodology in April 2012, per Government Code Section 65584.04 (d).

Thank you for your time and assistance! Please do not hesitate to contact Ma'Ayn Johnson at johnson@scag.ca.gov or (213) 236-1975 should you have any questions regarding this survey.

Factor	Input
1. Existing and projected job housing balance	The existing job/housing ratio is 2.78 and is not expected to change much. The City is job rich compared to Los Angeles County as a whole.

2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	No Change
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The City is built out and residential zones are not expected to increase in density; commercial zones allow a maximum density of 35 dwelling units/acre as part of mixed use only. But as already stated the city is built out - including commercial zones.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	The city has no federally protected lands. Open space is preserved throught the City Park system.
5. County policies to preserve agricultural land within an unincorporated area.	There are no agricultural lands in Culver City
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	No Change - City is built out.

7. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	In response to Question No. 7, according to the City's current housing element there a 47 very low to low income covenanted housing units in Culver City that are at risk of losing their income restrictions between 2010 and 2021. (response copied from email to M. Johnson dated July 25, 2011)
8. The market demand for housing.	No change - the city is job rich and has been for several years
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	Not Applicable
10. High housing costs burdens.	Yes.
11. Housing needs of farm workers.	Not Applicable
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Not Applicable
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	Not Applicable

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: City of Cypress **Sub region:** OCCOG
Contact Person: Kori Nevarez, Associate Planner **Phone Number/Email:** (714)229-6724/knevarez@ci.cypress.ca.us

Factor	Input
1. Existing and projected job housing balance	Current Cypress General Plan/Housing Element determined that the City will have close to 1.5 jobs per housing unit with the remaining development potential in the City.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	Some of the City's infill areas will require upgrades to the existing sewer infrastructure. However, no regulations or restrictions from the sewer or water service providers are anticipated for housing development during the planning period.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The 2008 Cypress Housing Element identifies sufficient opportunities for residential infill development at increased densities during the planning period.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	The privately-owned Forest Lawn Mortuary is protected by state law from future development other than cemetery uses.
5. County policies to preserve agricultural land within an unincorporated area.	Not applicable: The City no longer contains unincorporated County islands or areas within our sphere of influence.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City of Cypress (Continued)

Factor	Input
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The City's growth and density, as described in the current Cypress General Plan, is consistent with the SCAG Regional Transportation Plan (RTP) and the County's Sustainable Communities Strategies (SCS). Furthermore, the Cypress General Plan Land Use Map includes an area for mixed use development along the bus route on Lincoln Avenue, which connects to public transportation hubs in other nearby cities.
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	Not applicable: All of the City's affordable rental projects have long-term affordability restrictions and none are at risk of expiring during the planning period.
8. The market demand for housing.	Due to the economic downturn during recent years, the City has experienced a decrease in market demand for new housing construction. The availability of residential foreclosure properties, and the occurrence of halted or bankrupt housing developments in our city are testament to this.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	Not applicable: The City has no such agreement with the County of Orange.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City of Cypress (Continued)

10. High housing costs burdens.	Since the housing market prices have dropped in recent years, and with the availability of residential foreclosure properties, the existing housing stock is turning over at more affordable prices. With this competition, new housing developers are experiencing more of a financial burden when trying to recover their construction costs and profit at the lower competitive housing prices. As a result, new housing construction has nearly ceased in the City of Cypress.
11. Housing needs of farm workers.	Not applicable: No farms remain within, or in proximity to, the City boundaries.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Not a significant factor. The City of Cypress is home to the Cypress Community College, which serves the needs of the existing local residents. Community colleges, by nature, do not typically draw new residents who would generate the demand for additional housing in the City.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	A portion of the south end of the City abuts the Los Alamitos Joint Forces Training Center. Due to the proximity of the associated aircraft strip and its flight path, there are Federal Aviation Administration land use restrictions, including height limitations, which constrain residential development and allowable residential density within the surrounding area. Therefore, the City's general plan restricts land uses within these surrounding areas to commercial and light industrial uses.

Prepared by Jason Golding, Senior Planner 7/21/07

City: Duarte County: LA

HOUSING UNIT DEMOLITION DATA SURVEY FORM *(SHORT FORM)*

PLEASE COMPLETE SURVEY FORM AND RETURN THE SURVEY TO OUR OFFICE BY JULY 15, 2011. *(Attention: Javier Minjares, Southern California Association of Governments, 818 W. 7th St., 12 floor, Los Angeles, CA 90017 | T. (213) 236-1893)*

[illegible]

REPORT YEAR	DEMOLISHED HOUSING UNITS LOST									NEWLY CONSTRUCTED OR PERMITTED HOUSING UNITS GAINED									NOT DEVELOPED NOR PERMITTED FOR HOUSING USES AFTER THE DEMOLITION				NET TOTAL (PHYSICAL UNITS)
	SINGLE UNIT STRUCTURE				MULTI-UNIT STRUCTURE			TOTAL UNITS LOST	AFFORDABLE UNITS OUT OF TOTAL UNITS LOST	SINGLE UNIT STRUCTURE				MULTI UNIT STRUCTURE			TOTAL UNITS GAINED	AFFORDABLE UNITS OUT OF TOTAL UNITS GAINED	NOT DEVELOPED		LAND USE CHANGE		
	DETACHED	ATTACHED	MOBILE HOMES	TOTAL	2, 3, OR 4-PLEX	5 OR MORE	TOTAL			DETACHED	ATTACHED	MOBILE HOMES	TOTAL	2, 3, OR 4-PLEX	5 OR MORE	TOTAL			PARCELS	UNITS	PARCELS	UNITS	
	(A)	(B)	(C)	(D) = (A+B+C)	(E)	(F)	(G) = (E+F)	(H) = (D+G)	(I)	(J)	(K)	(L)	(M) = (J+K+L)	(N)	(O)	(P) = (N+O)	(Q) = (M+P)	(R)	(S)	(T)	(U)	(V)	(W) = (Q-H)
2001	Same	as DOF		0			0	0					0			0	0						0
2002	1			0			0	1 0		5			0			0	5 0						5 0
2003	Same as DOF			0			0	0		29			0			0	29 0						29 0
2004	"		"	0			0	0					0			0	0						0
2005	"		"	0			0	0					0			0	0						0
2006	"		"	0			0	0					0			0	0						0
2007	"		"	0			0	0					0			0	0						0
2008	"		"	0			0	0		1			0			0	1 0						1 0
2009	"		"	0			0	0		1			0			0	1 0						1 0
2010	"		"	0			0	0		1			0			0	1 0						1 0
2011	"		"	0			0	0					0			0	0						0
	1									37							37						37

(see attachment for further details)

CITY OF DUARTE HOUSING REPLACEMENT NEED SURVEY

7/21/11

Housing Demolition

Year	Unit Address	Area Demolished	Date Permit Issued	Affordable?	Notes
2002	2616 Royal Oaks Dr.	-1200	2/5/02	No	Not shown on DOF Demo Hsng. Data Form
2003	2519 Huntington	-2800	5/7/03	No	Already included in DOF Demo Hsng. Data Form. Housing used for business located on commercially zoned parcel
	2529 Huntington	-2800	5/7/03	No	Already included in DOF Demo Hsng. Data Form. Housing used for business located on commercially zoned parcel

Housing Replacement Construction

Unit Address	Date Permit Issued	Area Constructed	Relationship to Demolished Housing Unit	Affordable?	Notes
801 Park View Ct.	6/26/02	2117	Replaced 2616 Royal Oaks Dr.	No	
807 Park View Ct.	6/26/02	2106	Replaced 2616 Royal Oaks Dr.	No	
815 Park View Ct.	6/26/02	2106	Replaced 2616 Royal Oaks Dr.	No	
821 Park View Ct.	6/26/02	2106	Replaced 2616 Royal Oaks Dr.	No	
827 Park View Ct.	6/26/02	1955	Replaced 2616 Royal Oaks Dr.	No	
2459 Huntington Dr.	9/3/03	1938	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
1108 Trails Ln.	9/3/03	1734	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
1092 Trails Ln.	9/3/03	1594	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
1100 Trails Ln.	9/3/03	1746	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
1108 Trails Lane	10/8/03	1734	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
1071 Waterfall Way	10/8/03	1746	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
1095 Waterfall Way	10/8/03	1734	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
1079 Waterfall Way	10/8/03	1743	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
1111 Waterfall Way	10/8/03	1746	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
1103 Waterfall Way	10/8/03	1746	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site

Year	Unit Address	Area Demolished	Date Permit Issued	Affordable?	Notes

Unit Address	Date Permit Issued	Area Constructed	Relationship to Demolished Housing Unit	Affordable?	Notes
2463 Huntington	10/8/03	1924	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
1087 Waterfall Way	10/8/03	1604	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
2451 Crossroads	11/19/03	2167	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
2450 Hideaway	11/19/03	2167	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
2452 Hideaway	11/19/03	2155	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
2454 Hideaway	11/19/03	2109	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
2456 Hideaway	11/19/03	2109	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
2548 Hideaway	11/19/03	2161	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
2460 Hideaway	11/19/03	2173	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
2457 Crossroads	11/19/03	2167	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
2453 Crossroads	11/19/03	2027	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
2455 Crossroads	11/19/03	2064	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
2450 Crossroads	12/1/03	2155	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
2454 Crossroads	12/1/03	2104	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site

Year	Unit Address	Area Demolished	Date Permit Issued	Affordable?	Notes	Unit Address	Date Permit Issued	Area Constructed	Relationship to Demolished Housing Unit	Affordable?	Notes
						2451 Huntington	12/1/03	2121	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
						1107 Trails	12/1/03	2124	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
						1102 Swiss Trails	12/1/03	2159	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
						2452 Crossroads	12/1/03	2155	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
						2455 Huntington	12/1/03	2124	Replaced 2 units at 2519/2529 Huntington Dr. with eventual total of 29 units	No	These units paid affordable in-lieu fee instead of providing on-site
2008	1921 Wardell	-1368	1/28/08	No	Already included in DOF Demo Hsng. Data Form for 2008. Permits for demo and construction on replacement house issued same day.	1921 Wardall	1/28/08	2820	Already included in DOF Demo Hsng. Data Form. Permits for demo and construction on replacement house issued same day.	No	
2009	2333 High Mesa	-2250	4/22/09	No	Already included in DOF Demo Hsng. Data Form for 2009. Permits to rebuild issued in 7/29/09.	2333 High Mesa Dr.	7/29/09	4932	Already included in DOF Demo Hsng. Data Form. Permits for demo issued 4/22/09.	No	
2010	1880 Park Rose Ave.	-1005	4/5/10	No	Already included in DOF Demo Hsng. Data Form for 2010. Permits for demo and construction on replacement house issued same day.	1880 Park Rose Ave.	4/5/10	1380	Already included in DOF Demo Hsng. Data Form for 2010. Permits for demo and construction on replacement house issued same day.	No	

CITY OF DUARTE RESPONSE TO AB 2158 (LOCAL PLANNING FACTORS) REVISED QUESTION #7

7/21/2011

Based upon an error on the previous Local Planning Factors survey form, SCAG has requested the City's response to a revised question #7. Please see our response below:

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.

The City of Duarte has an inventory of 414 assisted multi-family rental-housing units within five different developments. Four affordable housing projects totaling 295 units are considered to be at-risk during the 2008-2018 planning period all due to their dependence on continued Section 8 subsidies which are subject to periodic renewals with HUD. Two of these projects are owned by a non-profit, which would indicate they are at very low risk of conversion.

The April 12, 2011 adopted Duarte Housing Element (Section 2.F.) prescribes a series of options for the City to consider in preserving and replacing our stock of affordable multi-family rental housing units.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: City of Fontana Subregion:
Contact Person: Arely Monarez, Assistant Planner Phone Number/Email: (909) 350-6566/amonarez@fontana.org

Factor	Input
1. Existing and projected job housing balance	The City of Fontana's Job-Housing ration is .86:1, and the recommended target range is 1.3:1 to 1.7:1. The demographic information is provided by ESRI and based on the 2010 census data/information.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	The City does not have a lack of capacity for sewer or water service due to federal and/or state laws.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Currently, the City has approximately 1,205 acres of vacant land suitable for urban development, which includes land in residential, commercial, and mixed use zoning districts. Approximately 1,086 acres are strictly for residential uses.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	Currently, the City does not have any lands preserved or protected from urban development under federal and/or state programs.
5. County policies to preserve agricultural land within an unincorporated area.	The City is unaware of any county policies to preserve agricultural land within unincorporated areas. For further information, please contact the County of San Bernardino.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The City works closely with SANBAG on regional transportation plans and other public transit opportunities; however, at this time, we do not have information regarding the distribution of household growth assumed for purposes of a comparable period for the regional transportation plans put into place.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	No low-income housing units in assisted housing developments have been lost.
8. The market demand for housing.	The market demand for housing continues to be high in the City of Fontana. Currently, there are waiting lists for all new affordable projects in the city.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	The City of Fontana does not have any agreements with the County of San Bernardino in regards to directing growth toward incorporated areas of the county.
10. High housing costs burdens.	Currently, there are no high housing costs burdens.
11. Housing needs of farm workers.	Currently, there is no need for farm worker housing. Over time, agricultural uses in the City of Fontana have diminished significantly due to growth and development.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Due to the Chaffey College expansion project, housing needs located near the college have increased. The City is in the process of rezoning areas surrounding the college to a higher density (R-4) to accommodate potential housing for students. Such housing projects would incorporate transit-oriented design concepts.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	At this time, there are no other factors.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: Fountain Valley Subregion: _____
Contact Person: Andy Perea Phone Number/Email: (714) 593-4425
Andy.Perea@fountainvalley.org

Factor	Input
1. Existing and projected job housing balance	No change.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	No change.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	No change.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	No change.
5. County policies to preserve agricultural land within an unincorporated area.	N/A
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	No change.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	No change.
8. The market demand for housing.	No change. Demand is still high.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	No change.
10. High housing costs burdens.	No change. High housing costs don't seem to discourage homebuyers in Fountain Valley.
11. Housing needs of farm workers.	No change.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	N/A
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	N/A

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: Fullerton / Orange County
Subregion:
Contact Person: Joan Wolff
Phone Number/Email: 714-738-6837 joanw@ci.fullerton.ca.us

Factor	Input
1. Existing and projected job housing balance	
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	
5. County policies to preserve agricultural land within an unincorporated area.	
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	
8. The market demand for housing.	
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	
10. High housing costs burdens.	
11. Housing needs of farm workers.	
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Although not quantifiable the presence of Cal State Univ. Fullerton creates a need for low cost student housing.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: City of Garden Grove/ Orange County Subregion: Southern California
Contact Person: Monica Covarrubias Phone Number/Email: (714) 741-5144/ monicac@garden-grove.org

Factor	Input
1. Existing and projected job housing balance.	Being built-out gives us little opportunity to expand commercial zones that would increase employment opportunities.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	None.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Over 99% of the City is built out. We are currently zoning for Mixed-Use development.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland and environmental habitats, and natural resources on a long-term basis.	Not applicable.
5. County policies to preserve agricultural land within an unincorporated area.	Not applicable.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	A ULI Tap Study determined that the likelihood of transit-oriented development would be slim based on OCTA and the State's plans.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	The City is active in attempting to undertake acquisition and/or rehabilitation projects.
8. The market demand for housing.	The current trend in our community, given available stock, is few small developments under construction in the moderate-income range.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	Not applicable.
10. High housing costs burdens.	Current financing makes it more difficult to develop housing for all income levels.
11. Housing needs of farm workers.	Not applicable.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Not applicable.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	Economy, foreclosures, high vacancy rates due to the recession, construction cost, housing is being built, but sales are slow and low-income section of population not being addressed.

City of Gardena's AB 2158 Response

City of Gardena/Los Angeles County

Yvonne Mallory, Economic Development Director

Subregion: South Bay Cities COG

Phone: 310-217-9533
Email: ymallory@ci.gardena.ca.us

FACTOR 1 – Job/Housing Balance: Based on the DOF 2011 housing estimates and the SCAG draft Integrated Growth Forecast (May 2011), Gardena's 2011 jobs/housing ratio is estimated at 1.37 (29,397 jobs/21,478 units). By the year 2021, the City's jobs/housing ratio is forecast to be 1.32 (31,034 jobs/23,575 units). Please note however, that the City of Gardena has requested a revision to the City's future household forecast figures presented in the SCAG draft Integrated Growth Forecast. The City feels that the SCAG forecast of households is very high given the builtout nature of the City. A meeting with SCAG staff was held on June 6, 2011 to discuss the City's concern. **Exhibit A** presents the City's letter to SCAG.

FACTOR 2 – Lack of Infrastructure: The City's Public Works Department has indicated that the existing sewer system is 100 to 150 years old. Waste discharge system has a serious capacity problem.

FACTOR 3 – Availability of Suitable Land: The city is highly urbanized and is a builtout city. An inventory of available land for residential uses was conducted for the update of the City's Housing Element. The inventory shows that there were only seven sites totaling 4.2 acres of land suitable for residential development. In addition, a housing conditions survey conducted in 2009 indicated that 70 existing units on 3.7 acres within the City were candidates for recycling. If recycled at realistic densities, there would only be a net increase of 15 units. The Mixed-Use Overlay (MUO) zone, which is located along the major commercial corridors (Rosecrans Boulevard and Western Avenue) is an area that can be used for future residential uses.

FACTOR 4 – Lands Protected by Federal or State Programs: The 17.4-acre Willows Wetland is located in the vicinity of Vermont Avenue and Artesia Boulevard (State Route 91). The Wetlands is a protected wildlife habitat and is under the control of the State Department of Fish and Game and the Army Corps of Engineers. In addition, the City has over 100 acres of Brownfield land which are under the oversight of the State Department of Toxic Substances Control (DTSC), the State of California Regional Water Quality Control Board and the Los Angeles County Department of Public Works. Many of these sites are restricted to only non-residential uses because of the potential health and safety risks. For example, the 5.6-acre Gardena Sumps located on the southwest corner of Artesia Boulevard and Normandie Avenue is a contaminated site that is under the oversight of the DTSC with the responsible party having been identified as Atlantic Richfield. The site will cost millions of dollars to clean up and will never be cleaned sufficiently to allow residential use. Another open space site that cannot be used for residential uses is the Edison easement right of way (high power line corridor) owned by Southern California Edison that parallels the Dominguez Flood Control Channel. This Edison easement is approximately 23 acres.

FACTOR 5 – County Policies to Preserve Farmlands within Unincorporated Area: Not Applicable.

FACTOR 6 – Household Growth Distribution and Maximizing Transit Infrastructure: Transit in the City of Gardena is served by the Gardena Municipal Bus Line (GMBL), which has five bus routes along the City's major regional service area commercial corridors (i.e., El Segundo Boulevard, Marine Avenue, Gardena Boulevard, Van Ness Avenue, Redondo Beach Boulevard, Western Avenue, Normandie Avenue

and Vermont Avenue). The GMBL also serves the cities of Torrance, Redondo Beach, Carson, Hawthorne, Los Angeles and other unincorporated cities. Metro line stations are located outside of the City of Gardena along the I-105 Freeway and the I-110 Freeway,

FACTOR 7 – Loss of Low-Income Housing: According to the Gardena Housing Element, which is conditionally approved by HCD and is anticipated for adoption in August 2011, there are three assisted housing projects within the City:

- Garden Towers – 80 units funded through HUD Section 202 and Section 8. Earliest date of conversion is March 2038 with annual review of Section 8 contracts.
- Gardena South Park Manor -- 126 units funded through HUD Section 202 and Section 8. Earliest date of conversion is March 2026 with annual review of Section 8 contracts.
- Meadowlark Manor – 73 units through HUD Section 202 and Section 8. Earliest date of conversion is February 2031 with annual review of Section 8 contracts.

FACTOR 8 – Market Demand for Housing: According to the HUD-required Analysis of Impediments to Fair Housing Choice (AI) 2010 the City has maintained a low vacancy rate since 2000 which indicates a high housing demand exists within Gardena and that finding housing in the community is a challenge.

FACTOR 9 – Agreements Between the County and Cities: Not Applicable

FACTOR 10 –High Housing Cost Burden: The Housing Element indicates that the City's median housing prices and rents are generally lower than the County as a whole. Prior to the economic recession and the fall of the housing market, the median price of a home in Gardena was approximately $490,000 which was approximately 7.6% lower than the County median price of $530,000. By 2009, the median sales price of homes in Gardena dropped to $293,000. According, the Analysis of Impediments report of 2010, approximately one-third (34%) of all Gardena households experienced a housing cost burden or overpayment (spending over 30% of household income for housing) and 16 percent of the households experienced a severe housing cost burden (spending over 50% of household income for housing).

FACTOR 11 – Farmworker Housing: Not Applicable

FACTOR 12 – Student Housing Need: Not Applicable

FACTOR 13 – Other Factors: None

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: __City of Glendale__ Subregion: __San Fernando Valley COG/Arroyo Verdugo__
Contact Person: __Jeff Hamilton, Senior Planner___ Phone Number/Email: __818-937-8157__

Factor	Input
1. Existing and projected job housing balance	The jobs/housing ratio was about 1.2 in 2000. The current best estimate is that housing production will be very slow to 2020 while we will add to our job base, giving a ratio of about 1.27 in 2020.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	There are no capacity restrictions to sewer or water systems due to state or federal laws, regulations or regulatory actions, or due to actions taken by water providers outside our jurisdiction.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Glendale has adequate residential density in the downtown area and along major transportation corridors to accommodate several thousand additional residences.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	No lands in Glendale are protected by Federal or State programs. However, Glendale and the Santa Monica Mountains Conservancy have acquired a total of 4,650 acres of land in our hillsides and preserved them by zoning for open space.
5. County policies to preserve agricultural land within an unincorporated area.	There are no agricultural lands in Glendale.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Glendale is promoting development along major transportation corridors consistent with the COMPASS Blueprint strategies of SCAG.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	See attached list of low-income housing with the risk of conversion.
8. The market demand for housing.	Glendale is expected to have slow housing construction over the next decade, adding 500 and 1,000 units.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	There is no agreement between LA County and the City of Glendale to direct growth from the county to the city.
10. High housing costs burdens.	Housing cost burdens did not change significantly between 2006 and 2009 according to data from the American Community Survey by the Census Bureau. In the 2006-2014 Housing Element, approximately 58 percent of renters and 36 percent of homeowners paid more than 30 percent of the household income towards housing costs. This is not likely to change in the future.
11. Housing needs of farm workers.	According to the 2000 Census, fewer than 150 people were employed in Agriculture, Forestry, Fishing, Hunting or Mining. It is likely that the number is smaller today.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	No private universities, nor any campus of the CSU or UC system, exists in the city.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	

Facility	Address	Sec 8 Assist Units	Total Units	Program Type	Annual Subsidy Exp. Date	Annual Subsidy Financing	City Housing Authority Investment	HA Loan Maturity Date	Owner	Risk Level
CASA DE LA PALOMA	133 S KENWOOD AVE	166	167	Sec 8 NC	8/5/2014	221(d)(3)MKT	Redevelopment Set-Aside	Expired	Non-Profit	High
Chandler Convalescent Hospital	525 S. Central Avenue	0	0			232/223(f)		12/1/2036	Profit Motivated	none
IVY GLEN APT	113 N CEDAR ST	24	25	PRAC/811	9/30/2015	202/162	Redevelopment Set-Aside	10/1/2035	Non-Profit	Low
MAPLE PARK APARTMENTS	711 E Maple St	24	25	UnasstPrj SCHAP	9/30/2002	202	CDBG funds	5/1/2024	Non-Profit	Very High
OTTO GRUBER HOUSE	143 South Isabel Street	39	40	PRAC/202	11/30/2011	202	HOME funds	10/1/2039	Non-Profit	Low
PALMER PARK MANOR	617 E PALMER AVE	12	12	Sec 8 NC	8/25/2012	223(a)(7) /207/223(f)		3/1/2033	Profit Motivated	High
PARK PASEO	123 S ISABEL ST	96	98	202/8 NC	6/25/2015	202	CDBG funds	9/6/2024	Non-Profit	Low
SILVERCREST- GLENDALE	313 W GARFIELD AV	74	75	PRAC/202	2/29/2012	202	Redevelopment Set-Aside	8/1/2039	Non-Profit	Low
THE GARDENS	333 MONTEREY RD	74	75	PRAC/202	12/31/2013	202/162	Redevelopment Set-Aside HOME funds	9/21/2032	Non-Profit	Low
UCP Glendale Accessible Apts.	6206 San Fernando Road	23	23	PRAC/811	1/31/2015	811	Redevelopment Set Aside HOME funds	9/21/2032	Non-Profit	Low
Monte Vista Apts.	714 E. Elk Ave.	0	10				/Redevelopment Set-Aside 9% Tax Credits	07/01/2027 09/01/2024 Expired	Non-Profit	Low

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: City of Grand Terrace Subregion: SANBAG
Contact Person: Sandra Molina Phone Number/Email: smolina@cityofgrandterrace.org

Factor	Input
1. Existing and projected job housing balance	E - 0.64 Projected: 0.69 (2021)
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	Developers are required to buy capacity.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Limited land available
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	N/A
5. County policies to preserve agricultural land within an unincorporated area.	N/A
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Only one bus route in city. Limited opportunities.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	N/A
8. The market demand for housing.	City vacancy rate is 9%.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	N/A
10. High housing costs burdens.	9% vacancy rate
11. Housing needs of farm workers.	N/A
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	N/A
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	

Local Planning Factors

As part of the development of an Integrated Growth Forecast, SCAG seeks input from jurisdictions on local planning factors that may affect their forecasted household growth and distribution. These local planning factors are not determined by municipal ordinances or policies. Input received from jurisdictions are considered and incorporated into the Integrated Growth Forecast that is developed for the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), and Regional Housing Needs Assessment (RHNA).

During the development of the 2007 RHNA, SCAG collected and incorporated local planning factor information into the final methodology, which now serves as a starting point for the 2012 SCS, RTP, and RHNA. Currently SCAG is seeking additional input that was not included during the development of the 2007 Integrated Growth Forecast.

Planning factors that may affect a jurisdiction's forecasted household growth are listed below. If your jurisdiction has local planning conditions that have changed since the 2007 survey, please submit the information in the "Input" boxes below.

The input received will be considered for the development of the RTP and SCS, and in addition, will serve as the basis for the AB 2158 factor survey required for the development of the RHNA methodology in April 2012, per Government Code Section 65584.04 (d).

Thank you for your time and assistance! Please do not hesitate to contact Ma'Ayn Johnson at johnson@scag.ca.gov or (213) 236-1975 should you have any questions regarding this survey.

Factor	Input
1. Existing and projected job housing balance	The unemployment rate within the City is approximately 16.9% (United States Bureau of Labor Statistics - January 2011 preliminary statistic). Hawthorne has a long experience of higher unemployment than surrounding communities. This indicates that housing exceeds employment opportunities significantly.

2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	The City of Hawthorne does not have adequate capacity and is facing aging sewer and water infrastructure.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The City is fully built-out and there are no foreseable opportunities to convert land from commercial/industrial to residential. The City is currently increasing density of the R-4 zones. Infill developments occur sporadically as land periodically becomes available.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	City of Hawthorne achieved full build-out in the 1970's.
5. County policies to preserve agricultural land within an unincorporated area.	N/A
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Unknown

7. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Same question as #6 above
8. The market demand for housing.	The current vacancy rate for housing is approximately 4% and has held steady for many years.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	N/A
10. High housing costs burdens.	The City of Hawthorne assists low income renters in coping with high housing costs of this area through several programs, including Section 8 housing assistance and Tenant Based Rental Assitance.
11. Housing needs of farm workers.	N/A
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	N/A
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	N/A

City of Hemet Local Planning Factors

As part of the development of an Integrated Growth Forecast, SCAG seeks input from jurisdictions on local planning factors that may affect their forecasted household growth and distribution. These local planning factors are not determined by municipal ordinances or policies. Input received from jurisdictions are considered and incorporated into the Integrated Growth Forecast that is developed for the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), and Regional Housing Needs Assessment (RHNA).

During the development of the 2007 RHNA, SCAG collected and incorporated local planning factor information into the final methodology, which now serves as a starting point for the 2012 SCS, RTP, and RHNA. Currently SCAG is seeking additional input that was not included during the development of the 2007 Integrated Growth Forecast.

Planning factors that may affect a jurisdiction's forecasted household growth are listed below. If your jurisdiction has local planning conditions that have changed since the 2007 survey, please submit the information in the "Input" boxes below.

The input received will be considered for the development of the RTP and SCS, and in addition, will serve as the basis for the AB 2158 factor survey required for the development of the RHNA methodology in April 2012, per Government Code Section 65584.04 (d).

Thank you for your time and assistance! Please do not hesitate to contact Ma'Ayn Johnson at johnson@scag.ca.gov or (213) 236-1975 should you have any questions regarding this survey.

Factor	Input
1. Existing and projected job housing balance	The City's current job/housing balance is 0.65:1 due to the amount of existing housing and lack of industrial job base. Under the 2011 General Plan, this will change to a balance of 1.18:1 by 2035 due to the expansion of the City's job base and transportation network. Under the 1992 General Plan land uses, on which SCAG's assumptions are based, the job/housing balance will be only 0.82:1 in 2035.

2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	Although well managed, groundwater recharge to the Hemet and San Jacinto Groundwater Basins may be uncertain due to endangered species in the San Jacinto River Basin. Supplemental water is obtained from MWD which depends upon the Colorado River and the California State Water Project and may or may not have sufficient capacity for the extension of water and sewer lines to support all proposed development during the planning period. The western edge of the City is deficient in water and sewer infrastructure which will affect the timing of development in this area.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	All referenced General Plan figures are attached. Availability of suitable land is constrained by physical factors including flat topography that lends itself to flood hazards (FEMA map/GP Figure 6.2), airport hazards (GP Figure 2.11), mountains and hillsides (GP Figure 7.1), sensitive vegetative communities (GP Figure 7.2), and lot size. Older, developed areas in the City are generally comprised of small lots with multiple ownership or mobile home parks with low-income senior residents. Although some infill vacant lots are availalbe, many lots contain maginal commercial and low income residential uses and would require lot aggregation and potentially the relocation of uses and residents in order to be developed for higher density residential use. Although there are some opportunities to increase density in the mobile home parks, HCD has cautioned against removing existing affordable housing from the City's housing stock.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	There are two habitat conservation plans with signatories that include the U.S. Fish and Wildlife Service and the California Department of Fish and Game: Western Riverside County Multispecies Habitat Conservation Plan (MSHCP) and Southwestern Riverside County Multispecies Core Reserve (SWRCMS). The MSHCP covers approximately 900 acres of vacant land in the City and the SWRCMS covers approximately 200 vacant acres in the City (GP Figure 7.1).
5. County policies to preserve agricultural land within an unincorporated area.	

6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	City ordinances require larger projects to provide transit services. The new 2011 General Plan provides for higher density residential along major transportation corridors and the anticipated Metrolink station to maximize public transit use. However, high density residential growth in these geographic areas is dependent on the expansion and/or provision of regional transit systems, which is generally out of the City's control.
7. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Same as No. 6 above.
8. The market demand for housing.	For the past 15 years, the City has averaged only 316 new units annually, excepting 2005. At this time, there is a 14.24 percent residential vacancy rate and over 1,200 foreclosed homes in the City. Unemployment is at 18.80 percent.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	No formal agreements.
10. High housing costs burdens. *Note: not sure what this means. Is is referencing high costs to construct housing? The socio-economics of the residents/home purchasers?The indirect costs to reside in Hemet?*	Many of the larger vacant parcels within the City have significant environmental issues, require substantial subdivision, and/or are not currently located near transit modes or transportation infrastructure. These constraints result in high infrastructure costs, primarily to eliminate flooding hazards, maintain hydrology to vernal pool complexes, protect hillsides and sensitive vegetative communities, and incorporate transportation infrastructure as discussed in Factor 3 above. Per SCAG's profile, Hemet's median household income is 40 percent less than the County median. Due to Hemet's location, topography, and low housing/jobs balance, many residents must commute out to obtain decent paying employment, which adds to the expense of living in the City.

11. Housing needs of farm workers.	No identified need.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Not applicable.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	

City of Hermosa Beach - Local Planning Factors

As part of the development of an Integrated Growth Forecast, SCAG seeks input from jurisdictions on local planning factors that may affect their forecasted household growth and distribution. These local planning factors are not determined by municipal ordinances or policies. Input received from jurisdictions are considered and incorporated into the Integrated Growth Forecast that is developed for the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), and Regional Housing Needs Assessment (RHNA).

During the development of the 2007 RHNA, SCAG collected and incorporated local planning factor information into the final methodology, which now serves as a starting point for the 2012 SCS, RTP, and RHNA. Currently SCAG is seeking additional input that was not included during the development of the 2007 Integrated Growth Forecast.

Planning factors that may affect a jurisdiction's forecasted household growth are listed below. If your jurisdiction has local planning conditions that have changed since the 2007 survey, please submit the information in the "Input" boxes below.

The input received will be considered for the development of the RTP and SCS, and in addition, will serve as the basis for the AB 2158
factor survey required for the development of the RHNA methodology in April 2012, per Government Code Section 65584.04 (d).

Thank you for your time and assistance! Please do not hesitate to contact Ma'Ayn Johnson at johnson@scag.ca.gov or (213) 236-

Factor	Input
1. Existing and projected job housing balance	The Draft 2012 RTP projections indicate there were 9515 households in 2008 versus 6985 jobs in the city, and employment is projected to grow to 7501 by 2020 while no household growth is projected. Commercial land and employment opportunities to support high housing costs are limited in this beach city which has a high proportion of tourist related service industries. According to the 2000 Census, commute rates for Hermosa Beach are relatively high. High housing costs prevent service industry employees or employees of the largest employers (the City and 24-Hour Fitness) from living within the city. Therefore, while the jobs housing balance may be adjusted downward (i.e., more balanced) commute numbers and patterns are not expected to markedly change.

2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	Extremely low growth is projected, the Draft 2012 RTP projects no household growth to 2020 although population is projected to increase slightly. The city's water purveyor is California Water Service and the City maintains its sewer lines which convey to the City of Los Angeles Bureau of Sanitation Hyperion Facility. Although projected growth is low, increased density within a localized are or in connection with a specific development project may require upgrade or replacement of water or sewer infrastructure. The City Council recognizes the need to upgrade the city's aging sewer system, but has not adopted a financing strategy.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The entire city is highly urbanized and is essentially built out at medium to high densities. Residential development throughout the city is generally at 10 to 25 units per acre or higher. The city has limited commercial land (14%) and the city does not support conversion of this limited resource to residential development. Redevelopment is hindered by extremely small lot size, high land costs, built-out conditions, difficulty in assembling lots into larger parcels, constrained topography east of Pacific Coast Highway, the Coastal zone west of Pacific Coast Highway, constrained parking, and lack of competiveness for affordable housing programs due to high land costs and small sites.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	Hermosa Beach is a fully urbanized city; about 40% of the city is within the Coastal Zone. Otherwise these factors do not apply.
5. County policies to preserve agricultural land within an unincorporated area.	Not applicable; fully urbanized city.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The Draft 2012 RTP projects zero household growth through 2020. The primary public transit corridor is Pacific Coast Highway which has relatively infrequent service. People traveling to service and from service jobs are thought to be the primary bus commuters. Higher gas prices and increase service routes and frequency are arguably the greatest incentives to increased ridership. More City employees might use alternative transportation is increased incentives were granted.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	No low-income assisted housing units will be lost due to contract expirations or termination of use restrictions.
8. The market demand for housing.	The city is characterized by and demands high housing prices due to desirable location and climate. Nearly 20,000 people live within 1.4 square miles. Virtually all development consists of replacement of small units on small lots. The demand for housing due to household growth is very low (according to the Draft 2012 RTP projection it was zero).
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	None, not applicable to this city which is highly urbanized.
10. High housing costs burdens.	The city is characterized by high land and housing costs typically of small beach cities. High land costs and high market demand, and lack of sites that can accommodate the economies of scale required for financial feasibility hamper development of affordable housing.
11. Housing needs of farm workers.	None, not applicable to this city which is highly urbanized.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Not applicable.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: Hesperia, San Bernardino County
Subregion: SANBAG
Contact Person: Stan Liudahl
Phone Number/Email: (760) 947-1231/sliudahl@cityofhesperia.us

Factor	Input
1. Existing and projected job housing balance	The existing jobs/housing balance is roughly 71%, as 29% of the workforce commutes. The projected jobs/housing balance will improve, resulting in 78% and 22% of the workforce commuting by 2035, based on the General Plan.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	The City will have a 44,025 acre-foot/year surplus available water supply through 2030 pursuant to the General Plan. A demand of 55,300 acre-feet/year water supply is expected in 2030, assuming a population of 186,824 persons. The wastewater master plan states that adequate sewer capacity will be maintained through 2037.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The City contains an abundance of vacant and underutilized land for future development. The adopted Housing Element and Land Use Element provide a wide range of residential densities and promote development of affordable housing.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	The City contains 80 acres of prime farmland and 42 acres of farmland of statewide significance. The City does not contain any lands within a Williamson Act Contract and is not subject to any existing federal or state programs protecting land from urban development.
5. County policies to preserve agricultural land within an unincorporated area.	Please consult with the Land Use Services Department for San Bernardino County.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The City's General Plan Circulation Element provides a multi-faceted approach to transportation needs and is based upon the growth projections outlined in the General Plan. Development/accommodation of non-motorized transportation is a priority in the plan.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	To date, none of the affordable housing development covenants are near their sunset dates. The developments are mostly less than five years old and most have minimum 30-year terms.
8. The market demand for housing.	Currently, a glut of surplus housing units, foreclosures and a challenged economy has stalled housing demand. However, prior to the economic downturn, housing was growing about one percent per year.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	None.
10. High housing costs burdens.	None. Current economic conditions and lending practices have virtually eliminated all investment in new housing.
11. Housing needs of farm workers.	The City is not in proximity to nor does it contain an agricultural area. Therefore, there's no demand for farm worker housing.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	The nearest private University, Azusa Pacific, has satellite classrooms in Victorville, but it is a small program that does not generate a large demand for housing. The California State University's San Bernardino campus is approximately 35 miles away.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	The target RHNA numbers shall be derived from the Housing Element certification process and adjusted when Housing Element recertification is required to ensure reasonable target numbers.

Local Planning Factors (City of Highland, CA)

As part of the development of an Integrated Growth Forecast, SCAG seeks input from jurisdictions on local planning factors that may affect their forecasted household growth and distribution. These local planning factors are not determined by municipal ordinances or policies. Input received from jurisdictions are considered and incorporated into the Integrated Growth Forecast that is developed for the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), and Regional Housing Needs Assessment (RHNA).

During the development of the 2007 RHNA, SCAG collected and incorporated local planning factor information into the final methodology, which now serves as a starting point for the 2012 SCS, RTP, and RHNA. Currently SCAG is seeking additional input that was not included during the development of the 2007 Integrated Growth Forecast.

Planning factors that may affect a jurisdiction's forecasted household growth are listed below. If your jurisdiction has local planning conditions that have changed since the 2007 survey, please submit the information in the "Input" boxes below.

The input received will be considered for the development of the RTP and SCS, and in addition, will serve as the basis for the AB 2158 factor survey required for the development of the RHNA methodology in April 2012, per Government Code Section 65584.04 (d).

Thank you for your time and assistance! Please do not hesitate to contact Ma'Ayn Johnson at johnson@scag.ca.gov or (213) 236-1975 should you have any questions regarding this survey.

Factor	Input
1. ~~Existing and projected job housing balance —~~ *(1) Each member jurisdiction's existing and projected jobs and housing relationship.*	N/A
(2) The opportunities and constraints to development of additional housing in each member jurisdiction, including all of the following: 2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period. (A) Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period. B) The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality, but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions. The determination of available land suitable for urban development may exclude lands where the Federal Emergency Management Agency (FEMA) or the Department of Water Resources has determined that the flood management infrastructure designed to protect that land is not adequate to avoid the risk of flooding. (C) Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis. (D) County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated area.	(A) Based on the City's 2006 General Plan Update buildout assumptions and recent adoption of the City's Housing Element, there is no known sewer and water capacity issues during the planning period. (B) FEMA FIRM Maps dated August 28, 2008. (C) & (D) There are no Williamson Act lands in the City, howereve there is currently a 420 acre agricultural preserve within the Seven Oaks Policy Area (easterly City limit) which the City will evaluate at time of future development proposal. In 2009, the City approved entitlements for surface mining operators consistent with the Upper Santa Ana River Wash and Habitat Conservation Plan.
~~3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.~~ *(3) The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.*	In January 2011, the City was awared a COMPAS Blueprint Demonstration Project Grant to study the intensification of the City's Town Center Policy Area to support TOD and BRT. This is a planning study only, but it may help justify a specific plan for the Town Center Policy Area in the future.
~~4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis. —~~*(4) The market demand for housing.*	According to DOF in 2007 the City's overall vacancy rate was 9.3 percent - it is expected to be higher in 2010 (refer to 2010 Census). This high vacancy rate relates to the downturn of the housing market in which there is a greater supply of homes avaialble in the Inland Empire than there are buyers.
~~5. County policies to preserve agricultural land within an unincorporated area.~~ *(5) Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.*	N/A
~~6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.~~ *(6) The loss of units contained in assisted housing developments, as defined in paragraph (9) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions.*	No loss of preserved At-Risk Affordable Housing Units anticipated during existing Housing Element planning period (2006-2014). However there is one project (114 units) that will expire in June 2020. The others will expire in 2032 and 2053.
~~7. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.~~ *(7) High-housing cost burdens.*	None. Historically, the City has attracted residents from coastal communities and elsewhere for its quality and affordable housing prices and rents.
~~8. The market demand for housing~~. (8) The housing needs of farmworkers.	N/A
~~9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.~~ *(9) The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.*	Unlike most Cities without a 4-year university, the City has had a slight increase in college aged residence. This may be the result of local students staying at home rather than relocating closer to campuses, such as Cal State San Bernaddino and University of Redeland.
~~10. High housing costs burdens.~~ *(10) Any other factors adopted by the council of governments.*	Future location of BRT Stations and light rail line extensions and stations.
~~11. Housing needs of farm workers.~~	
~~12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.~~	
~~13.~~ *10.* Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	SB375 implementation.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: _____Indio_____ Subregion: CVAG_____
Contact Person: _Jesus Gomez, Housing Programs Manager Phone Number/Email: _(760) 541-4260 / jgomez@indio.org_____

Factor	Input
1. Existing and projected job housing balance	Need additional clarification.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	No known issues.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	TBD—Needs further analysis.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	According to the U.S. Fish and Wildlife Service's *National Wetlands Inventory*, there are no known lands preserved/protected from urban development.
5. County policies to preserve agricultural land within an unincorporated area.	N/A
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	TBD

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	As identified in the City's Consolidated Plan (2009-2014), there are approximately 310 units that are potentially "at-risk" of being converted from affordable to market-rate. However as is the general policy of the City, and as is indicated in the City's Housing Element, the City will encourage potential purchasers, including developers and non-profit organization, to preserve the at-risk properties.
8. The market demand for housing.	Key aspects of the housing market include a high vacancy rate, a high number of foreclosed upon homes, falling housing prices, a lowering of apartment rents, and a decline in effective housing demand due to a high unemployment rate and reduced family incomes. The effective housing demand in the Inland Empire and Coachella Valley is weak due to heavy job losses and reduced income. Dr. John Husing, a well known Inland Empire economist based in Redlands, recently observed: The heavy job losses, especially in the construction industry, has created a weak economy and reduced housing demand. The job losses combined with increased mortgage payments have caused a high number of foreclosed upon homes among borrowers with subprime and prime loans. The weak housing market, in turn, has contributed to lower sales prices. The high vacancy rate is due, in part, to second homes owned for occasional use by homeowners, or by investors as rental properties. Also, there is a relatively high vacancy rate in the market rate apartment sector caused, in part, by tenants who have pooled their incomes and vacated smaller for larger apartments or larger foreclosed upon single family homes.

9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	N/A
10. High housing costs burdens.	Another severe housing need/problem is the cost burdens experienced by the City's extremely low and very low-income renters. The City will continue to cooperate with the County of Riverside Housing Authority in its administration of the Section 8 rental assistance program. This program helps to reduce the cost burdens of elderly, disabled and family households. As of February 2008, Indio had 342 very low-income households assisted by this program. Of this number of households, 136 were elderly and 137 were disabled. (According to the Housing Authority, a family is considered elderly or disabled when the head of household is elderly or disabled. Some families may be both elderly and disabled.) Small families are the largest group assisted by the Housing Authority as 282 of the 342 assisted families occupy 1 or 2 bedroom units.
11. Housing needs of farm workers.	Historically, the City of Indio has supported and met the needs of farmworkers. Currently, the City of Indio Municipal code does not restrict the development of farm worker housing in any zone that permits residential developments of this type (i.e., multifamily or single family). Recognizing the need of farm labor in the community, the City of Indio has made farm worker housing a priority. In 2008, the City of Indio Redevelopment Agency partially-funded the construction of Horizon at Indio—an 80-unit affordable senior housing complex with 40 units designated for farmworkers.

12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	N/A
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	

Inglewood Local Planning Factors

As part of the development of an Integrated Growth Forecast, SCAG seeks input from jurisdictions on local planning factors that may affect their forecasted household growth and distribution. These local planning factors are not determined by municipal ordinances or policies. Input received from jurisdictions are considered and incorporated into the Integrated Growth Forecast that is developed for the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), and Regional Housing Needs Assessment (RHNA).

During the development of the 2007 RHNA, SCAG collected and incorporated local planning factor information into the final methodology, which now serves as a starting point for the 2012 SCS, RTP, and RHNA. Currently SCAG is seeking additional input that was not included during the development of the 2007 Integrated Growth Forecast.

Planning factors that may affect a jurisdiction's forecasted household growth are listed below. If your jurisdiction has local planning conditions that have changed since the 2007 survey, please submit the information in the "Input" boxes below.

The input received will be considered for the development of the RTP and SCS, and in addition, will serve as the basis for the AB 2158 factor survey required for the development of the RHNA methodology in April 2012, per Government Code Section 65584.04 (d).

Thank you for your time and assistance! Please do not hesitate to contact Ma'Ayn Johnson at johnson@scag.ca.gov or (213) 236-1975 should you have any questions regarding this survey.

Factor	Input
1. Existing and projected job housing balance	Hollywood Park Specific Plan (1050 S. Prairie) approved in 2009 will include 2,995 residential units, 620,00 square feet of retail space, 75,000 square feet of office space, 10,000 square feet of community space, a 300 room hotel, and 25 acres of recreational space. The project will create an estimated 19,000 temporary and permanent jobs.

2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	No input at this time.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	No input at this time.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	n/a
5. County policies to preserve agricultural land within an unincorporated area.	n/a
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Most new households will be created on the Hollywood Park site.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	No input at this time.
8. The market demand for housing.	No input at this time.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	No input at this time.
10. High housing costs burdens.	No input at this time.
11. Housing needs of farm workers.	No input at this time.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	No input at this time.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	No input at this time.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: **Irvine** Subregion: **Orange County**
Contact Person: **Mark Asturias, Housing Manager** Phone Number/Email: **(949) 724-7448 /** masturias@cityofirvine.org

Factor	Input
1. Existing and projected job housing balance	Acknowledge that jobs and housing are regional in nature and that the OC SCS demonstrates a growth pattern that achieves a balance by 2025.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	Federal and/or state laws do not affect the capacity for sewer or water service in Irvine.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Please refer to the City's Housing Element and overall General Plan for the identification of available housing and infill opportunities within the City.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	OC SCS opportunity to include information on locally protected open space. Please see attached map and data for preserved and protected sites.
5. County policies to preserve agricultural land within an unincorporated area.	OC SCS
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The City of Irvine's projected housing unit growth was included in the OCP-2010, which in turn was included in the OC SCS which has been submitted to SCAG for inclusion in the 2012 Regional Transportation Plan. Please consider the City's data in the OCP-2010 as the City's response to this section.
7. The loss of low-income housing units in assisted housing	No units are expiring that were assisted with City funds or

developments due to contract expirations or termination of use restrictions.	regulatory concessions.
8. The market demand for housing.	The City of Irvine, along with almost all of Southern California, is experiencing a significant decrease in the number of new housing permits being sought by builders due to a lack of demand for new housing. Market demand has weakened due to factors outside the City's control and therefore vacancy rates have increased. Due to current economic conditions and until the existing available housing stock is absorbed, City staff does not anticipate that the demand for new housing will increase for several years.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	OC does not have this.
10. High housing costs burdens.	High housing cost burdens in this discussion are households that are overpaying for housing or are paying more than 30 percent of their gross income on housing related expenses as defined by the state. Because data reflective of the most recent 2010 decennial census is not available to assess current housing cost burdens, data used in the City's housing element for the 2008-2014 RHNA cycle are included here. Approximately 31 percent of owner-households and 47 percent of renter-households in Irvine were spending more than 30 percent of their incomes to cover housing costs in 2000. Housing overpayment was most prevalent among households earning less than $35,000 per year.
11. Housing needs of farm workers.	Only 46 Irvine residents held "Farming, Forestry, and Fishing" occupations, according to the 2008 American Community Survey. These persons are most likely employed in plant nurseries, landscaping, or gardening companies. As such, the City has no need for farm worker housing and affordable housing needs of those who held the "Farming, Forestry, and Fishing" occupations would be accommodated under the City's various affordable housing programs.

12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Housing needs for faculty and staff of private universities are accommodated under the City's various affordable housing programs. The University of California, Irvine has a long-range development plan that addresses the housing needs of its faculty and students.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	Constraints to safety issues and locally protected open space.

AB 2158 Factors - #4 Supplemental Information

Information presented below describes lands in the City of Irvine that are preserved or protected from urban development under existing Federal and State programs and therefore cannot be considered in the RHNA allocation methodology.

Water bodies

Rattlesnake Reservoir – 76 acres in PA 1 not included in NCCP area and surrounded by low density residential and abutting NCCP reserve to the north.

Sand Canyon Reservoir – 45 acres not included in NCCP area and surrounded by strawberry farms.

San Joaquin Marsh/UCI

210 total acres of marsh area located in the Coastal Zone.

Great Park Wildlife Corridor

179 acres

NCCP land

10,700 acres of Reserve land and 815 acres of Special Linkage land.

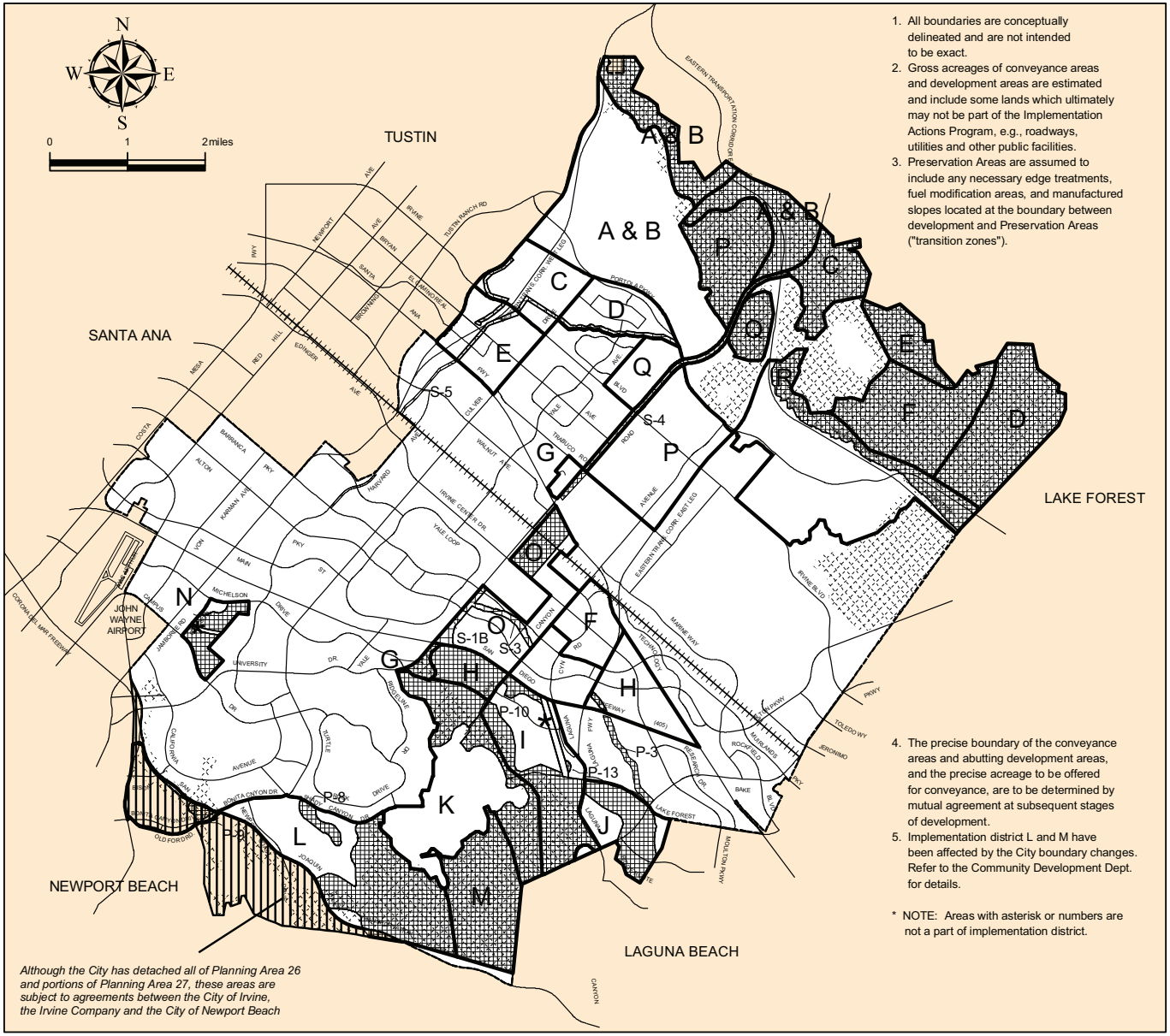
Water Bodies	121 acres
Coastal Zone Wetlands	210 acres
Wildlife Corridor	179 acres
NCCP land	11,515 acres
TOTAL	**12,025 ACRES**

The acreage presented above **does not** include the following:

Neighborhood parks	155 acres
Community parks	332 acres
Class 1 bike paths	81 acres
Vista points	2 acres
Jeffrey Open Space Trail	169 acres
Great Park parks	1,069.5 acres
Non-NCCP Open Space in PA's 16, 17 & 18	855 acres
TOTAL	**2,663.5 ACRES**

MAP INTERPRETATION

1. All boundaries are conceptually delineated and are not intended to be exact.
2. Gross acreages of conveyance areas and development areas are estimated and include some lands which ultimately may not be part of the Implementation Actions Program, e.g., roadways, utilities and other public facilities.
3. Preservation Areas are assumed to include any necessary edge treatments, fuel modification areas, and manufactured slopes located at the boundary between development and Preservation Areas ("transition zones").



4. The precise boundary of the conveyance areas and abutting development areas, and the precise acreage to be offered for conveyance, are to be determined by mutual agreement at subsequent stages of development.
5. Implementation district L and M have been affected by the City boundary changes. Refer to the Community Development Dept. for details.

* NOTE: Areas with asterisk or numbers are not a part of implementation district.

Although the City has detached all of Planning Area 26 and portions of Planning Area 27, these areas are subject to agreements between the City of Irvine, the Irvine Company and the City of Newport Beach

City of Irvine General Plan

Figure L-3

IMPLEMENTATION DISTRICTS

LEGEND

- City Sphere of Influence
- Preservation Area
- Spine
- Development Area
- NCCP habitat identified for future public ownership by the Facilitation Agreement (see Appendix) between the City and the land owner.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: Irwindale/ Los Angeles Subregion: San Gabriel Valley COG
Contact Person: Paula Kelly Phone Number/Email: 626.430.2209/ paulakelly@ci.irwindale.ca.us

Factor	Input
1. Existing and projected job housing balance	Existing: 13,403 jobs[1] 1,422 population[2] 9.4 ratio of jobs/ housing Projected: 13,714 jobs[3] 1,869[4] 7.3 ratio of jobs/ housing
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	Utility services for the City are generally adequate although there are areas that have inadequate sewers and storm drains. Many of the water purveyors within the San Gabriel Valley groundwater basin are pumping at full capacity pursuant to water rights agreements. As a result, they typically must purchase additional water, or lease additional water rights, to accommodate demand.[5]
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Thirty-one percent (1,920 acres) of the City's land area is included in the Santa Fe Dam Recreation Area. As such, it will never be developed. Nearly twenty-seven percent (1,631 acres) of the City's land area is occupied by quarries. The soonest that any of the quarries will be reclaimed and available for development is the year 2018. The majority of the City is developed with industrial uses. Less

[1] Source: Estimate from SCAG for 2008, February 2011.
[2] Source: 2010 U.S. Census.
[3] Source: Estimate from SCAG for 2020, February 2011.
[4] Source: Total number of households estimate from SCAG for 2020, February 2011. Average household size from 2010 U. S. Census.
[5] Source: City of Irwindale 2020 General Plan, June 2008.

	than one percent (60 acres) of the City is developed with residential uses. As part of its infill housing program, the City will have 18 new housing units constructed on City-owned land over the next two years. A total of 29 new units could be accommodated on privately owned vacant and underutilized sites. One of the proposed new programs in the 2008-2014 Draft Housing Element provides for rezoning three acres as a residential planned development zone that would allow up to 21 dwelling units per acre.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	Not applicable.
5. County policies to preserve agricultural land within an unincorporated area.	Not applicable.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Due to a lack of land suitable for residential development (see no. 3 above), the City does not anticipate a significant amount of household growth between now and 2020. A Gold Line station will be located in Irwindale, and is anticipated to be completed by 2015. The City anticipates non-residential TOD in the vicinity of the station.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	None.
8. The market demand for housing.	The 2009 median housing unit value in Irwindale is $338,894, compared to a median value of $441,400 for Los Angeles County. The 2009 median rent is $1,131, compared to a median rent of $1,049 for Los Angeles County.[6] Although housing unit values

[6] Source: city-data.com

	and rents are relatively low, there is a high demand for affordable housing (see no. 10 below).
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	Not applicable.
10. High housing costs burdens.	According to the most recent Census, 57 of the 127 renter households and 34 of the 227 of the households in owner-occupied units paid more than 30% of their income for housing. Of those households earning less than $35,000, 51.8% of the renter households and 45.6 owner households were paying in excess of 30% of their household income for housing. According to the information provided in the Comprehensive Housing Affordability Strategy (CHAS) Data Book (from the year 2000), there were a total of 49 Extremely Low-Income households. Of these households, 39 were renters and 10 were homeowners. Of the 49 households, 61.5% of the renter households had a housing cost burden of more than 50%, and 49% of the owner households had a housing cost burden of more than 50%.[7]
11. Housing needs of farm workers.	Currently, there are no farm worker households residing in the City based on the most recent Census data.

[7] Source: May 2011 City of Irwindale Draft Housing Element

12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Not applicable.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	

Local Planning Factors

As part of the development of an Integrated Growth Forecast, SCAG seeks input from jurisdictions on local planning factors that may affect their forecasted household growth and distribution. These local planning factors are not determined by municipal ordinances or policies. Input received from jurisdictions are considered and incorporated into the Integrated Growth Forecast that is developed for the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), and Regional Housing Needs Assessment (RHNA).

During the development of the 2007 RHNA, SCAG collected and incorporated local planning factor information into the final methodology, which now serves as a starting point for the 2012 SCS, RTP, and RHNA. Currently SCAG is seeking additional input that was not included during the development of the 2007 Integrated Growth Forecast.

Planning factors that may affect a jurisdiction's forecasted household growth are listed below. If your jurisdiction has local planning conditions that have changed since the 2007 survey, please submit the information in the "Input" boxes below.

The input received will be considered for the development of the RTP and SCS, and in addition, will serve as the basis for the AB 2158 factor survey required for the development of the RHNA methodology in April 2012, per Government Code Section 65584.04 (d).

Thank you for your time and assistance! Please do not hesitate to contact Ma'Ayn Johnson at johnson@scag.ca.gov or (213) 236-1975 should you have any questions regarding this survey.

Factor	Input
1. Existing and projected job housing balance	The population of the city decreased slightly by 72 (3.4%) between 2000 and 2010 according to Federal Census. There was an increase of 26 occupied households between 2000 and 2010 according to the Federal Census. The number of jobs in the city decreased by 7.2 % to 8,864 between 2007 and 2010.

2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	The City is undergoing a major capital improvement program in order to proivde sewer service in the city. Over half the city currently does not have sewer servive and relies on septic tanks. In addition, the City is within the Crescenta Valley Water Disrtrict which determines sewer and water policy for a portion of the city. The District has taken a determined stance against allowing any homeowners joining the District. The same is true for the part of the city within the boundaries of the Pasadena Water and Power jurisdiction. Devlopment in areas of the city without sewer service is difficult due to potential of parcels being unable to provide sufficient percolation.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The city is generally built-out and does not have significnat amounts of vacant land remaining inside its borders. In additon, the city is bordered by major urbanized areas to the east, south and west and by National Forest lands to the north making expansion of the city through annexation improbable. Much of the open space in the city is not suitable due to significnat slope of lands within hillside areas and of containg linear trails with much of this land owned by utility companies and public agnecies. The city has 93 acres (19.4%) of total land devoted to open space and parks.

4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	The City is icompleting a General Plan Update. There is a recommendation in the Draft General Plan to increase densities in certain areas of the City, including residential and commercial areas. The City was almost completely built out upon incorporation. Portions of the city contain lands that are protected by the State and Federal governnments or as open space through the Santa Monica Mountains Conservancy. This reduces the potential land development in the city by limiting the amount of land available for new house construction.
5. County policies to preserve agricultural land within an unincorporated area.	N/A
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The distribution of household growth assumed for the City was over-optimistic as the population of the city decreased by 3.4% between 2000 and 2010.
7. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	N/A
8. The market demand for housing.	There is significant demand for housing in the city given the excellent schol district which can not be met given the physical limitations and the lack of available vacant land for new housing. The city has a low vacancy rate of 3.4% which attests to the demand for housing in the city.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	N/A
10. High housing costs burdens.	

Southern California Association of Governments
Local Planning Factors Survey (AB 2158 Factors)
Per Government Code Sections 65584.04(b)(1)and (d)

City and County: City of La Habra/Orange County
Contact Person: Linda Padilla Smyth, Hsg./Red. Mgr.

Subregion: Orange County
Phone: 562 905-9645
Email: lindap@lahabracity.com

Factor	Input
1. Existing and projected job housing balance	According to the Center of Demographic Research at CSU in 2003 said .935 ration. According to the General Plan and job generated uses brought into the city, the ratio goes up slightly to .996.
2. Lack of capacity for sewer or water service due to federal and state Laws, regulations or regulatory actions, or supply and distribution Decisions made by a sewer or water service provider other than the Local jurisdiction that preclude the jurisdiction from providing Necessary infrastructure for additional development during the Planning period.	The City is urbanized, all major infrastructure are already provided i.e. Streets and other public improvements. Information provided by Service and utility companies also indicate that the preset infra-Structure is generally sufficient to accommodate planned growth Levels.
3. The availability of land suitable for urban development or for Conversion to residential use, the availability of underutilized Land, and opportunities for infill development and increased Residential densities.	The most important challenge to La Habra efforts to provide new Housing is the lack of vacant land available for new residential Construction. The City has estimated total acreage of 4,844 of which 1% is vacant infill parcels. Of the vacant parcels, only about 3.5 Acres are desinated for residential use, or less than one one thousandth Of a percentage of the total acreage within the City.
4. Lands preserved or protected from urban development under Existing federal and state programs, or both, designed to protect Open space, farmland, environmental habitats, and natural Resources on a long term basis.	Orange County Sustainables Community Strategy (SCS) has addressed This factor.
5. County policies to preserve agricultural land within an Unincorporated area.	Orange County SCS has addressed this factor.

6. The distribution of household growth assumed for purposes of a Comparable period of regional transportation plans and Opportunities to maximize the use of public transportation and Existing transportation infrastructure.	The Orange County SCS and Regional Transportation Plan are Consistant with La Habra's growth projections and opportunites to Maximize use of public transportation and existing transportation Infrastructure.
7. The loss of low-income housing units in assisted housing Developments due to contract expirations or termination of use Restrictions.	None
8. Agreements between a county and cities in the county to direct Growth toward incorporated areas of the county	Not Applicable
9. The market demand for housing	Between 2000-2007, La Habra gained an estimated 3,509 residents For a 6% increase, but only added 461 housing units, for a 2.4% Increase, the significant difference in the growth rates between Population and housing is a result of the city being built out. No Vacant tracts of suitable land for major subdivision construction remain Within the city.
10. High housing cost burdens.	The 2008 median sales price of single family homes and condo's in La Habra was $345,000, which was 23% lower than the OC median Price of $450,000. The figures were provided by dataquick. In January 2009, the median sales priced dropped in La Habra to $301,300, the price decline is likely to continue. Additionally, in 2008 The asking rental rate in La Habra was $1,348 per month. The Average rents in La Habra are lower by $230 than the County of Orange
11. Housing needs of farm workers.	None
12. Housing needs generated by the presence of a private university Or a campus of the California State University or the University of California within any member jurisdiction	None – No universities in jurisdiction.

13. Other factors beyond those found in Government Code 65584.04 Suggestions are welcome.	The Westridge Golf Facility project included public recreational facilities. 1. Neighborhood Park: A 259 acre neighborhood park which will provide passive recreational opportunities to the surrounding neighborhood is located along Idaho Street. 2. Public Trail Systems: A bicycle and pedestrian trail system is provided within the right of way of Idaho Street which connects the La Habra Hills Specific Plan and the neighborhood park with community wide recreational facilities. This trail system may ultimately be expanded to the south offering a trail connection to the Los Coyotes Regional Park within the City of Fullerton. The residential street that intersects with Beach Boulevard includes a bicycle lane and sidewalks. This trail offers access to the greenbelt trail along Beach Boulevard and will ultimately connect with the linear park system proposed within the City of Fullerton along the ridgeline 3. Open Space: The Specific Plan incorporated 26 acres of open space located along the western side of Idaho Street at the southern boundary . It is created by the road that connects the proposed scenic ridgeline road with Idaho Street. The land is preserved from urban development designed to protect the environmental habitat and natural resources on a long-term basis.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: City of La Palma/Orange County
Contact Person: Scott A. Hutter

Subregion: Orange County Council of Governments (OCCOG)
Phone Number/Email: 714.690.3336/scotth@cityoflapalma.org

Factor	Input
1. Existing and projected job housing balance	La Palma is a bedroom community with an abundance of residential land usescomprised of single-family and multiple family dwellings. Very little of the City's land area is of commercial or industrial in nature. Industrial buildings are not warehousing.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	The City has a water master plan that requires significant capital investments in the neat future. Big ticket items like wells and reservoirs are needed along wtih upgrades to the infrastructure.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	There is no vacant land left in La Palma, whcih is under two (2) square miles in area, thatis available for future development. The City is lacking in opportunities for infill and density increases due to such small lots.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	La Palma is lacking in parks/park land. The City's recreation center (Central Park) is it. There is one pocket park, two parks in another City across a free-way, and an SCE easement that the City leases for a walking path and tot lot for kids.
5. County policies to preserve agricultural land within an unincorporated area.	Not Applicable
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Households have not grown in La Palma based on the Census Data. The population has decreased by several hundred residents. The City has been built out for nearly two decades and the population has been stable at around 15,000 to 16,000 persons for many years.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	There are no funds available for extendingterms of affordability covenants. The State has abolished the City's 20% set-aside funds.
8. The market demand for housing.	~~The Orange County Housing Market is still deflating~~. In 2007 the average home sale price in La Palma was $699,000.00 and now in 2011 it has fallen to $463,000.00. Forclosed on properties are now common Code Enforcement cases.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	Not Applicable
10. High housing costs burdens.	IN a down economy property maintenance is an issue for homeowners and has become a Code Enforcement issue. To help residents the City has initiated a grant program and did a fee holiday.
11. Housing needs of farm workers.	Not Applicable
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Not Applicable
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	~~Loss of Redevelopment at the State level has~~ impacted the City greatly. As the City navigates recent legislative developments, it's ability to make deals for new development happen for affordable and market rate housing has completely gone away.

La Quinta Local Planning Factors

As part of the development of an Integrated Growth Forecast, SCAG seeks input from jurisdictions on local planning factors that may affect their forecasted household growth and distribution. These local planning factors are not determined by municipal ordinances or policies. Input received from jurisdictions are considered and incorporated into the Integrated Growth Forecast that is developed for the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), and Regional Housing Needs Assessment (RHNA).

During the development of the 2007 RHNA, SCAG collected and incorporated local planning factor information into the final methodology, which now serves as a starting point for the 2012 SCS, RTP, and RHNA. Currently SCAG is seeking additional input that was not included during the development of the 2007 Integrated Growth Forecast.

Planning factors that may affect a jurisdiction's forecasted household growth are listed below. If your jurisdiction has local planning conditions that have changed since the 2007 survey, please submit the information in the "Input" boxes below.

The input received will be considered for the development of the RTP and SCS, and in addition, will serve as the basis for the AB 2158 factor survey required for the development of the RHNA methodology in April 2012, per Government Code Section 65584.04 (d).

Thank you for your time and assistance! Please do not hesitate to contact Ma'Ayn Johnson at johnson@scag.ca.gov or (213) 236-1975 should you have any questions regarding this survey.

Factor	Input
1. Existing and projected job housing balance	Significant losses in construction/retail/tourism-related jobs, and increased housing supplies due to foreclosures, BK, job loss, etc.

2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	No known changes.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	With the housing and commercial market fluctuation, new opportunities to rethink previously approved project and land use designs have emerged. The City has some new opportunities for infill and underutilixzd land development that might mot have been plausible before 2007.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	A Valley-wide Multi-Species Habitat Conservation Plan (MSHCP) was adopted during 2008, which implements a species-taking authorization in exchange for fee payment within the habitat plan area.
5. County policies to preserve agricultural land within an unincorporated area.	No known changes.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	No known/observed changes.

7. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Same as Item 6 above.
8. The market demand for housing.	Similar losses in housing demand, value and pricing as have affected the SCAG region since 2007.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	No known changes.
10. High housing costs burdens.	While housing costs (i.e. pricing) have dropped since 2007, the proportional costs of housing have remained consistent or increased due to concurrent decreases in income levels, job loss, etc.
11. Housing needs of farm workers.	No known changes.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	No known changes.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	No other known/observed changes.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: Laguna Beach
Subregion: Orange County
Contact Person: Carolyn Martin, Principal Planner
Phone Number/Email: cmartin@lagunabeachcity.net

Factor/Input:

1. Existing and projected job housing balance:

Laguna Beach is essentially a built-out community with more housing opportunities than employment opportunities. Laguna Beach is a tourist destination with service being the largest industry. The seven largest employers in the City, in combination, employ approximately 2,500 workers in the winter and 2,800 workers during the summer season. Further substantiating the limited job opportunities for Laguna Beach households, a July 4, 2011 article in the Orange County Register identified Laguna Beach as having the second highest jobless to job openings ratio in the County, based on the May 2011 unemployment numbers. According to the article, in May 2011 there were 12 Laguna Beach residents out of work for every advertised job opening, while the Countywide ratio was two unemployed persons per job opening. Additionally, as a built-out community there are extremely limited opportunities for new employment or housing growth in Laguna Beach.

2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.

Laguna Beach has adequate sewer and water service capacity to serve its present need.

3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.

Laguna Beach is situated in a unique setting unlike any other Orange County community. As a seaside community characterized by steep hillsides and rugged canyon bottoms, Laguna Beach is physically separated from the urbanization occurring elsewhere in the County. The undeveloped land in the City is comprised primarily of environmentally sensitive canyon and hillside lots that are constrained by steep topography, unstable slopes, very high and high value habitat, the 100-year floodplain, sensitive watersheds/watercourses, and blue-line streams, as identified by the Army Corps of Engineers and California Coastal Commission. There are very few opportunities for in-fill development and those few are limited to small lots located within developed residential and commercial neighborhoods. The City is also located in a high fire hazard zone and lost nearly 300 homes in a 1993 wildfire.

4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.

Most of the undeveloped land in Laguna Beach includes very high and/or high value habitats that are currently protected under federal and State laws.

5. County policies to preserve agricultural land within an unincorporated area.

N/A - Laguna Beach is an incorporated City and not subject to such policies.

6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.

Laguna Beach is a built-out community with relatively few employers or opportunities for employment growth, due to its environmental constraints. Because Laguna Beach is a coastal community surrounded by steep hillsides, it is decentralized from major employment centers. Household growth is not anticipated to increase significantly, due to limited employment and housing growth opportunities. The existing transportation infrastructure, which includes two Caltrans highways (Coast Highway and Laguna Canyon Road), combined with the OCTA and City bus systems, adequately serves the community throughout the year.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.

N/A - Laguna Beach is not currently experiencing such loss.

8. The market demand for housing.

Although Laguna Beach is a highly desirable coastal community, its high land values and limited employment opportunities, combined with the influx of approximately 25,000 to 35,000 visitors to the community during the summer festival season, are forces that impede market demand. According to the 2010 census, Laguna Beach had a 16.27% vacancy rate, the highest in Orange County, which is an indicator of lower housing demand. The Countywide vacancy rate was 5.38% in 2010.

9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.

N/A

10. High housing costs burdens.

Laguna Beach has one of the highest land values/housing cost burdens in the County and the State. Due to the built-out nature of the City, and the topographic and locational constraints limiting potential housing and job growth, the community's housing cost burdens are anticipated to remain.

11. Housing needs of farm workers.

N/A - Laguna Beach does not have agricultural land that employs farmworkers.

12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.

Laguna Beach College of Art and Design is a small private college located in Laguna Canyon, which does not currently provide student or faculty housing. The College has been attempting to locate a site near the school to develop student housing; however, constraints of the Laguna Canyon floodplain and unstable hillsides have impeded the identification of a site suitable for student housing.

13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: City of Laguna Hills Subregion: Orange County
Contact Person: Julie Molloy, Senior Planner Phone Number/Email: jmolloy@ci.laguna-hills.ca.us 949-707-2671

Factor	Input
1. Existing and projected job housing balance	As stated in the Orange County Sustainable Communities Strategy, Orange County will create more housing units than employment growth will require: one housing unit per 3.12 Orange County residents by 2020 and one housing unit per 1.50 jobs (one housing unit created for every 0.34 jobs created between 2008 and 2020).
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	N/A.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Because of the built out nature of Laguna Hills, the supply of vacant land suitable for residential development is limited. There are seven (7) vacant parcel located in Nellie Gail, which can accommodate seven (7) above moderate housing units.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	N/A.
5. County policies to preserve agricultural land within an unincorporated area.	N/A.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and	The Urban Village Specific Plan area is where the City anticipates growth, which is near major transit stops and a high quality

opportunities to maximize the use of public transportation and existing transportation infrastructure.	transportation corridor.
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	N/A.
8. The market demand for housing.	The market demand for housing in Laguna Hills is low.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	N/A.
10. High housing costs burdens.	The high cost of land and rising development costs (labor and materials) make it expensive for developers to build affordable housing. These constraints may result in housing that is not affordable to low and moderate income households or may render residential construction economically infeasible for developers.
11. Housing needs of farm workers.	N/A. No land within the City of Laguna Hills is designated for agricultural use.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	N/A.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	Environmental Constraints: Hillsides- The City has special development regulations that apply to all property within the City having a slope gradient of 15% or greater. Flooding- Portions of the City's Open Space- 2 Drainage Facilities District may be located in the flood plain overlay zone established by the Federal

	Emergency Management Administration (FEMA) maps. The City does not allow any permanent building or structure development to occur within a floodplain except those that meet FEMA standards and criteria.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: ____City of Lake Elsinore_____ Subregion: _____WRCOG_____
Contact Person: __Warren Morelion, AICP, Planning Manager_____ Phone Number/Email: (951) 674-3124
wmorelion@lake-elsinore.org

Factor	Input
1. Existing and projected job housing balance	Year Housing Jobs Ratio 2005 12,190 10,508 0.86 Current 2030 94,616 118,792 1.26 Build-out Projection
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	Elsinore Valley Municipal Water District provides water, wastewater, reclaimed water, and sewer services to the City. Their recently adopted Master Plan does not indicate a lack of capacity that precludes development based upon the City's General Plan Update future growth projections.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The City's 2011 Draft Housing Element identifies adequate sites in the jurisdiction that allow for and facilitate construction of housing which meets the City's RHNA requirements. These sites include vacant residentially zoned land; vacant non-residentially zoned sites that allow residential uses, such as mixed use; and underutilized residentially zoned sites that are capable of being developed at a higher density or with greater intensity. Total acres identified = 459 acres, capable of producing 4,898 dwelling units.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	The City has lands appropriately designated for open space, both as recreational amenities to its residents, as well as habitats in compliance with the County's 2003 Multiple Species Habitat Conservation Plan. The State Department of Conservation, Division of Mines and Geology, has identified mineral resources within the City's jurisdiction, which have been extracted for local construction since 1982. There are no farmlands in the City protected by Williamson Act contracts.

5. County policies to preserve agricultural land within an unincorporated area.	County policies regarding agricultural land in unincorporated areas do not affect City development projections.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	In its 2011 General Plan Update, the City has revised its Land Use Plan to allow for and increase the amount of mixed-use, high density, infill and transit-oriented development. Additionally, with the concurrent adoption of the Downtown Master Plan, the City intends to highly urbanize its historic core, and locate a high-speed rail service depot at the core's entrance on Main Street.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	A review of the assisted housing inventory maintained by HUD indicates that one assisted multi-family complex is subject to expiration of affordability restrictions. The remaining multi-family developments with affordable units in the City maintain a percentage of affordable units that are subject to affordability covenants, which will ensure continued affordability. None of the seven subsidized properties in the City is owned by a non-profit, increasing the eventual risk of conversion to market rate. The Lakeside Apartments and Broadstone River's Edge Apartments both have Redevelopment Agency restrictions requiring a percentage of the units be reserved for low and moderate income levels. The Lakeview Apartments and the RDA have renegotiated terms to rehabilitate the affordable housing units within the project and renew the contract to restrict units to affordable housing. The affordable housing income restrictions will be in place for a minimum of 55 years.
8. The market demand for housing.	The cost of land in the City and surrounding cities has risen substantially over the past decade due to a decrease in the availability of vacant or otherwise developable land in the Inland Empire region. The high cost of land is a contributing factor to the lack of affordable housing in Southern California.

	However, issuance of building permits has stagnated in the most recent three years, similar to adjacent cities and to the nation as a whole. This significant downturn and the large level of foreclosures are expected to continue dampening the housing market in Southern California.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	The City does not have such an agreement with the County.
10. High housing costs burdens.	Housing cost burdens occur when housing costs increase faster than household income. Overall, more renting households in the City experience these burdens than similar type households that own their homes. Households experiencing greater than a 30% cost burden is 41.6% of renters and 36.6% of owners; households experiencing greater than a 50% cost burden is 18.1% of renters and 14.3% of owners.
11. Housing needs of farm workers.	The City does not have housing needs for farm workers.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	The City does not yet have housing needs for students. However, the proposed Alberhill Specific Plan includes a university campus and adjacent housing opportunities at the west end of the City.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	Not applicable.

Lancaster - Local Planning Factors

As part of the development of an Integrated Growth Forecast, SCAG seeks input from jurisdictions on local planning factors that may affect their forecasted household growth and distribution. These local planning factors are not determined by municipal ordinances or policies. Input received from jurisdictions are considered and incorporated into the Integrated Growth Forecast that is developed for the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), and Regional Housing Needs Assessment (RHNA).

During the development of the 2007 RHNA, SCAG collected and incorporated local planning factor information into the final methodology, which now serves as a starting point for the 2012 SCS, RTP, and RHNA. Currently SCAG is seeking additional input that was not included during the development of the 2007 Integrated Growth Forecast.

Planning factors that may affect a jurisdiction's forecasted household growth are listed below. If your jurisdiction has local planning conditions that have changed since the 2007 survey, please submit the information in the "Input" boxes below.

The input received will be considered for the development of the RTP and SCS, and in addition, will serve as the basis for the AB 2158 factor survey required for the development of the RHNA methodology in April 2012, per Government Code Section 65584.04 (d).

Thank you for your time and assistance! Please do not hesitate to contact Ma'Ayn Johnson at johnson@scag.ca.gov or (213) 236-1975 should you have any questions regarding this survey.

Factor	Input
1. Existing and projected job housing balance	SCAG's original forecast predicted a worsening jobs/housing balance for the City between now and 2035. This has since been revised to indicate that residential growth will only occur as employment rises, maintaining the same ratio (.87) until 2035.

2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	Much of the City area is served by Los Angeles County Waterworks District No. 40. They have not issued will serve letters for water service for most new projects for several years. They are currently preparing a revised Urban Water Management Plan that will hopefully provide the basis for a more complete understanding of water supply, existing commitments, and future capacity. This situation will affect long-term development within the City.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	City's revised General Plan, adopted in July 2009, designates specific areas of the City's urban core for mixed-use, higher density development. In many cases, this will involve infill projects where infrastructure currently exists. A total of approximately 1,500 acres is designated as "mixed use". Lancaster's downtown area is already developing as a mixed-use area, with a combination of new housing, retail, and other commercial uses.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	N/A
5. County policies to preserve agricultural land within an unincorporated area.	N/A
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	N/A

7. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	N/A
8. The market demand for housing.	See response under Item 1.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	N/A
10. High housing costs burdens.	N/A
11. Housing needs of farm workers.	N/A
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	N/A
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	N/A

Lawndale Local Planning Factors

Factor	Input
1. Existing and projected job housing balance	0.59 for 2008; 0.61 for 2020; 0.61 for 2035
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	For the recent Housing Element cycle 2008-2014, it was determined that both the City's sewer and water capacity were adequate to accommodate the City's regional housing needs.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The City of Lawndale is severely constrained for future development due to several factors including: built-out character, high population density (26.5 persons/acre), narrow street widths, small lot sizes, and fragmented ownership.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	None
5. County policies to preserve agricultural land within an unincorporated area.	There is no agricultural land within the City.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Not known/unclear

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions	None
8. The market demand for housing.	New housing construction is down sharply from its high in 2005; housing sales have trended down more gradually over the same period; rental demand remains steady.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	Not applicable
10. High housing costs burdens.	Although the price of land and the costs to build have fallen since the onset of the economic downturn, these variables are still relatively high. Furthermore, due to the small, infill sites, developers are often restricted to fewer units and cannot take advantage of economies of scale.
11. Housing needs of farm workers.	Not applicable
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	There are no universities located within the City's jurisdiction or immediate proximity.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	No households left the City. In fact, only 66 were demolished between 2001-2011 and 185 new units were constructed. Almost all of our construction is single family homes being demolished to build multi-unit condominiums on the same lot. Less common, but not insignificant are the homes built as second units on lots where there is already 1 home.

City of Lawndale
Los Angeles
Perry A. Banner
Community Development Manager
Community Development
pbanner@lawndalecity.org
(310) 973-3206
14717 Burin Avenue, Lawndale, CA 90260

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: _____Lomita/Los Angeles_____ Subregion: _____Southbay_____
Contact Person: _____Alicia Heideman_____ Phone Number/Email: 310-325-7110 x122

Factor	Input
1. Existing and projected job housing balance	The city is mostly residential with all commercial centered along three major arterials. I do not see this changing in the future. Our commercial lots are not very deep and back up to residential so the only commercial that can be accommodated are smaller retail and office jobs as opposed to large employment centers.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	the City's sewer and water lines are very old. This is a barrier to new development since the builder has the burden of upgrading the entire street to serve their project
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	As a built out city we have limited suitable land and limited under utilized land as well. We would not want to convert our limited commercial to residential as this would only further exasperate the job-housing balance.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	NA
5. County policies to preserve agricultural land within an unincorporated area.	NA

6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The city would like to see public infrastructure maximized

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	None
8. The market demand for housing.	average
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	No input
10. High housing costs burdens.	I believe the costs of building is a substantial barrier to affordable/market rate housing.
11. Housing needs of farm workers.	NA
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	NA
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	

Southern California Association of Governments

Local Plannign Factors Survey ("AB 2158 Factors")

Per Government Code Sections 65584.04(b)(1) and (d)

Long Beach

City/County

Subregion

Contact Person

Phone Number/Email

Factor	Input
1. Existing and projected job housing balance	.89 jobs per housing unit in May of 2011. We have been steadily moving in a direction away from jobs. We need to better improve the local economic situation for our residents. Immediate projections for jobs are nto encouraging.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	N/A
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities	Less than 1% of land is undeveloped. Underdeveloped/underutilized land and infill with higher densities is what remains.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	we have lands protected by the State Coastal Act and State Lands Commission in State Tidelands
5. County policies to preserve agricultural land within an unincorporated area	N/A
6. The distribution of household growth asssumed for purposes of a comparable period of regional transportation plans and opportunites to maximize the use of public transportation and existing transportation infrastructure.	Without Redevelopment Agency assistance - it is less feasible that Long Beach Boulevard - our Blue Line MTA route - will revelope to its full TOD/housing potential in the near term/foreseeable future.
7. The loss of low-income housing units in assisted housing development due to contract expirations or termination of use restrictions.	According to our Housing Element, there are 22 housing developments containing 2,228 units that are at- risk to conversion to market rate.
8. The market demand for housing.	Demand for "upscale' rental units in the downtown and southeast Long Beach.

9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	n/a
10. High housing costs burdens.	n/a
11. Housing needs of farm workers.	n/a
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Long Beach needs to plan for student housing for Long Beach State students.
13. Other factors beyond those found in Government Code 65584.04(d). Suggestions are welcome.	Lack of population growth. Lack of jobs. Economic recession. Slow economy

Local Planning Factors - City of Los Angeles 4/5/11

As part of the development of an Integrated Growth Forecast, SCAG seeks input from jurisdictions on local planning factors that may affect their forecasted household growth and distribution. These local planning factors are not determined by municipal ordinances or policies. Input received from jurisdictions are considered and incorporated into the Integrated Growth Forecast that is developed for the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), and Regional Housing Needs Assessment (RHNA).

During the development of the 2007 RHNA, SCAG collected and incorporated local planning factor information into the final methodology, which now serves as a starting point for the 2012 SCS, RTP, and RHNA. Currently SCAG is seeking additional input that was not included during the development of the 2007 Integrated Growth Forecast.

Planning factors that may affect a jurisdiction's forecasted household growth are listed below. If your jurisdiction has local planning conditions that have changed since the 2007 survey, please submit the information in the "Input" boxes below.

The input received will be considered for the development of the RTP and SCS, and in addition, will serve as the basis for the AB 2158 factor survey required for the development of the RHNA methodology in April 2012, per Government Code Section 65584.04 (d).

Thank you for your time and assistance! Please do not hesitate to contact Ma'Ayn Johnson at johnson@scag.ca.gov or (213) 236-1975 should you have any questions regarding this survey.

Factor	Input
1. Existing and projected job housing balance	no additional input

2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	no additional input
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	no additional input
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	no additional input
5. County policies to preserve agricultural land within an unincorporated area.	no additional input
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Changes to population distribution by Community Plan area to support use of public transportation and existing transportation infrastructure

7. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	same as above
8. The market demand for housing.	To support increased interest in "urban living," changes to population distribution by Community Plan area to support use of public transportation and existing transportation infrastructure, especially near transit centers
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	no additional input
10. High housing costs burdens.	Potential change to parking requiremnt at TOD stations to reduce housing costs.
11. Housing needs of farm workers.	no additional input
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	no additional input
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	Change to population distribution by Community Plan area to support increasing interest in reduced parking supply within TOD housing projects.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

Date Submitted: July 12, 2011
City/County: Malibu
Subregion: Las Virgenes
Contact Person: Stephanie Danner, Senior Planner
Phone Number/Email: (310) 456-2489 x276 / sdanner@malibucity.org

Factor	Input
1. Existing and projected job housing balance	Staff has analyzed the employment data for the City of Malibu as provided by SCAG (data generated by InfoUSA). It was determined that 1,461 jobs were included as being within city limits when in actuality they are located outside of the City. Most namely, the approximately 1,000 jobs at Pepperdine University were attributed to Malibu when the university is actually located in unincorporated Los Angeles County. According to SCAG's Profile for the City of Malibu (May 2011), the total jobs in Malibu in 2010 was 8,197. The 1,461 jobs incorrectly assigned to Malibu result in a margin of error just under 20%. Also per SCAG's Profile, there were 360 new residential building permits issued between 2000 and 2010, accounting for an average of 36 permits for new units per year. However, Census data showed an increase of only 130 households during the decade, an average of 13 per year. The difference between residential 360 permits and 130 new households is attributable to replacement units for housing lost in fires, and vacation homes.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	On September 21, 2010, the State Water Quality Control Board (SWQCB) adopted a resolution amending the State Basin Plan that would prohibit discharges from existing and new septic systems in a large area around Malibu's Civic Center area. The prohibition area encompasses an expansive zone of nearly 550 residences and businesses in Malibu's Civic Center area.

	The prohibition is as follows: • All commercial properties must cease discharge by 2015 • All residential properties must cease discharge by 2019 • No new discharge is allowed from any property in the prohibition boundary By November 5, 2015, for the wastewater discharge of those properties within the boundaries of the Malibu Civic Center Area, the City is responsible for designing and constructing a central wastewater treatment facility. Funding of the wastewater treatment facility is dependent on approval of an assessment district through a vote of affected property owners, therefore there is no assurance at this time that such approval will be forthcoming. Absent the formation of an assessment district and construction of the wastewater treatment facility, no additional construction in the Civic Center area can occur. The Civic Center represents the most suitable location in the city for new housing, and especially high-density housing to accommodate very-low- and low-income households.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Extensive areas within the city are constrained by environmental factors such as steep slopes, flood and fire hazards, and Environmentally Sensitive Habitat Areas (ESHAs). The entire city is located within the Coastal Zone, where residential development is discouraged because it is not a "visitor-serving use" that is given priority under the state Coastal Act. See also Q2 above regarding the limitations on wastewater disposal for both new development and conversion of existing buildings to residential use.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	1. Since the last RHNA cycle, Malibu was legally obligated to adopt a Local Coastal Program (LCP) as written by the California Coastal Commission (CCC) in 2002. The LCP Overlay Maps designate large portions of the City as Environmentally Sensitive Habitat Areas (ESHAs). According to the maps, approximately 5,952 acres within the City are classified as ESHA. The LCP

	includes strict provisions for development on sites which contain or are adjacent to ESHAs, several of which prohibit the subdivision of larger parcels and the limit the maximum size of residential development. A large number of the parcels listed in Malibu's vacant land inventory are designated as ESHAs and therefore their development is limited by the LCP. 2. Large sections of designated State, County and City parklands in Malibu were incorrectly indicated as vacant land on the 2008 Land Use Map prepared by SCAG. This Map designates 763.8 acres as open space and recreation. The City's has reviewed and updated this map to reflect existing conditions (map was provided to SCAG staff on June 2, 2011). The updated map designates 2,672.3 acres as open space and recreation, which accounts for a difference of 1,908.5 acres. None of this land is suitable for residential development.
5. County policies to preserve agricultural land within an unincorporated area.	N/A
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The growth forecast that was the basis for the previous RTP and RHNA significantly overestimated Malibu's realistic growth potential. Extensive documentation has been provided to SCAG in this regard. Please see also Q.1. Further, there is limited public transportation available in the City. The MTA operates the 534 Line which originates at Washington / Fairfax, travels through Santa Monica and extends through Malibu ending at Trancas Canyon Road. This is the only public transportation line in the City. There is no public transportation which goes through Malibu Canyon Road or Kanan Dume Road (leading to the cities in the valley) or to the north of the City (into Ventura County).
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	None

8. The market demand for housing.	SCAG's Profile for Malibu highlights that, as of the 2010 Census, there were 6,864 housing units and 5,267 households; which is a difference of 1,597 units that are not occupied by full-time households. Staff anticipates that many of these additional units, which account for 23 percent of the total units in the City, are used for vacation homes and not permanent residences. The high number of non-permanent residences in the City demonstrates that there is a very low market demand for housing at this time.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	None
10. High housing costs burdens.	Since the last RHNA cycle, the median home value was approximately $1 million. Currently, according to Malibu real estate professionals, the median home value is closer to $2.2 million.
11. Housing needs of farm workers.	N/A
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Pepperdine University is located immediately adjacent to the northern City boundary within unincorporated Los Angeles County. While Pepperdine University provides on-campus housing, a portion of students live offsite within the City of Malibu. The recently approved Campus Life Project includes a project component which will increase living quarters on campus and relocate an additional 468 students onsite. A number of the students living in Malibu may be relocated out of the City and onto campus.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	1. Malibu has a high number of assisted care and other congregate care facilities which should be considered and counted toward the RHNA obligation. 2. The Los Angeles County Fire Department (LACFD) has recently adopted new requirements for the issuance of final approval. New construction projects will not receive final

	approval unless they can show adequate fire flow capacity. Furthermore, the Fire Dept. will no longer accept onsite water tanks to be used as a primary source of water for fire-fighting purposes. The problem with these new requirements is that the majority of remaining vacant properties in the City are located within the mountain canyons. These properties do not have ready access to water lines; therefore, they cannot prove adequate fire flow. The problem has been compounded by the aging water infrastructure regulated by the Los Angeles County Waterworks District 32 ("Waterworks"). In many of the more remote areas of the City, there is no infrastructure currently. In the past, properties in these areas have relied upon wells and/or large water storage tanks to provide water in times of fire. Currently, the LACFD will not issue final approval without Waterworks' sign-off and Waterworks will not issue a Will Serve letter without LACFD approval. The City is in negotiations with both departments, but has not rectified the problems to date.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: _____Menifee_____ Subregion: _____WRCOG_____
Contact Person: ___Lisa Gordon_____ Phone Number/Email: (951) 672-6777
lgordon@cityofmenifee.us

Factor	Input
1. Existing and projected job housing balance	The existing housing balance is 0.9 workers per household and 0.5 jobs per household. The City's goal is to provide a job and housing balance.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	None that would not have been identified in 2007 (Septic Moratorium in Quail Valley/lack of sewer services).
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	No change from 2007.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	No change from 2007 (Southeast corner of the City within an MSHCP Criteria Cell, but some development possible).
5. County policies to preserve agricultural land within an unincorporated area.	No change from 2007 (Very limited agricultural properties within the City).
6. The distribution of household growth assumed for purposes of	No change from 2007.

a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	No change from 2007.
8. The market demand for housing.	The market demand has gone down for housing since 2007; however, the City of Menifee has issued more building permits than most jurisdictions in the area.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	The City does not have an agreement with the County for this item.
10. High housing costs burdens.	Housing prices have dropped significantly within the City. This would not be a factor.
11. Housing needs of farm workers.	No change from 2007 (Very limited agricultural uses within the City).
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	No change from 2007 (Mt. San Jacinto College located within the City of Menifee).
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	No change from 2007.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors"): July 2011

City/County: City of Mission Viejo/Orange County **Subregion:** OCCOG
Contact Person: Charles Wilson, Community Development Director
Phone Number/Email: 949/470-3029 cwilson@cityofmissionviejo.org

AB 2158 Factors and City of Mission Viejo Input:

1. Existing and Projected Jobs and Housing Relationship:
The Center for Demographic Research at CSU Fullerton conducted a June 2011 update of the Orange County Draft Integrated Forecast, utilizing local input and the latest data from the 2010 Census and the California Employment Development Department (EDD).

Based upon this update, Table 1 illustrates the City of Mission Viejo's existing and projected jobs, and existing and projected households for Year 2010 (Existing), Year 2020 and Year 2035.

The Orange County Sustainable Communities Strategy identifies through its literature research that a healthy relationship between jobs to housing is 1.50 jobs to 1 housing unit. Such a relationship between jobs and housing enables a greater opportunity for a local workforce to be housed in the community in which one works.

Table 1 identifies that the City of Mission Viejo is respectful of maintaining a healthy balance between the jobs created within the city and additional residential development proposed within the city, with a 1.1 to 1.0 relationship between jobs and households at Existing (Year 2010), Year 2020 and Year 2035. This ratio surpasses the "healthy" relationship between jobs and housing of 1.50 to 1.0 jobs to housing relationship, as identified in research.

Table 1: City of Mission Viejo Jobs/Housing Relationship

Variables	Number of Jobs: Mission Viejo	Number of Households: Mission Viejo	Jobs to Household Relationship: Mission Viejo
Year 2010	36,799	33,208	1.11
Year 2020	37,476	33,383	1.12
Year 2035	38,302	33,927	1.13

Table 2 is also provided, which illustrates an overall Orange County relationship between existing and projected jobs and households. Table 2 identifies that Orange County is also establishing and maintaining a good balance between countywide jobs and households with a 1.5 to 1 jobs to households ratio in Year 2010, and a projected 1.6 to 1 jobs to households ratio in Year 2020 and Year 2035.

Table 2: Orange County Jobs/Housing Relationship

Variables	Number of Jobs: Orange County	Number of Households: Orange County	Jobs to Household Relationship: Orange County
Year 2010	1,490,463	992,781	1.50
Year 2020	1,625,972	1,048,679	1.55
Year 2035	1,779,012	1,123,485	1.58

2. Lack of Capacity for Sewer or Water Service:

This AB 2158 factor requires local jurisdictions to identify whether there is any lack of capacity for sewer or water service due to external factors beyond a jurisdiction's control, that could preclude a jurisdiction from providing necessary infrastructure for additional development.

There are currently no known service limitations that would preclude the level of development for the City of Mission Viejo to respond to and implement its 2007 RHNA allocation, or to respond to the implementation of future housing sites that are identified in the Orange County integrated growth forecast for the 2012 Regional Transportation Plan. Developers of the residential sites will nonetheless be required to pay fees or construct public improvements prior to or concurrent with development, and on some sites, will need to address environmental constraints or geotechnical issues as part of the planning and construction processes.

3. Availability of Land Suitable for Urban Development:

This AB 2158 factor responds to:

• the availability of land within a jurisdiction that is suitable for urban development or for conversion to residential use;
• the availability of underutilized land; and,
• opportunities for infill development and increased residential densities.

The City of Mission Viejo has provided to SCAG – both in its land use map inventories and in its local input growth forecast to the Center for Demographic Research that has been incorporated into the adopted Orange County Projections 2010 Integrated Growth Forecast– a forecast for future residential development that responds to and implements these factors.

Future residential development in the City of Mission Viejo can be characterized as follows:

- all future residential development in the City of Mission Viejo that is incorporated in the Orange County Integrated Growth Forecast, is higher-density multi-family residential (apartments and townhomes), which represent an increase in residential density and a provision of additional housing stock in multi-family residences, from the conventional single-family detached homes that are the predominant dwelling unit type in the City.

- future residential development identified for Mission Viejo in Orange County's Integrated Growth Forecast, is planned for development on in-fill sites within the City, including sites previously developed with non-residential land uses and underutilized sites (a vacant K-Mart site, as an example). Further, all these future residential sites have undergone zoning approvals to allow higher density residential uses.

4. Lands Preserved or Protected from Urban Development under Existing Federal and State Programs:

The City of Mission Viejo has an adopted Conservation and Open Space General Plan Element and Plan, which identify lands within the City that represent its natural resources. According to the City's Conservation Plan, natural resources include riparian corridors, biologically sensitive lands, steep slopes (slopes over 30%), water bodies, and lands containing cultural resources.

In discussions at the SCAG Regional Housing Needs Assessment (RHNA) Subcommittee, representatives have raised, and SCAG staff has responded, that the AB 2158 factor relating to those lands that are preserved or protected from future urban development, is restricted solely to lands protected under federal and state programs.

On April 25, 1994, the City of Mission Viejo City Council adopted Resolution 94-58 approving enrollment in the Coastal Sage Scrub Natural Communities Conservation Planning Program (NCCP) and approving a Memorandum of Agreement with the California Resources Agency, the California Department of Fish and Game, the U.S. Fish and Wildlife Service, the County of Orange and the City of Mission Viejo regarding the preparation of a Natural Community Conservation Plan for the Southern Orange County Subregion of the Coastal Sage Brush Scrub NCCP. This NCCP was created to protect habitat for the California gnatcatcher and other targeted species. A copy of Resolution 94-58 is attached.

The lead agency for preparation of the South Orange County NCCP is the County of Orange, and the City is coordinating with applicable County of Orange staff to obtain an exhibit of those properties in the City of Mission Viejo that are included in the Coastal Sage Scrub NCCP. Upon receipt, the City of Mission Viejo will transmit this supplemental exhibit to SCAG for AB 2158 planning purposes.

5. County Policies to Preserve Agricultural Land within an Unincorporated Area:

This AB 2158 factor does not apply to the City of Mission Viejo.

6. Distribution of Household Growth Assumed for Purposes of a Comparable Period of Regional Transportation Plans and Opportunities to Maximize the Use of Public Transportation and Existing Transportation Infrastructure:

As discussed in Factor 3 above, all future residential development in the City of Mission Viejo that is incorporated in the Orange County Integrated Growth Forecast, is being planned on infill or underutilized sites within the City that have been re-zoned to allow for residential use. Thus, all sites have access to existing transportation infrastructure.

The availability of public transportation on existing arterial streets is under the authority of the Orange County Transportation Authority (OCTA), and the City of Mission Viejo has been impacted by reduced and eliminated bus transit on city arterials due to OCTA's significant funding constraints. Restoration of state and federal transit funding levels is imperative to enable both residential and employment sites in the City of Mission Viejo and throughout the region to have effective access to public transportation options.

7. Loss of Low-Income Housing Units in Assisted Housing Developments:
This AB 2158 factor applies to existing housing projects within a jurisdiction that are at risk of losing their low-income affordability restrictions within the next RHNA planning period.

The inventory of assisted units includes all units that have been assisted under any federal Department of Housing and Urban Development (HUD), state, local and/or other program.

State law requires local governments to analyze the potential of housing developments with affordability assistance to convert to market rate housing. This information is used in establishing quantified objectives for units that can be conserved during the next RHNA planning period.

There are currently four projects with 724 assisted units in Mission Viejo. During the next 10 years, none of these units will be eligible to convert from low-income housing uses, as a result of any termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

Further, according to the California Housing Partnership, there are no other state- or federally-assisted at-risk units in Mission Viejo. Thus, there will be no loss of existing low-income units in assisted housing developments in the City of Mission Viejo during the next RHNA planning period.

8. The Market Demand for Housing
The inventory of residential sites proposed within the City of Mission Viejo are:

a) incorporated in the Orange County Integrated Growth Forecast (Orange County Projections-2010) as approved by the Orange County Council of Governments Board of Directors in January 2011;
b) represent sites that have completed all rezonings to allow for the development of high-density, multi-family residential uses;
c) are incorporated in the City's compliant Housing Element, with said sites approved by the State Housing and Community Development Department; and,
d) reflect an excellent balance between the provision of jobs and the provision of housing, as discussed in Factor #1 herein.

Thus, the sites identified in the City of Mission Viejo for future residential development in the Orange County Integrated Growth Forecast, represent realistic candidate sites for additional housing opportunities. Two of these sites are currently undergoing planning review, and one site is undergoing a Request for Proposal (RFP) process to solicit interest from qualified developers and non-profit corporations to develop affordable housing on the city-owned property.

9. Agreements Between a County and a Cities in a County to Direct Growth Toward Incorporated Areas of the County:
This factor is not applicable to the City of Mission Viejo. There are no such agreements between the City of Mission Viejo and the unincorporated areas of the County of Orange.

10. High Housing Cost Burdens:
This factor will be a component of SCAG's adopted 2012 RHNA methodology, and requires that those jurisdictions which have higher percentages of higher cost housing as compared to its existing countywide median distribution of income households, be further required to share a greater burden in providing a greater percentage of lower cost housing that strives to achieve parity with the countywide median distribution of current income household distribution.

In conjunction with the 2007 RHNA process, the SCAG Regional Council adopted a 110% fair-share allocation that would be applied to a local jurisdiction's total RHNA allocation number. The SCAG RHNA Subcommittee is recommending that this same 110% fair-share allocation be applied to the 2012 RHNA methodology and process. The City of Mission Viejo can support a continuation of the 110% fair-share adjustment factor, provided that the fair-share adjustment factor is applied at the county-level distribution of household income categories (as provided by state statute), and not at the regional level of distribution of household income categories, which is contrary to state statute provisions.

11. Housing Needs of Farm Workers:
According to the 2000 Census, the City of Mission Viejo is not located within a major agricultural area and thus has no significant need for permanent on-site farm worker housing. The City looks forward to the results of the 2010 Census to determine if this need has changed.

12. Housing Generated by the Presence of a Private University or a campus of the CSU or UC within any Member Jurisdiction:
There is not any private university, campus of the California State University, or campus of the University of California, that is located within the City of Mission Viejo, which would require a consideration of additional housing need within the City of Mission Viejo as a result of the existence of such private university or CSU/UC campus. Thus, this AB 2158 factor does not apply to the City of Mission Viejo.

RESOLUTION 94-58

A RESOLUTION OF THE CITY OF MISSION VIEJO CITY COUNCIL APPROVING ENROLLMENT IN THE COASTAL SAGE SCRUB NATURAL COMMUNITIES CONSERVATION PLANNING PROGRAM AND APPROVING A MEMORANDUM OF AGREEMENT RELATING THERETO.

WHEREAS, the coastal sage scrub ("CSS") habitat constitutes an ecological community which supports a diverse assemblage of native California plants and animals, some of which are listed as either endangered, threatened or candidate species under the federal or state Endangered Species Acts; and

WHEREAS, there are approximately 30,000 acres of CSS within the County of Orange, some of which is found within the City of Mission Viejo; and

WHEREAS, the purpose of the CSS Natural Communities Conservation Planning ("NCCP") Program is to provide for regional protection and perpetuation of the natural wildlife diversity found within the CSS habitat while allowing compatible and appropriate development and growth; and

WHEREAS, the City's enrollment in the CSS NCCP Program on a geographically limited basis is the most appropriate method of furthering the purpose of the CSS NCCP Program while complying with existing legal obligations between the City and private landowners within the City; and

WHEREAS, the Memorandum of Agreement attached hereto provides for the City's enrollment in the CSS NCCP Program on such a geographically limited basis; and

WHEREAS, the Planning Commission conducted a noticed public hearing on April 4, 1994, at which time interested persons had an opportunity to testify either in support or opposition of both the City's enrollment in the CSS NCCP Program and the terms of the Memorandum of Agreement; and

WHEREAS, the Planning Commission, after conducting this noticed public hearing and receiving public comment, recommends that the City enroll in the CSS NCCP Program; and

WHEREAS, the public interest would be served by the City's enrollment in the CSS NCCP Program.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MISSION VIEJO HEREBY DOES RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

1. That certain "Memorandum of Agreement By and Among the California Department of Fish and Game, the United States Fish and Wildlife Service, The County of Orange and the City of Mission Viejo Regarding the City of Mission Viejo's Enrollment in the Coastal Sage Scrub Natural Community Conservation Program and Regarding the Preparation of a Natural Community Conservation Plan for the Southern Orange County Subregion of the Coastal Sage Scrub Natural Community Conservation Program" dated as of April 25, 1994 is hereby approved in substantially the form attached hereto as Exhibit A. The Mayor is hereby authorized and directed to execute the Memorandum of Agreement on behalf of the City of Mission Viejo.

2. That the City of Mission Viejo enroll in the CSS NCCP Program on a geographically limited basis as specified by and to the extent of the terms of the attached Memorandum of Agreement;

PASSED AND ADOPTED by the City Council of the City of Mission Viejo at a regular meeting held on the 25th day of April, 1994.

Susan Withrow
Mayor

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Mission Viejo at a regular meeting thereof, held on the 25th day of April, 1994, by the following vote of the Council:

AYES: COUNCILMEMBERS BRETON, CODY, LOWE, WITHROW

NOES: COUNCILMEMBERS NONE

ABSENT: COUNCILMEMBERS CRAYCRAFT

Karen Hadriana for
IVY J. JOSEPH
City Clerk

LAX:89327.1

A94-26

MEMORANDUM OF AGREEMENT

BY AND AMONG

THE CALIFORNIA RESOURCES AGENCY,
THE CALIFORNIA DEPARTMENT OF FISH AND GAME,
THE UNITED STATES FISH AND WILDLIFE SERVICE,
THE COUNTY OF ORANGE AND THE CITY OF MISSION VIEJO

REGARDING THE CITY OF MISSION VIEJO'S
ENROLLMENT IN THE COASTAL SAGE SCRUB
NATURAL COMMUNITY CONSERVATION PROGRAM

AND

REGARDING THE PREPARATION OF A
NATURAL COMMUNITY CONSERVATION PLAN
FOR THE SOUTHERN ORANGE COUNTY SUBREGION
OF THE COASTAL SAGE SCRUB
NATURAL COMMUNITY CONSERVATION PROGRAM

LAX:87535.4

ATTACHMENT 1

MEMORANDUM OF AGREEMENT REGARDING THE CITY OF MISSION VIEJO'S ENROLLMENT IN THE COASTAL SAGE SCRUB NATURAL COMMUNITY CONSERVATION PROGRAM AND REGARDING THE PREPARATION OF A NATURAL COMMUNITY CONSERVATION PLAN FOR THE SOUTHERN ORANGE COUNTY SUBREGION OF THE COASTAL SAGE SCRUB NATURAL COMMUNITY CONSERVATION PROGRAM

THIS MEMORANDUM OF AGREEMENT ("MOA" or "Agreement") dated as of APRIL 25, 1994 is made by and among the CALIFORNIA RESOURCES AGENCY ("Resources Agency"), an agency of the State of California, CALIFORNIA DEPARTMENT OF FISH AND GAME ("CDFG"), a department of the Resources Agency, the UNITED STATES FISH AND WILDLIFE SERVICE ("USFWS"), an agency of the Department of Interior of the United States of America, the COUNTY OF ORANGE ("County"), a political subdivision of the State of California, and the CITY OF MISSION VIEJO, a municipal corporation ("City"). The County and the City may be referred to as "Local Governments" and all of the above-described entities may be referred to collectively as "Parties" and each individually as a "Party."

As to the City, this MOA serves as the City's formal enrollment in the Coastal Sage Scrub Natural Community Conservation Program for the Southern Orange County Subregion. As among the nonfederal signatories to this MOA, this Agreement serves as the "Planning Agreement" described in the Southern California Coastal Sage Scrub Natural Community Conservation Planning Process Guidelines (dated September 1, 1992) (the "Process Guidelines"). This Agreement shall be effective as to all executing Parties upon execution by the Resources Agency, CDFG, USFWS, the County and the City.

1.0 RECITALS.

1.1 The purpose of this Agreement is to enroll the City of Mission Viejo in the Coastal Sage Scrub Natural Community Conservation Program for the Southern Orange County Subregion to the extent such enrollment is consistent with existing legal agreements, obligations and commitments between the City and private landowners within the City.

1.2 Further, the purpose of this Agreement is to establish the guidelines and procedures that will be followed by the Parties in the preparation of a Natural Community Conservation Plan ("NCCP Plan") for the Southern Orange County Subregion of Orange County with regard to the California gnatcatcher and other related Target Species, as described herein.

1.3 The Natural Community Conservation Planning Program ("NCCP Program") is established by California law under the Natural Community Conservation Planning Act of 1991 (Fish & G. Code, § 2800 et seq.) ("NCCP Act"). CDFG is the trustee agency implementing the NCCP Act.

1.4 The purpose of the statewide NCCP Program is to provide for regional protection and perpetuation of natural wildlife diversity while allowing compatible and appropriate development and growth. The NCCP Program intends that these goals be achieved through the development and implementation of Natural Community Conservation Plans. The NCCP Program is designed to provide an alternative to current single species conservation efforts by formulating regional, natural community based habitat protection programs to protect the numerous species inhabiting each of the targeted natural communities. The Parties believe that the shift in focus from single species to natural communities will enhance the effectiveness of ongoing species preservation efforts.

1.5 The coastal sage scrub ("CSS") NCCP Program ("CSS NCCP Program") is the first effort to be undertaken pursuant to the NCCP Act. It is intended to be undertaken as a pilot project to develop a process for accelerated conservation planning at a regional scale, and it is contemplated that the NCCP process for coastal sage scrub may serve as a model for other efforts elsewhere in the State. This planning process is sponsored jointly by the California Resources Agency and CDFG, and conducted in cooperation with USFWS, pursuant to a Memorandum of Understanding between CDFG and USFWS dated December 4, 1991.

1.6 The CSS NCCP Program creates a regional planning and management system designed to protect coastal sage scrub habitat and to reconcile conflicts between habitat protection and new development within Southern California. The study area established for the CSS NCCP Program includes existing coastal sage scrub habitat in portions of five counties, including Orange County. The CSS NCCP Program anticipates that NCCP plans will be prepared for designated planning subregions. This Agreement is intended to establish the planning process for development of an NCCP Plan in the Southern Subregion of the CSS NCCP Program. As among the nonfederal signatories to the MOA, the Agreement serves as the "Planning Agreement" called for in the Process Guidelines.

1.7 USFWS and CDFG have identified a number of mammal, bird, reptile and plant species which utilize coastal sage scrub habitat as species which are candidates for, have been proposed for listing or are listed, pursuant to the Federal Endangered Species Act, 16 U.S.C. sections 1531 et seq. ("ESA") or the California Endangered Species Act, Fish and Game Code sections 2050 et seq. ("CESA"). Among these species are the California gnatcatcher (Polioptila californica californica) the cactus

wren (Campylorhynchus brunneicapillus), and the orange-throated whiptail lizard (Cnemidophorus hyperythrus beldingi).

1.8 As of the date of execution of this Agreement, there are approximately 30,040 acres of large habitat areas in dedicated regional open space and project-committed open space in the Southern Subregion of the County. Previous regional planning efforts to conserve contiguous open space, recreational and wildlife areas, have been conducted to reduce and mitigate the impacts of development, and have been coordinated with regional planning of development to meet housing and employment goals and the infrastructure needed to support those goals. The Parties intend that the NCCP Process be integrated with the regional open space planning which has already taken place to identify and ensure appropriate mitigation for impacts on fish and wildlife, and to promote the conservation of broad-based natural communities and species diversity.

1.9 The Parties recognize the important role public and private partnerships play in protecting and enhancing the habitat and survival of species which are presently unlisted as well as those which are listed or proposed for listing. The Parties acknowledge that Congress recognized this role in conjunction with the 1982 Amendments to the ESA. Congress expressed its intent, (H.R. Rep. No. 97-835, 97th Cong., 2d Sess. 30, 31 (1982) regarding encouraging such partnerships for unlisted, as well as listed species, as follows:

(a) Application to Unlisted Species
"Although the conservation plan is keyed to the permit provisions of the Act which only apply to listed species, the Committee intends that conservation plans may address both listed and unlisted species."

(b) Public Private Partnerships
"To the maximum extent possible, the Secretary should utilize this authority under this provision to encourage creative partnerships between the public and private sectors . . ."

(c) Long-Term Assurance Provided by and for the Habitat Conservation Plan Proponent
"The Secretary, in determining whether to issue a long term permit to carry out the conservation plan should consider the extent to which the conservation plan is likely to enhance the habitat of the listed species or increase the long-term survivability of the species or its ecosystem." . . . . "Permits of 30 or more years duration may be appropriate in order to provide adequate assurance to the

private sector to commit to long-term funding for conservation activities or long-term commitments to restrictions on the use of land."

(d) Reciprocal Assurances to be Provided by the Service
"The Committee intends that the Secretary may utilize this provision to approve conservation plans which provide long-term commitments regarding the conservation of listed as well as unlisted species and long-term assurances to the proponent of the conservation plan that the terms of the plan will be adhered to and that further mitigation requirements will only be imposed in accordance with the terms of the plan. In the event that an unlisted species addressed in an approved conservation plan is subsequently listed pursuant to the Act, no further mitigation requirements should be imposed if the conservation plan addressed the conservation of the species and its habitat as if the species were listed pursuant to the Act."

1.10 The CSS NCCP Program, pursuant to California law, provides a mechanism for the furtherance of the goals of the ESA and CESA with respect to conservation of species. In enacting the NCCP Act, the California Legislature stated the following:

(a) The continuing population growth in California will result in increasing demands for dwindling natural resources and result in the continuing decline of the state's wildlife.

(b) There is a need for broad-based planning to provide for effective protection and conservation of the state's wildlife heritage while continuing to allow appropriate development and growth.

(c) Natural community conservation planning is an effective tool in protecting California's natural diversity while reducing conflicts between protection of the state's wildlife heritage and reasonable use of natural resources for economic development.

(d) Natural community conservation planning promotes coordination and cooperation among public agencies, landowners, and other private interests, provides a mechanism by which landowners and development proponents can effectively participate in the resource conservation planning process, provides a regional planning focus which can effectively address cumulative impact concerns,

minimizes wildlife habitat fragmentation, promotes multi-species management and conservation, provides one option for identifying and ensuring appropriate mitigation for impacts on fish and wildlife, and promotes the conservation of broad based natural communities and species diversity.

(e) Natural community conservation planning can provide for efficient use and protection of natural and economic resources while promoting greater sensitivity to important elements of the state's critical natural diversity.

(f) Natural community conservation planning is an effective planning process which can facilitate early coordination to protect the interest of the state, the federal government, and local public agencies, landowners, and other private parties.

(g) Natural community conservation planning is a mechanism that can provide an early planning framework for proposed development projects within the planning area in order to avoid, minimize, and compensate for project impacts to wildlife.

(h) Natural community conservation planning is consistent with and will support the fish and wildlife management activities of the Department of Fish and Game in its role as the trustee for fish and wildlife within the state.

(i) The purpose of natural community conservation planning is to sustain and restore those species and their habitat identified by the Department of Fish and Game which are necessary to maintain the continued viability of those biological communities impacted by growth and development.

1.11 The parties further recognize, however, that existing legal agreements, obligations and commitments between the City and private landowners within the City necessitate excluding certain properties from the City's enrollment in the CSS NCCP Program and from the terms of this Agreement and the CSS NCCP Program.

1.12 The Parties agree that subject to the requirements of the ESA and CESA in the event that any of the Target Species are listed as a threatened species or an endangered species under the ESA or CESA, or as a candidate species under the CESA, and in the absence of Unforeseen Circumstances, the approved NCCP Plan and Implementing Agreement developed pursuant to this Agreement will be treated as a

Habitat Conservation Plan ("HCP") by USFWS in connection with the issuance of Section 10(a) permits, and will be relied on by USFWS in issuing Section 7 biological opinions; and will be treated as a habitat conservation plan by CDFG in connection with the issuance of Section 2081 Permits, and as the basis for findings and determinations pursuant to Fish and Game Code Section 2090 et seq.

2.0 DEFINITIONS.

2.1 California Endangered Species Act. The "California Endangered Species Act" or "CESA" shall mean the California Endangered Species Act, Fish and Game Code section 2050 et seq.

2.2 California Gnatcatcher. The "California gnatcatcher" or "gnatcatcher" shall mean the California gnatcatcher (Polioptila californica californica), including the eggs and all other life stages thereof.

2.3 Cactus Wren. "Cactus wren" shall mean the coastal population of the cactus wren (Campylorhynchus brunneicapillus), including the eggs and all other life stages thereof.

2.4 Orange-Throated Whiptail Lizard. "Orange-throated whiptail lizard" shall mean the orange-throated whiptail lizard (Cnemidophorus hyperythrus beldingi) including the eggs and all other life stages thereof.

2.5 Conservation Representatives. "Conservation representatives" shall mean representatives of national and local environmental groups.

2.6 Southern Orange County Subregion. The "Southern Orange County Subregion" as generally shown in Exhibit A, attached hereto, refers to the Southern Orange County subregion of the CSS NCCP Program within Orange County. This Agreement is intended to establish the planning process leading to an NCCP Plan covering the Southern Orange County Subregion.

2.7 CESA Candidate Species. "CESA Candidate Species" shall mean those species listed as candidates for listing as endangered or threatened pursuant to Fish and Game Code section 2074.2.

2.8 CSS Species. "CSS Species" shall mean those species other than the Target Species, associated with coastal sage scrub habitat, including but not limited to those species identified by the Scientific Review Panel ("SRP") as associated with coastal sage scrub habitat. CSS Species will be identified in each subregional NCCP Plan.

2.9 Endangered Species Act. "Endangered Species Act" or "ESA" shall mean the Federal Endangered Species Act of 1973, as amended, 16 U.S.C. section 1531 et seq.

2.10 Habitat. "Habitat" shall mean the area occupied by or suitable for occupation by particular wildlife species. Areas capable of restoration may be considered habitat for Target Species, for purposes of mitigation.

2.11 HCP. "HCP" shall mean a Habitat Conservation Plan pursuant to section 10 of the ESA.

2.12 AHCP. "AHCP" shall mean an Advance Habitat Conservation Plan.

2.13 NCCP Plan. "NCCP Plan" shall mean the plan for conservation of the coastal sage scrub natural community in the Southern Orange County Subregion, with special emphasis on the Target Species, prepared pursuant to this Agreement. The NCCP Plan shall be developed to meet the requirements for issuance of a section 10(a) permit under the ESA and a section 2081 permit under CESA. The NCCP Plan shall be deemed to be an Advance Habitat Conservation Plan and HCP covering the Target Species for purposes of the ESA.

2.14 Planned Activities. "Planned Activities" shall mean the development of planned communities and major regional infrastructure improvements, including development of certain transportation corridors, as well as other development activities within the Southern Orange County Subregion as physically delineated or evaluated in the NCCP Plan.

2.15 Proposed Listing. "Proposed listing" shall mean the proposed listing by USFWS of one or more of the Target Species as either an "endangered species" or a threatened species," the proposed designation of the habitat of such Target Species as "critical habitat" pursuant to the ESA, or the proposal to list a Target Species as "endangered" or "threatened", or to designate a species as a CESA Candidate Species by the California Fish and Game Commission pursuant to CESA.

2.16 Section 10(a) Permit. "Section 10(a) Permit" means any permit issued pursuant to section 10(a)(1)(B) of the ESA to permit incidental takings of endangered species or threatened species which may occurs a result of the Planned Activities.

2.17 Section 2081 Permit. "Section 2081 Permit" means any permit issued by CDFG pursuant to the CESA to authorize the take of endangered species or threatened species or CESA Candidate Species which may occur as a result of the Planned Activities.

2.18 Taking. "taking" or "take" shall have the same meaning as provided in the ESA and 50 C.F.R. § 17.3 with regard to any activities subject to the ESA, and shall have the same meaning as provided in state law with regard to activities subject to the CESA.

2.19 Target Species. "Target Species" are:

a. California gnatcatcher (Polioptila california californica;

b. Cactus wren (Campylorhynchus brunneicapillus);

c. Orange-throated whiptail lizard (Cnemidophorus hyperythrus beldingi).

These species are to be the focus of conservation planning efforts leading to a NCCP Plan for the Southern Orange County Subregion and shall be treated in the NCCP Plan as if they were listed as an endangered species with regard to any NCCP Plan to which section 5.0 shall apply. In the sole discretion of the Local Governments, the NCCP Plan for the Southern Orange County Subregion may identify additional species as Target Species. Addressing the conservation needs of the Target Species is anticipated to provide significant protection for the coastal sage scrub natural community in general.

2.20 Unforeseen Circumstances. "Unforeseen Circumstances" shall mean (i) a significant adverse change in (A) the population of a Target Species, (B) the habitat and other biological resources of the Southern Orange County subregion, or (C) the anticipated impacts of the Planned Activities or in other factors upon which the NCCP Plan/HCP is based, or (ii) any significant new or additional information relevant to an NCCP Plan/HCP (including information presented during a public comment period on a permit application or proposed rule) that was not anticipated by the Parties at the time the NCCP Plan/HCP was approved and that would likely result in a significant adverse change in (A), (B) or (C) above. The NCCP Plan/HCP will identify significant adverse changes which are anticipated, both in the long and short term. The existence of Unforeseen Circumstances shall be established in accordance with section 5.10 until or unless modified in an approved Implementing Agreement.

3.0 SCOPE OF ENROLLMENT.

3.1 The City's enrollment in the CSS NCCP Program and the terms of this Agreement and the CSS NCCP Program shall apply to all real property within the City's jurisdiction except those parcels described in Exhibit A, which is attached hereto and incorporated by this reference into the terms of this Agreement. The parcels described

in Exhibit A shall be excluded from the City's enrollment in the CSS NCCP Program and from any and all terms of this Agreement, and shall not be subject to the CSS NCCP Program.

3.2 It is the parties' intention that the real property excluded from the City's enrollment pursuant to Section 3.1 above shall not be affected in any respect by virtue of the City's enrollment in the CSS NCCP Program. Therefore, exclusion of any real property from the City's enrollment in the CSS NCCP Program and from the terms of this Agreement pursuant to section 3.1 shall not be deemed to waive the application or preclude enforcement of federal, state or local laws which may apply to such property to the extent and in the manner that such laws would have applied to or been enforced against such excluded real property had the City not enrolled in the CSS NCCP Program.

4.0 RESPONSIBILITIES AND PROCEDURES FOR DEVELOPMENT AND APPROVAL OF THE PLAN.

4.1 Project Coordinators. Each party shall designate a Project Coordinator to monitor the implementation of this Agreement and to coordinate communication among the Parties during the NCCP Process. Each party shall notify each other party of their respective Project Coordinators in writing within fourteen (14) days of the effective date of this Agreement.

4.2 Biological Data.

4.2.1 The parties understand that the Secretary of The Resources Agency of the State of California has convened a Scientific Review Panel ("SRP"). The SRP will review and evaluate existing information regarding the biology, conservation, and protection of Target Species and will develop recommended standards necessary for the conservation and protection of these Target Species throughout the CSS study area. These recommendations will encompass conservation guidelines for the CSS natural community throughout the study area.

4.2.2 Information and analysis undertaken by the SRP shall be presumed to constitute the best information available unless further credible analysis or investigation show the contrary.

4.3 Preparation of the NCCP Plan and Environmental Documentation.

4.3.1 The NCCP Plan/HCP will be prepared in conjunction with environmental documentation pursuant to the California Environmental Quality Act ("CEQA") and the National Environmental Policy Act ("NEPA"). The Parties intend that

public review of the NCCP Plan/HCP and the CEQA and NEPA documentation will occur simultaneously through the public review process described below in section 4.3.7 and section 4.4. It is contemplated that the NCCP Plan/HCP, the EIR, and the EIS, will be prepared as a single integrated document ("NCCP Plan/EIR/EIS"). If the NCCP Program is certified pursuant to Public Resources Code Section 21080.5, the NCCP Plan shall satisfy the requirements of Section 21080.5 regarding the preparation of a CEQA environmental document.

4.3.2 The NCCP Plan/HCP shall treat the Target Species in the Southern Orange County Subregion as though they were listed as "endangered species" under the ESA and CESA for the purposes of developing conservation measures and proposed takings of the Target Species. The Draft NCCP Plan/HCP for the Southern Orange County Subregion will address the requirements of both the CESA and the ESA.

4.3.3 The NCCP Plan/HCP shall be prepared in a manner consistent with the provisions of the Process Guidelines. Consistent with the habitat conservation planning requirements for listed species contained in section 10(a)(2)(A) of the ESA, 50 C.F.R. § 17.22(b) and 50 C.F.R. § 17.32(b) the Draft NCCP Plan/HCP shall specify the habitat requirements for the Target Species, the impacts likely to result from the proposed taking of one or more Target Species, the measures that will be undertaken to monitor, minimize and mitigate for such impacts, the funding that will be made available to undertake such measures, the procedures to address Unforeseen Circumstances, identification of funding mechanisms and other assurances that the NCCP Plan/HCP will be carried out, and additional measures that the CDFG or USFWS may require as necessary or appropriate. The Draft NCCP Plan/HCP shall include provisions governing the amendment of the NCCP Plan/HCP shall include provisions governing the amendment of the NCCP Plan/HCP shall include provisions governing the amendment of the NCCP Plan/HCP.

4.3.4 The County shall act as Lead Agency for the development of the NCCP Plan/HCP and for preparation of environmental documentation pursuant to CEQA. The Parties acknowledge that the County is appropriately the Lead Agency for preparation of the NCCP Plan/EIR because of the need for county-wide planning and coordination, and because the County will have the greatest responsibility for supervising the NCCP Plan. CDFG shall act as a Responsible Agency as well as a Trustee Agency under CEQA. The City shall be a Responsible Agency under CEQA, and shall be consulted in the preparation of the NCCP Plan/EIR, and at a minimum, shall have the opportunities for comment described in section 3.4.

4.3.5 USFWS shall be responsible for compliance with NEPA in connection with the NCCP Plan/HCP. The County shall act as the local co-lead agency

for compliance with NEPA pursuant to 40 C.F.R. § 1506.2(c). To the maximum extent practicable, USFWS will coordinate its obligations under NEPA with corresponding state and local obligations under CEQA and the NCCP Act. Coordination is expected to include the following:

a. completion of a joint EIR/EIS;

b. joint conduct of "scoping" meetings, public hearings and participation in other joint NEPA/CEQA activities;

c. the joint EIR/EIS shall be prepared and funded in conjunction with the NCCP Plan/HCP.

4.3.6 Pursuant to Fish and Game Code section 2840, CDFG shall be compensated for costs incurred in participating in the planning process and reviewing the NCCP Plan. The terms of CDFG compensation shall be set forth in a separate compensation agreement.

4.3.7 A schedule for preparation and distribution for review of the NCCP Plan/HCP and associated environmental documentation, consistent with this Agreement, shall be prepared by the Parties ("NCCP Schedule"). The Parties agree to use their best efforts to comply with the NCCP Schedule. The Parties acknowledge that regular discussions will be convened with conservation representatives in addition to the mandated public involvement procedures required by CEQA and NEPA to solicit their views on the plans and participation in the process. Discussions required by this section are intended to occur concurrent with ongoing review/consultation among Parties to this Agreement.

4.4 Review and Approval of the NCCP Plan/HCP and Environmental Documentation.

4.4.1 The Preliminary Draft NCCP Plan/HCP and associated preliminary draft environmental documentation shall be prepared by a consultant selected by the Parties, consistent with CEQA and NEPA (40 C.F.R. § 1506.5) requirements. The Parties acknowledge that the City does not have primary responsibility for preparing the NCCP Plan/HCP. The County and USFWS, as co-lead agencies, shall independently review, analyze and supervise the preparation of the CEQA and NEPA documentation before circulating the Plan and environmental document for public review. It is the intent of sections 4.3.7, 4.4.1, 4.4.2, 4.4.3 and 4.4.4 to establish an efficient ongoing process of consultation and coordination between the Parties and

conservation representatives with regard to the preparation of the NCCP Plan/HCP and associated environmental documentation.

4.4.2 The consultant shall submit an outline for a Draft NCCP Plan/HCP to USFWS and the County for review and comments prior to initiation of the CEQA and NEPA public review processes. As soon as possible after submission of such outline, the County and USFWS shall complete review of the outline and determine whether it is sufficiently detailed to justify commencement of the "scoping" phase of the environmental review process pursuant to NEPA and CEQA. For the purposes of this section and section 4.4.3, the outline will be "sufficiently detailed to justify commencement of the scoping phase" if the outline is adequate to serve as the project description for a Notice of Intent pursuant to 40 C.F.R. § 1508.22 and a Notice of Preparation pursuant to 14 C.C.R. § 15082. If the USFWS concludes that the outline is sufficiently detailed to justify commencement of the "scoping" phase of the environmental review process, then USFWS shall so advise the County in writing and the County, in cooperation with USFWS, will initiate the joint scoping phase of the environmental review process. USFWS shall publish a Notice of Intent, in accordance with the Department of the Interior NEPA regulations, as soon as possible after advising the County that the outline is complete. The County shall circulate the Notice of Preparation pursuant to 14 C.C.R. § 15082.

4.4.3 If USFWS determines that the outline for a Draft NCCP Plan/HCP is not sufficiently complete under the ESA to justify commencement of the "scoping" phase of the environmental review process, USFWS shall provide the consultant with written comments and recommendations for changes necessary or appropriate under the ESA. The consultant will revise the outline consistent with USFWS comments, and, if requested by USFWS, submit a revised outline to USFWS. If a revised outline is submitted to USFWS, the parties shall repeat the process described in sections 4.4.2 and 4.4.3 until USFWS determines that the outline is sufficiently detailed to justify commencement of the "scoping" phase. Any comments on a revised outline shall address the provisions of the revised outline regarding issues identified in the initial USFWS comments. USFWS shall use their best efforts to raise all significant issues to be considered in the NCCP Plan/HCP during the process in order to ensure that such issues can be efficiently addressed in the preparation of the Draft NCCP Plan/HCP. Nothing in section 4.4.2 or 4.4.3, however, is intended to limit comments by the USFWS and CDFG on the NCCP Plan/HCP during the public review process.

4.4.4 The selected consultant shall develop a Preliminary Draft NCCP Plan/HCP and EIR/EIS ("Preliminary Draft"). The Preliminary Draft shall be circulated to all Parties for review. Comments on the Preliminary Draft shall be submitted to the consultant as soon as possible after the circulation of the Preliminary Draft. The Parties should focus comments on aspects of the Preliminary Draft affecting their

property or jurisdiction. The County, as CEQA Lead Agency, has the responsibility to independently review and approve the Preliminary Draft NCCP Plan and has the sole authority to determine the form and content of the Draft and Final NCCP Plan and EIR.

4.4.5 As soon as possible after review of the Preliminary Draft, USFWS shall determine whether the document satisfies applicable NEPA requirements for circulation to the public as a Draft EIS. USFWS, as NEPA Lead Agency, has the responsibility to independently review and approve the EIS, and has sole authority for the content and scope of the EIS. If USFWS concludes that the Preliminary Draft is sufficiently complete to justify release pursuant to NEPA, then USFWS shall so advise the County in writing. USFWS shall publish notice of the availability of the Draft NCCP Plan/HCP/EIR/EIS in the Federal Register as soon as possible after advising the County that the Preliminary Draft is complete. Following receipt of USFWS approval, and publication in the Federal Register, the County and USFWS will circulate a Draft NCCP Plan/HCP/EIR/EIS for a public review period of sixty (60) days, pursuant to CEQA and NEPA.

4.4.6 If USFWS determines that the Preliminary Draft is not sufficiently complete to justify circulation as a Draft EIS, USFWS shall provide the consultant with changes necessary or appropriate under NEPA. The consultant, in consultation with the Parties, shall revise the Preliminary Draft, and if requested by USFWS, submit a revised Preliminary Draft to USFWS for review pursuant to NEPA. If a revised Preliminary Draft is submitted to USFWS, the Parties shall repeat the process described in sections 4.4.5 and 4.4.6 until USFWS determines that the document meets NEPA requirements for circulation as a Draft EIS. Any comments on a revised Preliminary Draft shall address the provisions of the revised Preliminary Draft regarding issues identified in the initial USFWS comments. The USFWS shall use its best efforts to insure that the period for review and approval of the Preliminary Draft does not exceed ninety (90) days from the submission of the initial Preliminary Draft to the USFWS.

4.4.7 Following the close of the public comment period pursuant to CEQA and NEPA, responses to public comments shall be prepared. As expeditiously as possible thereafter, the County shall finalize the EIR and adopt the NCCP Plan.

4.4.8 As expeditiously as possible after the preparation of responses to public comments, the USFWS shall publish a Notice of Availability of the Final EIS in the Federal Register. USFWS shall prepare a draft Record of Decision ("ROD") pursuant to 40 C.F.R. 1505.2, and draft biological opinion ("BO") and shall submit the draft BO to the County for review and comment. The USFWS shall make a decision on the proposed action, and shall issue the Record of Decision as soon as practicable

after the expiration of the thirty day waiting period following publication of the Notice of Availability in the Federal Register.

4.4.9 The Parties acknowledge that the EIR and EIS may be completed separately due to the various requirements of CEQA and NEPA. The County, as the CEQA Lead Agency, has the sole discretion and authority to adopt the NCCP Plan. The USFWS has sole authority to approve the NCCP Plan as an HCP or Advance HCP in accordance with section 10(a) of the ESA and its implementing regulations.

4.4.10 Concurrent with the approval of the NCCP Plan and the Final EIR and Final EIS, one or more of the Parties may enter into an Implementing Agreement with USFWS and CDFG, consistent with the Process Guidelines, specifying all terms and conditions of activities under the NCCP Plan/HCP and the rights and obligations of the Parties to the Implementing Agreement. The execution of the Implementing Agreement shall constitute the formal approval of the NCCP Plan by the City and CDFG. Issuance of a Section 10(a) Permit incorporating an NCCP Plan/HCP, including an Implementing Agreement, shall constitute the formal approval by USFWS. If no Target Species has been listed by USFWS as an endangered species or threatened species, execution by USFWS of an Implementing Agreement shall constitute formal approval of an AHCP. The Implementing Agreement will become effective as to any party to the Implementing Agreement upon execution by the CDFG, the USFWS, the County and the City. The Parties recognize that regular monitoring activities will be included as part of the Implementing Agreement, and appropriate mechanisms to insure funding of the NCCP Plan/HCP will be included as part of the Implementing Agreement. The Implementing Agreement will be signed by those parties necessary to establish an effective HCP or AHCP.

4.4.11 In reviewing and approving the NCCP Plan/HCP, CDFG shall employ the SRP conservation principles concerning CSS conservation, habitat needs, species distribution and abundance. CDFG shall also review and approve the NCCP Plan in accordance with the purposes and requirements of the CESA, including the provisions of Fish and Game Code section 2081.

4.4.12 In reviewing and approving the NCCP Plan/HCP, USFWS shall apply the provisions of section 10(a) of the ESA, and shall employ, consistent with section 4.2.2., the SRP conservation principles concerning CSS conservation, habitat needs, species distribution and abundance, and other biological considerations, and shall make findings with respect to whether the NCCP Plan/HCP meets the requirements for a habitat conservation plan pursuant to section 10(a) of the ESA.

5.0 EFFECT OF PLAN WITH RESPECT TO SPECIES LISTED OR PROPOSED FOR LISTING.

Notwithstanding any other provision in this MOA, this MOA is subject to and shall be carried out in accordance with the ESA, the CESA, or any other applicable federal or state law or regulation.

5.1 Consideration of NCCP Plan in USFWS Decisions. In the absence of Unforeseen Circumstances as defined in section 2.20 and 5.10 of this Agreement, and provided an Implementing Agreement has been executed to implement the NCCP Plan/HCP in the Southern Orange County Subregion, USFWS shall (i) consider the NCCP Plan/HCP in any future determinations by the USFWS with regard to the listing of one or more of the Target Species as an endangered species or threatened species, (ii) consider that the satisfactory implementation of the NCCP Plan/HCP and Implementing Agreement will adequately provide for the conservation and protection of the Target Species and their habitats in the Plan area, and regard that the areas included in the approved NCCP Plan/HCP do not require further special management considerations or protection, and (iii) not prescribe any additional mitigation, enhancement or compensation measures pursuant to the ESA, or other certain statutes specifically addressed and provided for in the NCCP Plan/HCP, with regard to the Planned Activities for the conservation or protection of the Target Species or their habitat.

5.2 Listing of Target Species Before the NCCP Plan has been Approved by USFWS. If one or more of the Target Species is listed as an endangered species or threatened species pursuant to the ESA before an NCCP Plan/HCP for the Southern Orange County Subregion is approved by the USFWS, one or both of the Local Governments may seek authorization to take such Target Species in the conduct of Planned Activities in accordance with the ESA. A draft NCCP Plan/HCP for the Southern Orange County Subregion may be submitted as a proposed HCP for purposes of section 10(a) of the ESA.

5.3 ESA Listing of Target Species After the NCCP Plan Has Been Approved by USFWS. In the event that one or more of the Target Species is listed as an endangered species or threatened species pursuant to the ESA after the NCCP Plan/HCP for the Southern Orange County Subregion, including an applicable Implementing Agreement, has been approved by USFWS, the NCCP Plan/HCP shall be adequate documentation to support an application for a Section 10(a) Permit to take such Target Species incidental to the Planned Activities, in the absence of Unforeseen Circumstances. In such event, any Party may submit an application for a Section 10(a) Permit, and the USFWS shall treat the approved NCCP Plan/HCP and associated Implementing Agreement as a Draft Habitat Conservation Plan for the Southern Orange

County Subregion which has been prepared in compliance with section 10(a) of the ESA and, subject to 40 C.F.R. § 1502.9(c), shall treat the NCCP Plan/HCP/EIR/EIS as a final EIS regarding the issuance of the Section 10(a) Permit as authorized by 40 C.F.R. § 1506.3(a). USFWS shall publish notice ("Application Notice") of the Section 10(a) Permit application in the Federal Register pursuant to 16 U.S.C. § 1539(c), as soon as possible after the publication of the final rule in the Federal Register listing the Target Species as an endangered species or threatened species. The USFWS shall, after public review and comment and a determination that all biological and procedural requirements have been met, issue a Section 10(a) Permit on the basis of the NCCP Plan/HCP and Implementing Agreement authorizing incidental takings of the listed species in accordance with the NCCP Plan/HCP as soon as possible after publication of the Application Notice in the Federal Register. Unless the USFWS makes a determination that there are Unforeseen Circumstances as provided in section 2.20 and 5.10, in any Section 7 Consultation with regard to the issuance of the Section 10(a) Permit the USFWS shall adopt the biological opinion issued pursuant to section 4.4.8 with regard to the approval of the NCCP Plan/HCP and Implementing Agreement as the biological opinion issued pursuant to Section 7(b) of the ESA. In any Section 7 Consultation that may be required with regard to the Planned Activities, subsequent to the approval of the NCCP Plan/HCP and Implementing Agreement, USFWS intends to rely, to the greatest extent feasible, on the biological opinion issued with regard to the approval of the NCCP Plan/HCP and Implementing Agreement.

5.4 Consideration of NCCP Plan in CDFG Decisions. In the absence of Unforeseen Circumstances as defined in section 2.20 and 5.10 of this Agreement, and provided an Implementing Agreement has been executed to implement the NCCP Plan in the Southern Orange County Subregion, CDFG shall (i) consider the NCCP Plan in any future determinations, including but not limited to any recommendations to the California Fish and Game Commission, with regard to the listing of one or more of the Target Species as a CESA Candidate Species, endangered species or threatened species pursuant to the CESA, (ii) consider that the satisfactory implementation of the NCCP Plan and Implementing Agreement will adequately provide for the conservation and protection of the Target Species and their habitats in the Plan Area, and regard that the areas included in the approved NCCP Plan do not require further special management considerations or protection, and (iii) not prescribe any additional mitigation, enhancement or compensation measures pursuant to CESA, or other certain statutes specifically addressed and provided for in the NCCP Plan, with regard to the Planned Activities for the conservation or protection of the Target Species or their habitat.

5.5 Listing of Target Species Before the NCCP Plan Has Been Approved by CDFG. If one or more of the Target Species is listed as a CESA Candidate Species, or as an endangered species or threatened species pursuant to the CESA before an NCCP

Plan for the Southern Orange County Subregion has been approved by CDFG, one or both of the Local Governments may apply for a Section 2081 Permit to take such Target Species incidental to Planned Activities or for an approval pursuant to Fish and Game Code section 2084 ("Section 2084 Approval") to take any such Target Species which are listed as a CESA Candidate Species. A draft NCCP Plan for the Southern Orange County Subregion may be submitted as a proposed habitat management plan for purposes of the Section 2081 Permit application or Section 2084 Approval application.

5.6 Listing of Target Species After the NCCP Plan Has Been Approved By CDFG. Pursuant to Fish and Game Code sections 2825(c), 2830 and 2835, if one or more of the Target Species is listed as a CESA Candidate Species or as an endangered species or threatened species pursuant to the CESA after the NCCP Plan for the Southern Orange County Subregion and associated Implementing Agreement have been approved by CDFG, except where CDFG has made a determination that there are Unforeseen Circumstances as provided in section 2.20 and 5.10, the NCCP Plan may be considered as a habitat management plan under the requirements of the CESA. The CDFG shall issue a Permit substantially in the form of the NCCP Plan to take the Target Species and its habitat within the Plan area pursuant to section 2081 of the California Fish and Game Code. The CDFG shall rely on the NCCP Plan in making any recommendation to the California Fish and Game Commission with regard to Fish and Game Code section 2084. The CDFG shall consider that the satisfactory implementation of an Implementing Agreement and the NCCP Plan will adequately provide for the conservation, protection, restoration, and enhancement of the Target Species and their habitats in the Plan area.

5.7 Future Permits. This section described the intent of the Parties with respect to the effect of an approved NCCP Plan/HCP and Implementing Agreement on future permits described in sections 5.7.1 and 5.7.2. These commitments will be made as part of the Implementing Agreement.

5.7.1 Except where CDFG or USFWS has determined the existence of Unforeseen Circumstances consistent with the provisions of sections 2.20 and 5.10, CDFG or USFWS shall not prescribe, or request of any other agency, any further mitigation, enhancement, or compensation measures pursuant to the ESA or CESA, or other certain statutes specifically addressed and provided for in the NCCP Plan/HCP with regard to the Planned Activities for the conservation or protection of the Target Species or their habitat. It is not the intent of this section to limit informal discussion or recommendations between the Parties with regard to the implementation of the NCCP Plan/HCP. It is the intent of this section to assure that recommendations by USFWS and CDFG, in the context of public agency consideration of Planned Activities,

conform to the mitigation, enhancement and compensation measures identified in an approved NCCP Plan/HCP and Implementing Agreement.

5.7.2 The Parties to this Agreement acknowledge that the Local Governments may also be subject to permit requirements of agencies not parties to this Agreement, and to the permit requirements of Fish and Game Code sections 1601 and 1603. In the absence of Unforeseen Circumstances, participation in the NCCP Plan/HCP shall constitute the full extent of the Mitigation Measures required by USFWS pursuant to the ESA and CDFG pursuant to the CESA, and pursuant to other certain statutes specifically addressed and provided for in the NCCP Plan/HCP for the take of Target Species, or the modification of the habitat of the Target Species, related to the Planned Activities within the Southern Orange County Subregion. In addition, in the event that the NCCP Plan/HCP and Implementing Agreement include commitments by the Local Governments to provide for the conservation or protection of biological resources other than the Target Species and their Habitat (e.g., wetland and riparian areas) the NCCP Plan/HCP and Implementing Agreement may include provisions for the Local Governments to receive appropriate mitigation credit for the particular biological resources addressed in the NCCP Plan/HCP to offset any mitigation requirements that may be imposed by the CDFG or other agencies to provide for the conservation or protection of such other biological resources pursuant to any applicable law.

5.8 Future Environmental Documentation. In issuing any permits or other approvals for any Target Species that is listed as an endangered species or threatened species under the ESA or CESA, or listed as a CESA Candidate Species pursuant to the CESA with regard to Planned Activities, absent Unforeseen Circumstances, and subject to any requirements of CEQA or NEPA (including 40 C.F.R. § 1502.9(c)), USFWS and CDFG shall rely on and shall utilize the EIR/EIS prepared in conjunction with the NCCP Plan/HCP as the CEQA and NEPA environmental document for such permits and approvals. The Local Governments shall rely on and shall utilize the EIR prepared in conjunction with the NCCP Plan/HCP in evaluating future planning decisions, and in issuing any permits or other approvals within the Southern Orange County Subregion with regard to the Planned Activities. The Parties understand and intend that the EIR/EIS prepared in conjunction with the NCCP Plan/HCP will operate as a "program" EIR and EIS pursuant to applicable provisions of the Council on Environmental Quality NEPA regulations (40 C.F.R. § 1500 et seq.), the CEQA Guidelines (14 C.C.R. § 15000 et seq.) and the NCCP Act. Subsequent activities will be examined in light of the program EIR/EIS to determine if additional environmental documentation is required.

5.9 CSS Species. The NCCP Planning Guidelines indicate and the Parties agree that an NCCP Plan/HCP which provides effective conservation measures for the

Target Species should provide significant conservation for other CSS Species. USFWS and CDFG agree that they will consider the NCCP Plan/HCP in any future listing determinations with respect to CSS Species identified in the NCCP Plan/HCP, and, in particular, shall consider the adequacy or inadequacy of the approved NCCP Plan/HCP and Implementing Agreement in protecting CSS Species under 16 U.S.C. 1533(a)(1).

5.10 Identification of Unforeseen Circumstances. In order to establish Unforeseen Circumstances, as defined in section 2.20, USFWS or CDFG shall make a formal written determination that Unforeseen Circumstances have occurred, setting forth the basis for the determination. Upon making such a determination, USFWS or CDFG shall notify the Parties to this Agreement regarding the basis for any determination of Unforeseen Circumstances.

6.0 TERMINATION OF ENROLLMENT; NULLITY.

6.1 The City may terminate its enrollment in the CSS NCCP Program upon 30 days advance notice to the Parties.

6.2 Termination of enrollment pursuant to section 6.1 shall terminate concurrently any and all terms of this Agreement applicable to the City, and any and all obligations and commitments of the City made pursuant to the terms of this Agreement.

6.3 This Agreement shall automatically become null and void, and of no force or effect, ab initio, if for any reason the provisions of Section 3.0 are not valid and fully enforceable in accordance with their terms.

7.0 MISCELLANEOUS PROVISIONS.

7.1 Reservation of Rights. Nothing in this Agreement shall be construed as a waiver of any rights or objections that any of the parties may have with respect to the Proposed Listing of any Target Species, or of any objections to the regulation of activities by CDFG which do not result in take of any species listed pursuant to the CESA as a candidate, threatened or endangered species as the term "take" is defined in California Fish and Game Code section 86. The Local Governments reserve their right to oppose any formal listing or Proposed Listing of any Target Species pursuant to the ESA or CESA. USFWS and CDFG reserve the right to proceed with the listing of any Target Species as an endangered species or threatened species and to carry out all of their responsibilities and duties under the ESA and CESA.

7.2 Notices. Any notices required or permitted to be given under this Agreement shall be in writing and may be given by personal delivery, facsimile or by

Mr. Michael A. Mantell
The Resources Agency
1416 Ninth Street, Suite 1311
Sacramento, California 95814

Mr. Larry Eng
California Department of Fish and Game
1416 Ninth Street
Sacramento, California 95814

Mr. Gail C. Kobetich
U. S. Fish and Wildlife Service
Office of Endangered Species
2800 Cottage Way, Room E-1823
Sacramento, California 95825

Mr. Thomas Matthews
County of Orange
Environmental Management Agency
300 North Flower
Santa Ana, California 92702

Mr. Clinton Sherrod
Director of Community Development
City of Mission Viejo
26522 La Alameda, Suite 190
Mission Viejo, California, 92691

City Attorney, City of Mission Viejo
Burke, Williams & Sorensen
611 West Sixth Street, Suite 2500
Los Angeles, California 90017

7.3 Headings. The subject headings of the sections of this Agreement are provided for convenience only and shall not affect the construction or interpretation of any of the provisions of the Agreement.

7.4 Entire Agreement. This Agreement constitutes the full and complete agreement of the Parties and supersedes any and all prior or contemporaneous written or oral negotiations, correspondence, understandings and agreements between the Parties respecting the subject matter hereof. Except as otherwise provided by the terms of this Agreement, any supplement, modification or amendment to this

or oral negotiations, correspondence, understandings and agreements between the Parties respecting the subject matter hereof. Except as otherwise provided by the terms of this Agreement, any supplement, modification or amendment to this Agreement shall be executed in writing by all Parties. No waiver of any of the provisions of this Agreement shall constitute a waiver of any other provisions. No waiver shall be binding unless executed in writing by the Party making the waiver.

7.5 Assignment. This Agreement is intended to apply to the Parties and their respective successors and assigns.

7.6 Counterparts. This Agreement may be executed in multiple counterparts and each such executed counterpart shall be deemed an original, all of which together shall constitute a single executed Agreement.

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Agreement effective as of the last date set forth below.

Dated: _____, 1994

CALIFORNIA RESOURCES AGENCY, an agency of the State of California

By_____
Title_____

Dated: _____, 1994

CALIFORNIA DEPARTMENT OF FISH AND GAME, a department of The Resources Agency of the State of California

By_____
Title _____

Dated: _____, 1994

UNITED STATES FISH AND WILDLIFE SERVICE, an agency of the Department of Interior of the United States of America

By_____
Title_____

Dated: _____, 1994

COUNTY OF ORANGE, a political subdivision of the State of California

By_____
Title_____

Dated: 4/25/ _____, 1994

CITY OF MISSION VIEJO, a municipal corporation

By Susan Wilhite
Title MAYOR

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: __Monterey Park_____ Subregion: _____
Contact Person: __Samantha Tewasart, Associate Planner_ Phone Number/Email: _(626) 307-1324/stewasart@montereypark.ca.gov

Factor	Input
1. Existing and projected job housing balance	According to the 2000 Census, 24,270 of 60,051 Monterey Park residents were employed. According to the 2010 Census, 24,270 of 60,269 Monterey Park residents are employed. The number of employed residents remained the same, although the population increased by 208 residents. Monterey Park is a built out city and has seen only a modest growth in its housing stock in recent years. The 2000 Census reported 20,209 housing units in Monterey Park and the 2010 Census reported 20,850 housing units in Monterey Park, which indicates a 3 percent increase since 2000. Census data shows that in the past ten years, the number of residents employed has not increased while the number of housing units has increase by 3 percent.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	The City of Monterey Park is already experiencing problems with the antiquated public infrastructure including limited sewer capacity and adequate water pressure and fire flow issues. The City and three other water companies including Southern California Water Company, California Water Services, and San Gabriel Valley Water provide water services to the city. The northeastern and center portion of the City especially, have water main lines that are 4 inches diameter and under. Additionally, water main lines throughout the rest of the city do not have adequate water pressure. The age of these public systems are at maximum capacity and more large-scale developments will

	severely impact the city. The additional cost of upgrading the public infrastructure to accommodate higher residential density will severely increase the construction cost, thus further hampering the dreams of homeownership for low and moderate-income households.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The City of Monterey Park is limited in the medium to high-density areas in that property owners are individually redeveloping their separate lots with new residential uses, typically by replacing single-family dwellings with multiple unit developments. The City lacks the power of eminent domain to consolidate the existing small lots into larger parcels that will accommodate the larger developments. The residents of Monterey Park are longtime homeowners who often prefer to rehabilitate, remodel, or add on to their properties rather than selling.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	There are few Southern California Edison (SCE) properties throughout the City, which are traversed by SEC towers and overhead height voltage lines. Development within this area is extremely difficult if not impossible. The only exception would include land uses that do not involve structures, such as commercial nurseries, community gardens, and parking lots.
5. County policies to preserve agricultural land within an unincorporated area.	The City of Monterey Park is an incorporated area. Therefore, any county policies to preserve agricultural land within an unincorporated area do not apply to the City.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The City of Monterey Park is not located near any public transit systems or light rails to facilitate high-density development. Higher density development is better suited for areas with transit-oriented developments or large-scale commercial areas. The city's main arterials are operating at level of service E or F and any increase of vehicular traffic will further impair accessibility and worsen air quality.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	Seven multi-family housing projects participate in various government assistance programs. Over the next ten years (2008-2018), one assisted project providing a total of 125 affordable units has an expiring Section 8 contract and is at risk of converting to market rate.
8. The market demand for housing.	Although there is a high market demand for housing, the high cost of housing makes it difficult for many people afford housing.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	There are currently no agreements between the City and County to direct growth toward incorporated areas of the county.
10. High housing costs burdens.	According to the 2000 HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, nearly 50 percent of all households in the City of Monterey Park experienced some form of housing problems. The percentage of households that experiences some type of housing problem was greater among renters than owners within all income categories, and for each household type. Renter overpayment is a significant issue in Monterey Park, as in all of the Southern California. Currently, the high housing costs prevents many people from owning and renting properties.
11. Housing needs of farm workers.	According to the 2010 Census, approximately 12 Monterey Park residents were employed in Farming, Forestry and Fishing operations. The group represents substantially less than 1 percent of the City residents' employment base. Monterey Park is an urban community in a metropolitan area, those persons identified has having agricultural jobs are most likely employed at plan nurseries and similar enterprises and thus are not anticipated to have the seasonal housing needs associated with crop-related farm

	worker jobs.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	On South Atlantic Boulevard, East Los Angeles College (ELAC) is the major occupant of the area. A large percentage of the student population is local to the area and takes public transportation from nearby housing. ELAC currently does not offer on- or off-campus housing.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: _City of Moorpark_____ Subregion: __County of Ventura_____
Contact Person: __David A. Bobardt____ Phone Number/Email: ____805.517.6281 __dbobardt@ci.moorpark.ca.us__

Factor	Input
1. Existing and projected job housing balance	2005 -10,130 households and 10,787 jobs equals 1.06- the community is housing rich.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	Not Applicable.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Not Applicable.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	Not Applicable.
5. County policies to preserve agricultural land within an unincorporated area.	A Save Open Space and Agricultural Resources (SOAR) ordinance in place in the City limits land available to urban development to be located within the Moorpark City Urban Restriction Boundary (CURB), which is coterminous with the City boundary, except for one 57-acre parcel within the City that is outside the CURB.

6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The City is a suburban satellite bedroom community of the greater urban areas in the local region with limited transit opportunities. The Metrolink provides service at a local station in the downtown of the community which experiences moderate ridership from local residents.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	Not Applicable
8. The market demand for housing.	While there are 1,309 units approved for construction, market demand is weak. In 2010, only 6 detached units were constructed and 17 attached units constructed.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	The Countywide SOAR ordinance require that any chance in zoning or general plan designations from agriculture or Open Space to urban, requires a vote of County Citizens. Also, the Tierra Rejada Greenbelt agreement between the County, and the cities of Simi Valley, Thousand Oaks and Moorpark intends to preserve a greenbelt buffer within the unincorporated areas between these cities, with the preservation of open space or agricultural land uses within the greenbelt.
10. High housing costs burdens.	Not Applicable.
11. Housing needs of farm workers.	No farms exist within the incorporated City boundary.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	One Community College is located within the incorporated City boundary which serves local commuters and does not necessitate housing.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City of Murrieta/Riverside County
Greg Smith: Associate Planner (951)461-6414 gsmith@murrieta.org

1. 0.55 Jobs housing balance
2. The City of Murrieta is served by four water districts; Rancho California Water District (RCWD), Western Municipal Water District (WMWD), Eastern Municipal Water District (EMWD), and Elsinore Valley Municipal Water District (EVMWW). RCWD and WMWD have several parcels in their districts that are not served. EMWD has an extensive area known as the "keyhole" that is surrounded by their district but not a part of the district, and not served by any other water district. This information is detailed in the EIR for General Plan 2035, recently certified by the Murrieta City Council.
3. A copy of the Draft General Plan 2035 is being provided with this survey. Land Use studies were done for five (5) areas. Three of those areas are in the Redevelopment District and calculations for new residential units and commercial square footage are noted in the Land Use Element of General Plan 2035. Also, table 3-18 in the Land Use Element provides City-wide build out numbers.
4. The City of Murrieta is a permittee for the Western Riverside Multiple Species Habitat Conservation Plan. The city has 8,722 acres in criteria cells and anticipates conservation between 1,580 to 3,200 acres, in order to meet the cell criteria outlined in the Plan. The previous acreage is between the low and high range of the conservation criteria.
5. Not applicable.
6. The City of Murrieta has been close to residential build out for a number of years. The City is evolving from a bedroom community to an urban area. The City of Murrieta has policies that are focused on economic development and development which promotes jobs for area residents.
7. There has been no loss of low-income housing.
8. Prior to the current economic downturn, the City of Murrieta housing prices were considered affordable in relation to the surrounding counties, San Diego, Orange and Los Angeles Counties. The City, like most other local jurisdictions, is seeing a slow recovery of the housing market.
9. In the past four to five years four new cities have incorporated in Riverside County, Wildomar, Menifee, Eastvale and Jurupa Valley.
10. Not applicable
11. Not Applicable
12. The nearest Public Universities are U.C. Riverside and California State University, San Marcos in San Diego County. Neither presents a significant impact to housing needs in the City of Murrieta.
13. No other factors identified.

City of Needles - Local Planning Factors

As part of the development of an Integrated Growth Forecast, SCAG seeks input from jurisdictions on local planning factors that may affect their forecasted household growth and distribution. These local planning factors are not determined by municipal ordinances or policies. Input received from jurisdictions are considered and incorporated into the Integrated Growth Forecast that is developed for the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), and Regional Housing Needs Assessment (RHNA).

During the development of the 2007 RHNA, SCAG collected and incorporated local planning factor information into the final methodology, which now serves as a starting point for the 2012 SCS, RTP, and RHNA. Currently SCAG is seeking additional input that was not included during the development of the 2007 Integrated Growth Forecast.

Planning factors that may affect a jurisdiction's forecasted household growth are listed below. If your jurisdiction has local planning conditions that have changed since the 2007 survey, please submit the information in the "Input" boxes below.

The input received will be considered for the development of the RTP and SCS, and in addition, will serve as the basis for the AB 2158 factor survey required for the development of the RHNA methodology in April 2012, per Government Code Section 65584.04 (d).

Thank you for your time and assistance! Please do not hesitate to contact Ma'Ayn Johnson at johnson@scag.ca.gov or (213) 236-1975 should you have any questions regarding this survey.

Factor	Input
1. Existing and projected job housing balance	Very few jobs within the city; city is typically the largest employer with approx. 50-75 jobs. Other jobs available in Arizona @ casinos - approximately 20-30 min drive. Previously railroad provided large job market.

2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	Property located along the Colorado River currently is not able to access city sewer or water services; waste service is provided via septic systems, with issue of contamination to Colorado River; infrastructure is too expensive to provide. Impact fees started in 2007 to finance sewer/water services; recession has caused significant reduction in impact fees being received to finance the projects.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The city's housing stock is old and in dire need of repair and upgrade, with demolition occurring in the older sections of the city. Land is available but financing infrastructure enhancements to the property is too costly for either the city or developer.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	These types of lands are not available within the City. BLM land surrounds city property.
5. County policies to preserve agricultural land within an unincorporated area.	Unknown if they exist.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The community relies heavily on shopping resources in the state of Arizona, with a large population of seniors and disabled who require assisted transportation. The same population requires access to doctors in the State of California who are on medi-cal, and which are only available in San Bernardino County, 3 hours away.

7. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	same as above.
8. The market demand for housing.	The market demand for housing is flat because of the lack of employment opportunities within the city
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	
10. High housing costs burdens.	Temperatures in Needles can reach 120 degrees requiring electricity for air conditioning; houses are old and not insulated appropriately causing high electric bills and high gas bills for cold winter days.
11. Housing needs of farm workers.	Not applicable
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	A small campus that is part of Palo Verdes College system is located in Needles; most attendees live in town or commute from neighboring Mohave County, Arizona.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	City of Needles is located 3 hours from County of San Bernardino, State of California. Residents are required to find medical assistance in California, rather than Arizona. The local court house recently closed and now the community is required to travel to Barstow to attend court. The city has to compete with the state of Arizona and Nevada in attracting businesses to the community, which typically costs more because of higher workers compensation premiums, more expensive environmental restrictions, etc.

SCAG Local Planning Factors Survey ("AB 2158 Factors")

Per Government Code Sections 65584.04(b)(1) and (d)

City/County: City of Newport Beach/Orange County
Subregion: N/A
Contact Person: Melinda Whelan
Phone Number/Email: 949-644-3221 mwhelan@newportbeach.com

Factor	Input
1. Existing and projected job housing	Newport Beach serves as a large employment center within the community and the County, including professional occupations associated with major office centers located within Newport Center and the Airport Area as well as medical and research jobs associated within Hoag Hospital within the West Newport Mesa area. As a beachfront community, tourism is also a key component of Newport Beach's economy and lifestyle. As such, a number of jobs within the community are within the service sector. While many of the industries providing the largest number of jobs consist of higher paid occupations such as jobs within the professional, scientific and portions of the healthcare fields, there are also a number of lower-paid service jobs in the community such as jobs in the retail and food services. Most of these workers likely commute from places outside the City. The Center for Demographic Research has indicated employment in the City is expected to increase by 4.2 percent between 2010 and 2020. The projected countywide employment increase is 9.9 percent during that same period. The City will have about 4.0 percent of the jobs in Orange County by year 2020. Although employment opportunities within Newport Beach will continue to increase, those increases will also continue to comprise a smaller percentage of the overall job creation within the County. Consequently, additional demand for housing within Newport Beach will be as much a result of overall employment growth within the County, as it would be because of employment growth within the City.

2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	• There is adequate infrastructure to accommodate growth projected for the General Plan build out. Presently, the area in the community that is not served by any water or sewer infrastructure is Banning Ranch. However, if the Banning Ranch area is annexed, the City intends to provide service to this area. • The City's water supply is provided in combination by Irvine Ranch Water District (IRWD) and the City. The City continues to produce groundwater and purchase local water. Currently the City purchases imported water through the Municipal Water District (MWD) from the Municipal Water District of Orange County (MWDOC). Build out of the General Plan land use designations would increase water demand; however, the MWDOC has indicated that there is adequate existing and planned imported water supply to accommodate the increased demand associated with the build out of the General Plan land use designations. • IRWD anticipates a sufficient water supply to cover estimated demands as well as future demands resulting from unanticipated changes in land use, IRWD would be able to serve the new land uses from existing entitlements and resources. • The City, IRWD, and Costa Mesa Sanitation District (CMSD) provide wastewater infrastructure to the City and they utilize Orange County Sanitation District (OCSD) facilities for the treatment of wastewater collected with their infrastructure. The existing treatment plants operate well below their design capacity and it is anticipated that cumulative development of the General Plan land use designations would not exceed the capacity of the waste water treatment system. Existing regulations ensure that all users pay their fair share for any necessary expansion

	of the system, including expansion to wastewater treatment facilities.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Since a limited amount of vacant land remains in the community, future housing development would primarily be achieved through infill and reuse of sites with existing, underutilized land uses. The General Plan recognizes that most of the City will be conserved with its existing patterns of uses and establishes policies for their protection and long-term maintenance. However, the General Plan identifies several areas where land use changes may be anticipated over the next 20 years, including new residential opportunities. Other than Banning Ranch, this would occur within existing developed areas of the City as infill and replacement of previously permitted retail and office development capacity.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	Located within the City's Sphere of Influence in the western-most portion of the Newport Beach Planning Area, the Banning Ranch area encompasses approximately 518 acres, of which 465 acres (including 47 acres of water features) are under the jurisdiction of Orange County and 53 acres are within the jurisdiction of the City of Newport Beach. The site is located within the coastal zone boundary and is subject to the provisions of the Orange County Local Coastal Program (LCP). However, the site is referred to as a "white hole," because neither the City's nor the County's LCP provides land use designations for the Banning Ranch area and the Land Use Element prioritizes the retention of the Banning Ranch property as open space, consolidating existing oil operations, restored upland wetlands and habitat, and a community park. Due to the significant cost of purchasing the site and habitat restoration, a large amount of revenue would need to be generated to help fund preservation of the majority of the property as open space. Should the property not be acquired for open space, the Land Use Element considers the possible

	development of a mixed-density residential village. To reiterate, however, the majority of the Banning Ranch area is not currently within the City's jurisdiction. Undeveloped areas supporting natural habitats that may be capable of supporting sensitive biological resources within the City are referred to as Environmental Study Areas (ESAs) by the Local Coastal Plan. An ESA may support species and habitats that are sensitive and rare within the region or may function as a migration corridor for wildlife. The portions of the ESAs within the Coastal Zone that contain sensitive or rare species are referred to as Environmentally Sensitive Habitat Areas (ESHAs), as defined by the *California Coastal Act*. ESHAs are areas in which "plant or animal life or their habitats are either rare or are especially valuable because of their special nature or role in an ecosystem that could easily be disturbed or degraded by human activities and developments." The *California Coastal Act* requires that ESHAs be protected against any significant disruption of habitat values. Only uses dependent on those resources are allowed within ESHAs and adjacent development must be sited and designed to prevent impacts that would significantly degrade the ESHA and must be compatible with the continuance of the ESHA. There are 28 identified ESAs within the City of Newport Beach. Many of these sites contain one or more sensitive plant communities, and many species of wildlife. Some of the ESAs also contain endangered species of plants and animals. Most of these ESAs are protected as parks, conservation areas, nature preserves, and other open space areas. In addition there is a Natural Community Conservation Plan/ Habitat Conservation Plan (NCCP/HCP) that was executed between Federal and State Wildlife agencies and participating entities, including the City of Newport Beach. The primary purpose of the NCCP/HCP is to identify and preserve habitat areas within the subregion. The NCCP/HCP provides a subregion conservation strategy which includes protection and

	preservation of open space. Coastal Land Use Plan and General Plan policies also require protection of Coastal Canyons and bluffs throughout the City.
5. County policies to preserve agricultural land within an unincorporated area.	There is no agricultural land within the City therefore, N/A.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	• Housing growth in the City is going to be primarily provided through infill development. There currently are no rail lines within the City therefore public transportation will continue to be provided by the Orange County Transportation Authority (OCTA). • The City has a Traffic Phasing Ordinance which ensures that new development will be required to mitigate impacts to existing transportation infrastructure in way that is found to be adequate such as modified infrastructure or a fee that goes toward infrastructure. • Transit services are provided by OCTA and through paratransit programs, such as the one provided by the Oasis Senior Center and/or OCTA. • The program at the Oasis Senior Center provides local transportation for a nominal fee to seniors. An established network of bus routes provides access to employment centers, shopping and recreational areas within the City. • OCTA periodically updates a Countywide Bus Service Implementation Program (BSIP), which includes changes to service levels and route configurations. OCTA also provides enhanced service during the summer months to serve the beach oriented traffic destined for Newport Beach. The Newport Transportation Center and Park-

	and-Ride facility is located at MacArthur Boulevard and San Joaquin Hills Road in Newport Center. • The City provides an overall transportation system that facilitates the movement of people and goods within and through the City of Newport Beach and accommodates conservative growth within the City of Newport Beach, but is not expanded primarily to accommodate growth in the surrounding region. • The City's General Plan includes a goal of interfacing with regional and surrounding local agencies, such as Caltrans, OCTA, the County of Orange, John Wayne Airport, the Cities of Irvine, Costa Mesa, and Huntington Beach, and the University of California, Irvine to implement systems that serve the needs of regional travelers in a way that minimizes impacts on Newport Beach residents.
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	In 2010, affordability covenants expired for Baywood Apartments (Villa Point I) and Newport North Apartments (Villa Point II), despite staff efforts to extend these covenants. In 2010, the City entered into an affordable housing agreement with Seaview Lutheran Plaza in late 2009 to extend the affordability covenant an additional 30 years in exchange for $135,000 in affordable housing in-lieu funds to replace the deteriorated water distribution system. In 2010, the parties amended the agreement providing additional funds to replace the property's single check valve backflow device with a code approved device and thus continue in our efforts to maintain these 100 affordable units.
8. The market demand for housing.	Growing market demand for housing in Newport Beach and little remaining vacant land in the City has had a strong impact on financial aspects of residential development in the City. The

	greatest impact of this market demand on cost of new housing is seen in the price of residential land in the City. According to a recent study, land entitled for multi-unit housing in Newport Beach would cost $3,000,000 per acre. Density increases often are used to offset high construction and land costs. Density increases may decrease land costs on a per-unit basis, but sales prices of units in Newport Beach indicate density increases do not necessarily bring the cost of housing to consumers to a level that is affordable to lower- or even moderate-income households. Assuming that multi-unit housing would be built at 20 units an acre, the land cost would be $150,000 per unit. In addition, high residential densities involving buildings taller than three stories will greatly increase unit marketability in many areas of the City because of the addition of a view factor. Regardless of square-footage or density, a unit with a blue water or white water view can be marketed as a luxury condominium and command an extremely high price. Higher land costs in the City are the main factor in higher square-footage costs for housing provision. High land costs also trigger higher costs in other areas of development. To balance land prices, developers must increase amenities within the housing unit as well as within the community area. Thus, a higher land price promotes development of higher-end units.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	N/A
10. High housing costs burdens.	Housing cost burden occurs when the cost of a desired unit is greater than the monthly affordable rent or mortgage payment for that household. According to the 2007 CHAS data, 34 percent of Newport Beach home owners and 33 percent of renter households had a housing cost burden in 2000 (paying more than 30 percent of income on housing). This translates into 4,850

	renter households and 6,276 owner households in the community. However, this level of cost burden for households is not unique to Newport Beach. In 2000, 34 percent of all Orange County households paid more than 30 percent of their income on housing, including 30 percent of owners and 40 percent of renter households. Approximately 34 percent of all California households paid more than 30 percent of their income towards housing costs according to 2007 CHAS data.
11. Housing needs of farm workers.	The special housing needs of farm workers result from low wages and the seasonal nature of their employment. The 2000 Census of Population and Housing estimated farm workers comprised less than 0.2 percent (approx. 140) of the population in Newport Beach and approximately 1 percent of the County population. Therefore, demand for housing generated by farm workers in the City was nominal and could be addressed adequately by overall housing affordability programs in the City and the County. This remains the case in the City of Newport Beach.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Students attending the University of California, Irvine (UCI) or Orange Coast College (OCC) in Costa Mesa may reside in Newport Beach. The Student Housing Offices provide information to students on locating housing but students do not necessarily obtain housing through the offices. Also, Student Housing Offices have no way of tracking residences of students. The University of California, Irvine Housing Office provides general information on housing listings. This information includes rental rates in Irvine, Newport Beach, Costa Mesa, and surrounding communities. Rental information specific to Newport Beach was not available. That study was based on number of rooms and made no distinction between apartments and homes.

13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	Much of the southwestern portion of the Airport Area is located in the JWA Airport Environs Land Use Plan (AELUP) 65 dBA CNEL, which is unsuitable for residential and other "noise-sensitive" uses. Additionally, building heights are restricted for aviation safety. On November 7, 2000, the Newport Beach electorate approved Measure S which amended the Newport Beach City Charter by adding Section 423. In general terms, Section 423 requires voter approval of General Plan Amendments that exceed certain housing unit thresholds.

CITY OF ONTARIO

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CITY CLERK

JAMES R. MILHISER
TREASURER

July 15, 2011

Southern California Association of Governments
Ma'Ayn Johnson
818 W. 7th Street, 12th Floor
Los Angeles, CA 90017

Re: AB 2158 Factor Survey for City of Ontario

Dear Ma'Ayn,

Enclosed is the City of Ontario's AB 2158 Factor Survey to assist SCAG in preparing the RHNA allocation for the region. The City of Ontario has actively participated in SCAG's efforts to focus growth in the urban portions of the region. However, given the economic downturn, the elimination of Redevelopment Agencies and subsequently the 20 percent setaside, and various other constraints, accommodating a significant amount of housing growth in certain portions of the City will be difficult during this next RHNA planning period.

The attached AB 2158 Survey form along with the attached map describe the City of Ontario's AB 2158 Factors. If you should have any questions regarding this information, please contact me at (909) 395-2199.

Sincerely,

Jerry L. Blum
Planning Director

cc: Cathy Wahlstrom, Principal Planner

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: Ontario / San Bernardino County
Contact Person: Jerry Blum

Subregion: SANBAG
Phone Number/Email: (909) 395-2199 / jblum@ci.ontario.ca.us

Factor	Input
1. Existing and projected job housing balance	
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	The development of the western portion of the NMC is master planned off Inland Empire Utilitiy Agency's (IEUA) Western Trunk Sewer. This regional trunk sewer line is not within IEUA's adopted 10-year Capital Improvement Plan. This supply and distribution decision, which has been made by the regional sewer provider, will result in inadequate sewer facilities to serve new development within the planning period.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	a. There are properties under active Williamson Act contracts within the City of Ontario (shown on attached map) which will not expire during this planning period. b. Certain properties within Ontario (shown as SoCalf properties on the attached map) were purchased using Proposition 40 monies which require they be retained as open space (including agricultural production) in perpetuity. c. Certain properties in Ontario (shown on the attached map) are precluded from new residential development due to its proximity to either Chino Airport or Ontario International Airport pursuant to Government Code §21670 et seq. the ALUCP for ONT and Caltrans Airport Land Use Planning Handbook.

City/County: Ontario / San Bernardino County
Contact Person: Jerry Blum

Subregion: SANBAG
Phone Number/Email: (909) 395-2199 / jblum@ci.ontario.ca.us

5. County policies to preserve agricultural land within an unincorporated area.	
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Much of the higher density residential growth opportunities in Ontario are contingent upon the existence of new public transportation opportunities which are not anticipated to be available during this planning period including the Gold Line Extension, Metrolink Station in downtown Ontario and BRT routes in New Model Colony. The City has set aside significant land area within its General Plan for transit oriented development that embraces SCAG's Compass Blueprint concepts along and near these new public transportation routes. These areas are shown on the attached map as Mixed Use.
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	
8. The market demand for housing.	
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	
10. High housing costs burdens.	The cost to develop in the New Model Colony in Ontario is significantly higher than in the remainder of the City as a result of the lack of infrastructure. With the drop in house sales prices during the current economic downturn and the excess inventory of available units for sale within the subregion, significant new residential development is expected to be limited during most of this planning period, especially in the western portion of NMC since it will not be economically viable.

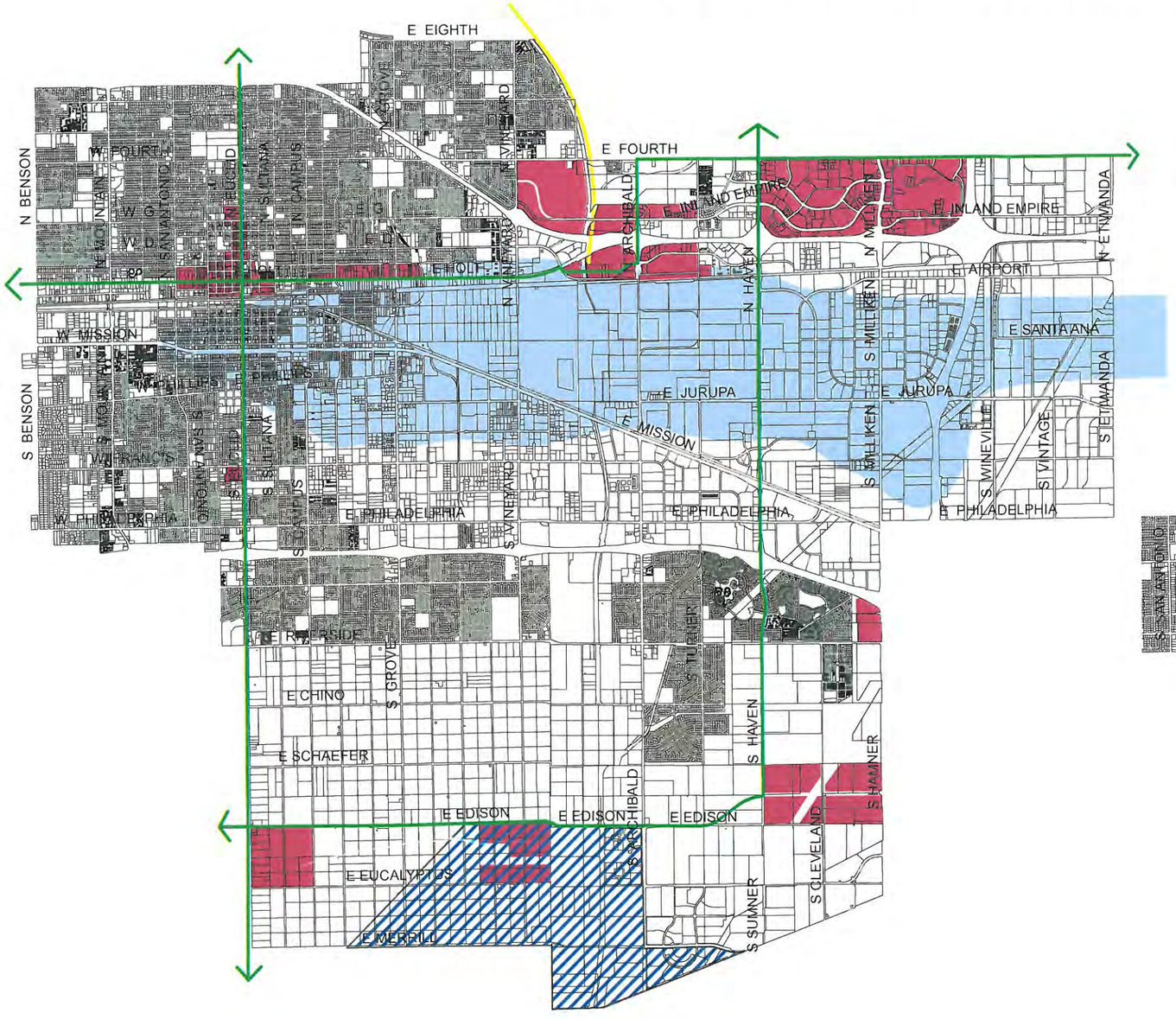
Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: Ontario / San Bernardino County
Contact Person: Jerry Blum

Subregion: SANBAG
Phone Number/Email: (909) 395-2199 / jblum@ci.ontario.ca.us

11. Housing needs of farm workers.	
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	The recent elimination of Redevelopment Agencies and subsequently the 20 percent setaside funds will significantly constrain the City from accomplishing affordable housing in Ontario.

AB2158 Factors For City of Ontario - July 2011



Additional Constraints in New Model Colony

- 4a Active Williamson Act Contracts - Contract will Not Expire Within RHNA Period - 692 acres
- 4b So Calf Preserve - 204 acres
- 2 West NMC - IEUA Truck Sewer Line Not Available during RHNA Period - 4,436 acres

Constraints from Proximity to Airports and Future Public Transportation

- BRT Corridors
- Goldline Extension
- 4c Chino Airport Overlay - 1,603 acres
- 4c Within Ontario Int'l Airport Safety Zones or 65 CNEL - 7,152 acres
- 6 Mixed Use - 1,822 acres

Southern California Association of Governments
Local Planning Factors Survey (AB2158 Factors)
Per Government Code Sections 65584.04(b)(1) and (d)

Submitted by:

Jurisdiction: County of Orange
Subregion: Orange County
Contact Person: Ruby Maldonado
714-667-8855
Ruby.maldonado@ocpw.ocgov.com

	FACTOR	INPUT
1.	Existing and projected job housing balance	In 2005, there were 22,449 jobs and 40,375 housing units, or .56 jobs for every housing unit. From 2008 to 2035, it is anticipated that the unincorporated area will add 14,036 jobs and 20,024 housing units, or .7 jobs for every housing unit. This ratio exceeds the countywide ratio of 1.53 jobs for every housing unit. The unincorporated area is meeting its needs for housing based upon job growth. (Note: the decrease in housing units is due to annexations since 2005)
2.	Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	In the County of Orange Housing Element Land Inventory, 78 sites in the unincorporated community of Midway City have been re-zoned to allow for the development of over 500 affordable housing units. However, the water providers for these sites have notified the County of their limited capacity and inability to support new development. Recently approved market-rate multi-family development has been significantly affected and has been unable to move ahead toward construction.

3.	The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and the opportunities for infill development and increased residential densities.	The amount of unincorporated area continues to decrease due to annexations and incorporations as well as permanent dedication of land for open space preservation. The County's ability to meet its RHNA obligation becomes more difficult each year of the planning period.
4.	Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	Over 80% of the land in the unincorporated area is permanently protected open space. This includes the Cleveland National Forest (55,679 acres), Crystal Cove State Park (2,791 acres), Chino Hills State Park (14,102 acres), and over 25,000 acres protected as either regional parkland or under the California Natural Community Conservation Plan (NCCP)/Habitat Conservation Plan programs.
5.	County policies to preserve agricultural land within an unincorporated area.	There are approximately 200 acres of farmland under Williamson Act contracts.
6.	The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The majority of the projected infill redevelopment in the unincorporated areas will occur along arterial highways that are within walking distance to bus service. However, presently there are no existing, or proposed, transit stations in or near any unincorporated area.

7.	The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	By the year 2018, there are anticipated to be 18 units lost due to expiration of use restrictions in the unincorporated area.
8.	The market demand for housing	Both affordable and market-rate housing projects have been put on hold as a result of the economic downturn. Some discretionary approvals may expire and entitlements lost.
9.	Agreements between a county and cities in a county to direct growth toward incorporated areas of the county	N/A
10.	High housing costs burdens	Both land and labor costs are higher in Orange County than in most of the SCAG region.
11.	Housing needs of farm workers	Agricultural production in the unincorporated area has declined significantly so there is a limited need for on-site farm worker housing.
12.	Housing needs generated by the presence of a private university or campus of the California State University or the University of California within any member jurisdiction	N/A

13.	Other factors beyond those found in Government Code 65584.04(d).	➢ There is currently a high vacancy rate due to the recession and high foreclosure rates. Both newly built and older homes cannot be sold and sit empty. ➢ There are areas of low density residential development that cannot be rezoned to higher density due to physical constraints such as steep slopes.

Input Regarding Local Planning Factors

City: Palm Desert

Subregion: CVAG

Contact Person: Lauri Aylaian

Phone Number / Email: 760.346.0611 laylaian@cityofpalmdesert.org

Factor	Input
1. Existing and projected job housing balance	The job housing balance is not expected to change between 2011 and 2035. Although the City of Palm Desert is not yet built out, it will be by 2035. The general plan and zoning for the undeveloped areas have been designed around smart growth concepts, which will provide for a balance between jobs and housing in these areas.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	This is not expected to be an issue in Palm Desert.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	There is no undeveloped land that is suitable for conversion to residential use beyond the land identified in our State-certified Housing Element. In that document, a total of 124.9 acres have been identified to rezone to accommodate residential uses. These rezones will be necessary to meet our current (2006-2014) RHNA obligations. No additional vacant land suitable for residential use has been identified.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	There are approximately 743 acres in the Cahuilla Hills within the city limits of Palm Desert that are preserved as open space and on which there can be no development.
5. County policies to preserve agricultural land within an unincorporated area.	Not applicable
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Transportation infrastructure and public transportation availability are considered in all land use decisions made in Palm Desert, especially for the development of affordable housing.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	The loss of affordable housing units will be: 16 units in 2014, 103 units in 2018, and 31 units in 2019. No other affordable housing units will be lost due to contract expirations or termination of use restrictions in the next ten years.
8. The market demand for housing.	Palm Desert is largely a second home community, and the economic downturn has meant that very few people can maintain a second home. The consequence has been a large surplus in the existing home inventory. The market demand for housing in Palm Desert is expected to be very low for at least the next five years.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	Not applicable
10. High housing costs burdens.	Not applicable
11. Housing needs of farm workers.	Not applicable
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Land has been donated to the Cal State and UC systems for development of branch campuses in Palm Desert, and several classroom buildings for commuter students have been constructed. However, in the past 12 months funding for expansion has evaporated. Although Palm Desert hopes to have viable branch campuses by 2035, there are fewer than 2,000 students now, and we no longer expect significant campus growth before 2020.
13. Other factors beyond those found in Government Code 65584.04 Cd.	Not applicable

Local Planning Factors

As part of the development of an Integrated Growth Forecast, SCAG seeks input from jurisdictions on local planning factors that may affect their forecasted household growth and distribution. These local planning factors are not determined by municipal ordinances or policies. Input received from jurisdictions are considered and incorporated into the Integrated Growth Forecast that is developed for the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), and Regional Housing Needs Assessment (RHNA).

During the development of the 2007 RHNA, SCAG collected and incorporated local planning factor information into the final methodology, which now serves as a starting point for the 2012 SCS, RTP, and RHNA. Currently SCAG is seeking additional input that was not included during the development of the 2007 Integrated Growth Forecast.

Planning factors that may affect a jurisdiction's forecasted household growth are listed below. If your jurisdiction has local planning conditions that have changed since the 2007 survey, please submit the information in the "Input" boxes below.

The input received will be considered for the development of the RTP and SCS, and in addition, will serve as the basis for the AB 2158 factor survey required for the development of the RHNA methodology in April 2012, per Government Code Section 65584.04 (d).

Thank you for your time and assistance! Please do not hesitate to contact Ma'Ayn Johnson at johnson@scag.ca.gov or (213) 236-1975 should you have any questions regarding this survey.

Factor	Input
1. Existing and projected job housing balance	The existing jobs housing balance is 0.75 jobs/dwelling unit and a projected jobs housing balance of 0.81 jobs/dwelling unit
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	The groundwater basin within the Antelope Valley basin is in an overdraft condition. Adjudication of the basin is in process. Los Angeles County Water Works District is not issuing "will serve" letters for residential development. Both the Lancaster and Palmdale Water Reclamation Plants are nearing completion of tertiary treatment modifications but these improvements will not provide a significant amount of water for future development purposes. Due to topography, vacant land to the east of Littlerock Creek cannot be connected to existing sewer infrastructure limiting development in this industrial designated area.

3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	No new land is available for converstion to residential use. There are opportunities for small reisential infill development projects at current General Plan densities. Significant portions of existing vacant residential land is located within large master planned communities requiring significant infrastructure improvements and are subkect to existing specific plans and Development Agreements. The City has already approved the Palmdale Transit village Specific Plan providing opportunities for higher density transit oriented development.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	There is limited lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis. There are vancant lands suitable for industrial development only due to impacts associated with U.S. Air Force Plant 42 flights operations.
5. County policies to preserve agricultural land within an unincorporated area.	Not applicable
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Existing transportation infrastructure is not able to support the degree of growth proposed under the previous RHNA cycle. Without a signficant increase in the quality and quantity of the transportation systems, it will become increasingly difficult to support additional residents within the City.
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	Not applicable.
8. The market demand for housing.	The demand for housing will depend on improvements to transportation infrastrusture and the increased availablity of local jobs. Although housing prices are relatively low for LA County, demand cannot be sustained due to the decreased quality of life that will be experienced by residents due to the lack of jobs, commuting distance and its length of time due to congestion.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the	Not applicable

10. High housing costs burdens.	The relatively low cost of housing in the Palmdale will not continue to draw people if the commute times are unreasonable and employment is unavailable in the local area that can support the household. The high cost of fuel will also discourage long commute times.
11. Housing needs of farm workers.	Not applicable
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Not applicable
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	Not applicable

Environmental Planning

SCAG, in addressing SB 375 and AB 32, is documenting environmental planning activities in the region, as well as interest in CEQA streamlining provisions. SCAG seeks to use this database of information in preparing the 2012 RTP/SCS, and in other programmatic efforts aimed at providing regional performance tracking, information, and technical assistance to local jurisdictions. SCAG, therefore, requests the most up-to-date information available of voluntary actions that cities are taking to become more sustainable – including, but not limited to efforts directly targeting greenhouse gas emissions.

Jurisdictions are requested to provide this information in order to assist SCAG in creating a comprehensive record of local activity in support of SCS goals, and in initiating information sharing and technical assistance efforts. Your responses are appreciated.

For more information on CEQA Streamlining, please refer to the attached fact sheet on SB 375 and CEQA Streamlining.

Thank you for your time and assistance! Please do not hesitate to contact Grieg Asher at asher@scag.ca.gov or (213) 236-1869 should you have any questions regarding this survey.

If your jurisdiction has completed or adopted any of the sustainability measures and actions listed below, please check "yes" and provide any additional pertinent information, e.g. date of completion/adoption,

Sustainability Measures	Completed / Adopted (Year)	Additional Information
1. Municipal GHG inventory	2010/2011	Palmdale Energy Action Plan, to be adopted by Council 8/3/11, based on 2005
2. Community-wide GHG inventory	2010/2011	Palmdale Energy Action Plan, to be adopted by Council 8/3/11, based on 2005
3. Climate Action Plan	2011	Palmdale Energy Action Plan, to be adopted by City Council 8/3/11
4. Program or policy to promote energy efficiency in municipal operations		

5. Program or policy to promote energy efficiency community-wide		
6. Green building standards or ordinance for municipal buildings	2010	Ordinance No. 1410, CalGreen 2010
7. Green building standards or ordinance for buildings community-wide	2010	Ordinance No. 1410, CalGreen 2010
8. Plan to convert municipal fleet to cleaner fuel technology		
9. Waste diversion/zero waste plan	1992	Ordinance No. 977, Solid Waste Handling and Recycling Services
10. Water conservation policy or ordinance	2008	Ordinance No. 1362 Water Efficient Landscape
11. Other measures/plans (please provide detail)		

CEQA Streamlining	Yes/No	Additional Information
12. Is your jurisdiction intending to offer SB 375-based CEQA streamlining?	Yes	
13. Would you like a consultation meeting with SCAG staff to learn more about CEQA streamlining? (Please provide contact information)	No	

CITY OF PALOS VERDES ESTATES
INCORPORATED 1939
CALIFORNIA

CITY OF
Palos Verdes Estates

July 15, 2011

Southern California Association of Governments
818 West Seventh Street, 12th Floor
Los Angeles, CA 90017-3435

RE: Replacement Need and AB2158 Factor Surveys

Dear Representatives of the Southern California Association of Governments:

Staff has reviewed the Replacement Need survey along with the demolition data obtained from the California Department of Finance. It appears that the demolition quantities are consistent with those in our files. In that light, we find it unnecessary to complete the short or long form as the appropriate quantities are already provided. Staff has completed the AB 2158 Factor Survey and this is attached for your review.

Please let us know if you need any further information or if you have any questions.

Thank you,

Allan Rigg
Director of Planning and Public Works
City of Palos Verdes Estates
(310) 378-0383
arigg@pvestates.org

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: PALOS VERDES ESTATES Subregion:
Contact Person: ALLAN RIGG Phone Number/Email: 310.378.0383

Factor	Input
1. Existing and projected job housing balance	PVE is primarily Single Family Residential with very little Commercial and Multi-Family. Few job opportunities are available.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	No restrictions are known at this time.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The City is nearly built out with fewer than 30 vacant residential lots existing. Commercial and Multi-Family sites are fully occupied.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	Open Space is restricted by long standing local deed restrictions which state the City will lose access/use if there is an attempt to redesignate. The City also has a 130-acre shoreline preserve, per the Coastal Act.
5. County policies to preserve agricultural land within an unincorporated area.	Not applicable
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Growth of SFR units for previous fiscal year was two with the majority of work on existing occupied SFR lots. Thus, the increase in transportation need is expected to be extremely minimal, if at all.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	Not applicable
8. The market demand for housing.	For this primarily single family coastal community, there does not appear to be a strong demand for additional housing.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	Not applicable
10. High housing costs burdens.	The cost of land is quite high and the median asking price for housing (based upon 2008 data) is near $2 million.
11. Housing needs of farm workers.	Not applicable
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Not applicable
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	The topography of the City, the low availability of vacant lots, the lack of major arterials, the high land costs, and the deed restrictions all provide constraints to housing expansion.

AB 2158 Factors

As part of its development of proposed RHNA allocation methodology, SCAG is required by state housing law to consider factors that could affect a jurisdiction's RHNA allocation. Known as the AB 2158 factors, the factors are listed under Government Code 65584.04 (d) and SCAG is required to survey the following:

1. Existing and projected jobs and housing relationship, i.e. the jobs and housing balance of a jurisdiction
2. Lack of capacity for sewer or water service due to external factors beyond the jurisdiction's control that preclude the jurisdiction from providing necessary infrastructure for additional development
3. Availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased density. SCAG cannot solely consider local zoning ordinances or land use restrictions in determining suitable available land
4. Lands protected by federal or state programs, including open space, farmland, or environmental habitats
5. County policies to preserve farmland within an unincorporated area
6. Household growth distribution assumed for the RTP and opportunities to maximize existing transit infrastructure
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions
8. The market demand for housing
9. Agreements between a county and cities in a county to direct growth towards incorporated areas
10. High-housing cost burdens
11. Farmworker housing needs
12. Student housing needs generated by a university within any member jurisdiction
13. Other factors adopted by SCAG

It is important to note that these factors cannot be used to reduce the total regional need. Moreover, SCAG cannot consider local policies or voter-approved measures that limit the number of residential building permits issued to reduce a jurisdiction's RHNA allocation.

If your jurisdiction submitted the corresponding local planning survey as part of the Sustainable Communities Strategy (SCS) planning workshops earlier this year, those survey responses are attached to this packet for confirmation. Please note that Factor #7, which might be relevant to your jurisdiction, has been updated for the attached AB 2158 factor survey.

If you have any questions, please contact Ma'Ayn Johnson, Senior Regional Planner, at johnson@scag.ca.gov or 213-236-1975. Please fill out the attached survey and return it no later than Friday, July 15 to:

Southern California Association of Governments
Attn: Ma'Ayn Johnson
818 W 7th Street, 12th Floor
Los Angeles, CA 90017
Email: johnson@scag.ca.gov
Fax: 213-236-1963

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: City of Paramount
Subregion: Gateway Cities
Contact Person: John Carver
Phone Number/Email: 562-220-2048
jcarver@paramountcity.com

Factor	Input
1. Existing and projected job housing balance	During the most recent 5 year period from 2006-11, the housing stock remained constant, while employment dropped from 23,500 jobs in 2006 to 20,600, according to statistics available from CA Employment Development Dept. With less in-town jobs, the strain on the local dwelling units lessened.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	#2 N/A
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The City of Paramount is nearly completely built out with no vacant parcels of any zoning and no substantial under-utilized parcels that are distressed.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	#4 N/A
5. County policies to preserve agricultural land within an unincorporated area.	#5 N/A
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The previous growth forecast adopted for RHNA overestimated residential development. No major transit station is within or near the City of Paramount. The closest rail station is the Green Line Lakewood Station, which is more than 1/2 mile out of the City of Paramount.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	#7 N/A
8. The market demand for housing.	#8 N/A
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	#9 N/A
10. High housing costs burdens.	#10 N/A
11. Housing needs of farm workers.	#11 N/A
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	#12 N/A
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	#13 N/A

City of Pico Rivera
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
6615 Passons Boulevard · Pico Rivera, California 90660
(562) 801-4332 Fax (562) 949-0280
Web: www.pico-rivera.org · e-mail: avillanueva@pico-rivera.org

Julia Gonzalez
Interim Director

City Council
David W. Armenta
Mayor
Bob J. Archuleta
Mayor Pro Tem
Gustavo V. Camacho
Councilmember
Barbara Contreras Rapisarda
Councilmember
Gregory Salcido
Councilmember

July 15, 2011

Southern California Association of Governments
Attn: Ma'Ayn Johnson, Senior Regional Planner
818 W. Seventh 12th Floor
Los Angeles, CA 90017

SUBJECT: RESPONSE FOR AB 2158 FACTOR SURVEY – CITY OF PICO RIVERA

Dear Ms. Johnson:

This letter is in response to the Southern California Association of Governments' (SCAG's) AB 2158 planning factor survey request dated June 15, 2011.

It has and will be difficult for the City to meet RHNA numbers due to the following factors:

The 2011 Census has calculated the City's population at 62,942 a decrease in population from the 2010 Census, which counted the City's population at 63,429. Hence, the need for housing is decreased.

It is also important to note that the City is built out and many existing land uses such as the two significantly large rivers parallel to the City and other minor public facilities encompass 41% of the City's land uses.

According to the 2010 United States Census, approximately 3.2% (or 543 of 17,109) housing units in the City are currently vacant. In contrast to the 2000 U.S. Census data, only 2.8% (or 464 of 16,707) housing units were vacant. This housing vacancy data illustrates a decrease in the current demand for housing because the number of vacant housing units has increased disproportionately in comparison to the total number of housing units. The decrease in housing demand may also be due in part to the current economic downfall which has been affecting the national economy since 2008.

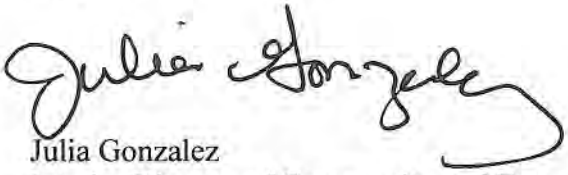
The decrease in the market demand for housing is also reflected in the City's historical construction data. For example, from 1990 to 2008, the City has had an average of approximately 25 new housing units constructed per year, going from 16,316 units in 1990 to 16,766 units in 2008. However, since 2009, only three (3) new housing units

have been constructed city-wide, none of which were constructed in fiscal year 2010. In addition, the City has not received any formal housing development applications since 2008 and developers who do show some interest are often unable to finance their projects alone. These developers typically request substantial financial contributions on the part of the City in order to make their housing projects feasible (in addition to relaxed development regulations); however, the City (like many others) is currently facing a fiscal deficit and does not have monies available to provide financial incentives for interested developers. Further, only two (2) housing development applications have been approved by the City since 2008 and such projects total only nine (9) units. Neither project has been constructed.

The State continues to raid local government funds such as the elimination of redevelopment agencies and a reduction in vehicle license fees. Such actions reduce the City's ability to leverage funding for affordable housing.

If you have any questions, please feel free to contact me at (562) 801-4332.

Respectfully,



Julia Gonzalez
Interim Director of Community and Economic Development

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: City of Pomona, Los Angeles County
Subregion: _____
Contact Person: Brad Johnson, Planning Manager
Phone Number/Email: 909.620.2191

Factor	Input
1. Existing and projected job housing balance	The existing jobs housing balance in the City is 1.15 based on jobs data from 2008 and housing unit data from 2007. Based on the 2010 Census numbers, the City experienced a 0.3% decrease in population of between 2000 and 2010. (Previous data showed that the City had experienced a growth of 17.8% between 2000 and 2010.) Alternately the number of jobs has decreased 6.8% between 2007 and 2010. According to a recent analysis prepared for the 2011 Draft General Plan Update, a significant portion of Pomona's high paying jobs are held by those living outside of the City and most workers living in the City are employed outside the City. The number of jobs in the city held by city residents was 21% in 2000. However, the City's Draft 2011 General Plan Update has identified this trend as problematic and is proposing a number of goals and policies to improve the jobs housing balance that are aimed at improving quality of life to attract new residents, providing a broader variety of housing units, and increasing the number of jobs for residents that would improve the jobs housing balance.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development	The City adopted a Sewer and Water Master Plan in May 2005, which uses population projections consistent with those employed in the 2008-2014 Housing Element, and also incorporates the Downtown Pomona Specific Plan that was adopted in 2005. This Master Plan estimates water demand based on land use category

during the planning period.	including single-family, medium density and high density residential. As the City's population grows, there will be a need to reassess the sewer system capacity to determine if changes will be required or if the system is able to handle the additional loading in its current capacity.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The City of Pomona is currently mostly built-out and stable with little land available for new residential development. New development of vacant land and redevelopment of underutilized land since 2007 has been extremely slow due to the recession. The growth of new residential units developed between 2000 and 2008 was 209, or 0.5%. However, the City is seeking to address this issue and the draft General Plan Update and has identified a number of areas in the city that show potential for short-, medium- and long-term changes. The General Plan update provides a number of strategies that target the efficient use of City resources to direct growth and instigate change in these areas. These strategies include: 1) extending residential areas to properties that are no longer positioned for retail development along major corridors; 2) targeting areas surrounding existing and future train stations/transit hubs for restructuring as higher density, higher activity transit-oriented districts; and 3) promoting housing and increasing residential density in the Downtown area.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	The City does not have any lands preserved or protected from urban development under existing federal and state programs. Currently, there are no plans to change this in the future with one exception. A 1.76-acre park is proposed for the southwest corner of White Avenue and Orange Grove Avenue that is funded by a grant from the Rivers and Mountains Conservancy that will be designed with natural areas and habitats, and that will protect this vacant parcel from future development.
5. County policies to preserve agricultural land within an unincorporated area.	Not applicable
6. The distribution of household growth assumed for purposes of	The Draft 2011 General Plan Update contains at least two

a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	strategies to address household growth to maximize use of public transportation and existing transportation infrastructure. As mentioned in question 3 answer, the strategies include:1) extending residential areas to properties that are no longer positioned for retail development along major corridors; 2) targeting areas surrounding existing and future train stations/transit hubs for restructuring as higher density, higher activity transit-oriented districts; and 3) promoting housing and increasing residential density in the Downtown area.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	One of the earliest anticipated loss of assisted living housing units is in 2018 when164-units at Emerson Village will be at risk of conversion to market rate housing. However, according to the 2009 Housing Element, it is likely that the HUD contract for Emerson Village will be renewed for an additional 10 years beyond 2018.
8. The market demand for housing.	A recent economic analysis of the existing conditions in the City was prepared for the 2011 General Plan Update. The analysis states that generally the demand for housing is currently shifting from drivable single-family residential to "walkable" housing in urban areas as reflected by a approximately three-fold increase in prices for this type of housing. The Update also states that because available land in the City for development with new housing is limited, most new housing will be built at higher densities.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	Not applicable.
10. High housing costs burdens.	In the City of Pomona, approximately 45.6% of renters and 35.2% of homeowners pay more than 30% of household gross income per the current draft Housing Element. The most

	burdened groups are extremely low, very-low and low-income households. The General Plan Update strategies aimed at addressing this include: 1) increasing residential density in the downtown area; and 2) increasing the amount of land zoned for residential development by extending residential areas to properties along major corridors in the City that are no longer positioned for retail development.
11. Housing needs of farm workers.	As shown in the current draft Housing Element, as of 2006 only 0.3% of the City's labor force was employed in farming, fishing and forest occupations. The lack of farmland in the city and limited number of those employed as farm workers, the City does not have housing programs specifically targeted at farm workers
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Cal Poly Pomona is partially located within the City and has approximately 19,000 students. The university provides on-campus housing for approximately 1,800 students and has plans to expand to accommodate another 400 students. Western University, with 3.000 students expected to go to 4,000 students, is located within the City and does not have any university-owned housing. However, in 2006 a private developer completed a 100-unit residential structure for students immediately adjacent to the campus. Another development in the downtown area that is located within walking distance of Western University is currently under construction that would provide up to 32 units. Another 36 units of housing immediately adjacent to Western University is currently pursuing entitlements. Another 370 units are currently under entitlement approval process that will be targeted for students at Western University.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	None

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: City of Rancho Palos Verdes / Los Angeles County **Subregion:** _____
Contact Person: Greg Pfost, Deputy Community Development Director **Phone Number/Email:** 310-544-5228 / gregp@rpv.com

Factor	Input
1. Existing and projected job housing balance	No comment.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	No comment.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Although there is some vacant land remaining in the City, the land is constrained by existing landslides, steep slopes that prohibit development, and other public lands that do not permit development since they serve to protect State and Federally protected habitat and wildlife. There are two major landslide systems (the Portuguese Bend and the South Shores landslides), and isolated landslides are scattered over the City that are outside of these two systems. The Portuguese Bend system extends from close to the top of the ridge of the City, to the ocean. These geologically unstable areas are within the City's Landslide Moratorium boundary, which prohibits the development of any new residences due to the active landslide movement. The Landslide Moratorium area encompasses approximately 1,200 acres, which is approximately 13.5% of the City's total land area.

	Further, steep slopes and canyons that contain "blue line streams" as defined by the U.S. Army Corp of Engineers, are prevalent throughout the City. The topography and potential for landslides further limits the availability for additional development and housing.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	The State's Natural Communities Conservation Planning (NCCP) Act of 1991 provides for the preparation and implementation of natural conservation plans. Due to the high concentration of federally protected coastal sage scrub habitat in the City, the City entered into a Planning Agreement with the California Department of Fish and Game and the U.S. Fish and Wildlife Services to develop an NCCP plan for the entire City for conservation and protection of the Federally-listed Palos Verdes blue butterfly, California Gnatcatcher, and other special status species. The City is operating in accordance with the NCCP plan that was approved in 2004. The NCCP plan identified biological resource areas and established habitat preserve areas, and to create the preserve called out for in the NCCP, the State and Federal governments provided monies to the City to purchase privately owned land so that they can be preserved in perpetuity. In 2009, the City acquired the remaining acreage to complete the 1,400-acre preserve called out in the NCCP. Due to the intent and goals of the NCCP, in addition to conditions imposed by the State and Federal governments, all lands that comprise the City's NCCP Nature Preserve shall remain as natural open space in perpetuity. Thus, due to the City's commitment to the State and Federal resource agencies through its NCCP, which is a governmental program designed to protect open space, environmental habitats, and natural resources on a long-term basis, the City's ability to provide for additional housing is limited.
5. County policies to preserve agricultural land within an	No comment.

unincorporated area.	
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	No comment.
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	No comment.
8. The market demand for housing.	No comment.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	No comment.
10. High housing costs burdens.	Housing costs are associated with the cost to produce it. Although Saylor Publications, Inc. has developed a manual designed to provide "single-family" building cost data that serves contractors, architects, lenders, planners and appraisers. Saylor's "residential square foot building costs" are suitable for immediate use in "ballpark" estimating of the construction costs of a single family residence knowing only the class of construction, living area, and exterior wall. Saylor provides per square foot construction cost estimates for four quality levels -- Economy, Fair, Standard and Custom. These estimates range from a low of $75.80/sf for economy construction to high of $156.50/sf for custom construction. The estimate, however, are based on average costs and do not account for the unique features of land in Rancho Palos Verdes. According to the City's Building and Safety Division, the "average" construction costs indicated by Saylor are very low. In fact, construction costs in the City actually range from $250 to

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: Rancho Santa Margarita, CA Orange
Subregion: OCCOG
Contact Person: Nate Farnsworth
Phone Number/Email: (949) 635-1800 x 6704
nfarnsworth@cityofrsm.org

Factor	Input
1. Existing and projected job housing balance	Existing 17,160 housing units 16,922 jobs Projected (2035) 17,188 housing units 20,032 jobs
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Only 1.84 acres of vacant land is available for development. The remainder of vacant land is protected open space.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	~1,200 acres of open space is restricted and protected land for O'Neill Regional Park. Only 1.84 acres of vacant land is not protected.
5. County policies to preserve agricultural land within an unincorporated area.	
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Only one public bus route exists in RSM. No other public transit exists.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	
8. The market demand for housing.	Huge factor in RSM. Foreclosures are still at record levels.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	
10. High housing costs burdens.	
11. Housing needs of farm workers.	
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	Existing housing is generally less than 20-25 years old. Replacement housing is not anticipated in the near future

Factor	Input
1. Existing and projected job housing balance	No Change
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	No Change
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	No Change
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	No Change
5. County policies to preserve agricultural land within an unincorporated area.	No Change
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Transit Oriented Development planning for Redlands Passenger Rail Project

7. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	
8. The market demand for housing.	Housing Demand has decreased since 2007
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	No Change
10. High housing costs burdens.	No Change
11. Housing needs of farm workers.	No Change
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	No Change
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	No Change

City of Riverside-Local Planning Factors

As part of the development of an Integrated Growth Forecast, SCAG seeks input from jurisdictions on local planning factors that may affect their forecasted household growth and distribution. These local planning factors are not determined by municipal ordinances or policies. Input received from jurisdictions are considered and incorporated into the Integrated Growth Forecast that is developed for the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), and Regional Housing Needs Assessment (RHNA).

During the development of the 2007 RHNA, SCAG collected and incorporated local planning factor information into the final methodology, which now serves as a starting point for the 2012 SCS, RTP, and RHNA. Currently SCAG is seeking additional input that was not included during the development of the 2007 Integrated Growth Forecast.

Planning factors that may affect a jurisdiction's forecasted household growth are listed below. If your jurisdiction has local planning conditions that have changed since the 2007 survey, please submit the information in the "Input" boxes below.

The input received will be considered for the development of the RTP and SCS, and in addition, will serve as the basis for the AB 2158
factor survey required for the development of the RHNA methodology in April 2012, per Government Code Section 65584.04 (d).

Thank you for your time and assistance! Please do not hesitate to contact Ma'Ayn Johnson at johnson@scag.ca.gov or (213) 236-1975
should you have any questions regarding this survey.

Factor	Input
1. Existing and projected job housing balance	**Occupations Held by Residents** The table below shows the occupations held by Riverside residents and associated average wages for full-time employees. As of 2006, professional and management related positions (generally white-collar positions) comprised 29% of all jobs and paid a median wage of more than $50,000.

Sales and related occupations comprised 12% of the workforce and paid a median annual income of $40,773. The next two occupational groups, construction and office/administrative support, comprised 28% of all jobs and paid a median income of about $34,000.

JOBS HELD BY RIVERSIDE RESIDENTS

Subject	Total Employment	Percent of Work Force	Full-time Employ-ment	Median Wage for FTE
Total employment	146,005	100%	94,476	$35,912
Management, Business, and Financial	15,953	11%	12,636	$52,433
Professional and Related	26,275	18%	15,031	$55,880
Sales and Related Occupations	16,871	12%	9,016	$40,773
Construction, Extraction, Maintenance, and Repair	18,401	13%	13,848	$34,021
Office & Admin Support	22,504	15%	14,147	$33,162
Production, Transportation, Material Moving Occupations:	22,140	15%	15,913	$25,632
Services	23,812	16%	13,885	$20,259
Farming, Fishing, and Forestry	49	0%	—	—

Source: ACS 2006.

Though many residents are employed in higher wage managerial and professional occupations, 54% of residents work outside of the City. Cost of living is one of the primary reasons people live in western Riverside County and commute to neighboring counties for work. According to a 2001 survey, housing affordability and quality and size of homes available in western Riverside County are major reasons why people move to and remain in Riverside.[1] Moreover, respondents indicated

[1] Godbe Research and Analysis, *Western Riverside County Inter-Regional Commuter Focus Group Study*, 2001.

	that they would endure their current commute because wages for the same job was higher in neighboring counties. As local wages become more comparable, a portion of residents who commute may be willing to consider local employment. [1] Godbe Research and Analysis, *Western Riverside County Inter-Regional Commuter Focus Group Study*, 2001.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	As planned for in the City's General Plan 2025 Program and the General Plan EIR the City has recently updated and adopted Master Sewer Plan and Water Plans, the City of Riverside has no lack of capacity for either. As provided in the City's Draft Housing Element for the 2006-2014 planning period, a more detailed description of water and sewer capacity and infrastructure is described below. Water service is provided by Riverside Public Utilities (RPU), Western Municipal Water District (WMWD), Eastern Municipal Water District, and Riverside Highland Water Company. Riverside Highland serves the majority of the northern sphere while the majority of the southern sphere area will be served by Western Municipal Water District. The vast majority of sites that will accommodate the RHNA are within RPU boundaries and thus the analysis is restricted to demand for water and capacity of the RPU. RPU's primary water source is local groundwater basins from the Bunker Hill Basin in San Bernardino and Riverside North and South Basins in Riverside. RPU currently sells surplus water to WMWD, primarily to meet peak water demand during the summer months. As of 2004, RPU provided water service to about 62,000 customers. The City of Riverside has prepared an update to its Water System Master Plan that identifies anticipated water facility improvements needed over the next 20-year period. RPU's service area encompasses 74 square miles, of which approximately 68.5 square miles are within City limits and 5.6 square miles are outside. RPU operates approximately 890 miles of pipelines ranging from 4 to 72 inches in diameter, 48 domestic wells, 18 irrigation wells, 15 reservoirs with an approximate total volume of 100 million gallons, 21-pressure-reducing stations, and 39 pumping stations. Although not a direct supplier of water to City of Riverside users, Metropolitan Water District of Southern California (Metropolitan) operates and maintains facilities within the City limits (Upper Feeder Pipeline, Lower Feeder Pipeline, and Mills Filtration Plant). The Upper Feeder Pipeline is a 132-inch diameter pipeline in a permanent easement right-of-way; and the Lower Feeder Pipeline is

	a 120-inch diameter pipeline in a fee-property right-of-way. Metropolitan also owns the Box Springs Feeder right-of-way property in the City limits. Water supply and treatment capacity needs do not constrain the development of housing needed to address the RHNA in Riverside. **Sewer Infrastructure** Wastewater service within the Planning Area is provided by Riverside Public Works and WMWD. Similar to the boundaries of the City's potable water system, the City provides sewer service to the majority of the Planning Area, for a total service area of 74 square miles. WMWD serves most areas south of Van Buren Boulevard, or generally the southern sphere area. Most of the northern sphere area is served by the City of Riverside with some areas of the Box Springs Mountain Regional Reserve outside of either service area. The City of Riverside Public Works Department provides for the collection, treatment, and disposal of all wastewater generated within the City of Riverside—except for a small area of the community south of Van Buren Boulevard, which is served by WMWD—through its Riverside Regional Water Quality Treatment Plant (RRWQCP). Primary, secondary, and tertiary treatment of wastewater from the Jurupa, Rubidoux and Edgemont Community Services Districts is also provided. The City of Riverside also has an agreement with the County of Riverside whereby the City will operate and maintain the collection system and provide sewer services to the northern sphere area, also known as the Highgrove community. The wastewater collection system includes over 776 miles of gravity sewers ranging in size from 6 to 54 inches in diameter. The system also includes 18 wastewater pump station, designed for flows of 100 to 400 gallons per minute. Two large lift stations have design capacities in excess of 2,000 gallons per minute. The City Public Works Department installs and maintains the wastewater system. City planning efforts for future sewer facility and capacity needs are underway. The City is preparing a Wastewater Master Plan to address capacity through 2025. The Notice of Preparation for this document has been circulated to responsible agencies. According to the Riverside Public Utilities 2005 Urban Water Management Plan, the RRWQCP treats approximately 33 million gallons per day (mgd) of wastewater for over 280,000 residents in

	the City of Riverside and the Jurupa, Edgemont, Rubidoux, and Highgrove communities. The plant discharges tertiary-treated effluent to the Santa Ana River. In 2005, the plant had a capacity of 40 mgd. According to the 2010 Wastewater Management Plan, capacity can be expanded to up to 52 mgd in concert with population growth. Wastewater capacity and treatment needs thus do not constrain the development of housing needed to address the RHNA in Riverside.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The city has located parcels of infill which is in our GP and Zoning Codes. The Magnolia/Market/University "L" Corridor plan is a plan for major development which spans the entire length of the City and offers multi-modal transportation options to motorized vehicles, bicyclists and pedestrians. Along or very close by the "L" corridor are numerous clusters of intensive development highlighted as Activity Centers and advanced forms of public transportation such as express buses and light rail are targeted for these areas. The City also has several earmarked sites that are underdeveloped in the La Sierra South Neighborhood, along with the Magnolia Corridor near Riverside Plaza, along with several areas of Mixed Use Zones to enable the City to plan for future development.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	The City has implemented Proposition R and Measure C in order to preserve the City's natural resources such as the 5,600 acre Arlington Heights Greenbelt and Rancho La Sierra areas from urbanization. These measures also protect hillsides, arroyos and other important topographical features throughout Riverside. The City's General Plan has several objectives along with policies and implementation procedures to preserve and expand open space areas and linkages throughout the City and sphere of influence, along with supporting efforts of State and Federal agencies and private conservation organization to acquire properties for open space and conservation uses, (i.e. Riverside Land Conservancy). In addition, in June of 2003, the Riverside County Board of Supervisors adopted a comprehensive Multiple Species Habitat Conservation Plan (MSHCP) establishing a regional conservation solution to habitat conservation which protects habitat for over 150 species and conserves five hundred thousand acres of land. The City is a participant in the Joint Powers Agreement and implementation agreement for the plan which encompasses approximately 1.26 million acres of land including all unincorporated Riverside County land west of the San Jacinto Mountains to the Orange County line, and fourteen cities, including the City of Riverside. The City of Riverside's Planning Area is located within the Riverside Area Plan, partially within the Highgrove Area Plan, and Lake Mathews Area Plan of the MSHCP. The target for conservation within the Riverside Area Plan is

	between 90 to 240 acres, within the Highgrove Area Plan 345 and 675 acres, and within the Lake Mathews Area plan is 3,215 to 5,470 acres.
5. County policies to preserve agricultural land within an unincorporated area.	N/A
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	**Housing Size** The characteristics of housing play an important role in determining whether a sufficient type of housing is available for residents. Housing should be of sufficient size that matches the needs of different types of households. Without a relative degree of match, households will have to find smaller than optimal housing units, typically leading to overcrowding or doubling up, or pay for larger units than necessary, typically leading to overpayment. During the 2000s, the number of households increased 17% citywide. The average household size increased only slightly from 3.1 to 3.25 persons; however, the composition changed significantly. Of particular interest, the number of single person and large households increased significantly faster than the total number of households. Single person households increased 24%, while large family households increased 22%. Some of these changes are due to household composition, income levels, and race and ethnicity.

TRENDS IN HOUSEHOLD SIZE

Household Size	2000		2006		% Change 2000–2006
	Number of Hhlds	Percent of Total	Number of Hhlds	Percent of Total	
Single Person (1 person only)	17,583	21%	21,766	23%	24%
Small Family (2–4 persons)	49,295	60%	55,813	58%	13%

Large Family (5 or more)	15,201	19%	18,572	19%	22%
Total	**82,079**	**100%**	**96,151**	**100%**	**17%**

Source: US Census 2000; ACS 2006.

According to the 2006 ACS, 20,596 large ownership units with four or more bedrooms are available in Riverside. In comparison, Riverside has 11,238 large families with five or more members. This yields a surplus of nearly 9,000 large ownership units that are presumably occupied by smaller families. In contrast, Riverside has 2,335 rental units with four or more bedrooms, and there are 7,334 large renter households. This suggests a shortage of rental units capable of accommodating large families without overcrowding or doubling up. Although many single-family homes can accommodate large renter families, an explicit goal of the City is to increase homeownership rates, which would necessitate the conversion of single-family homes that are renter occupied to owner-occupied.

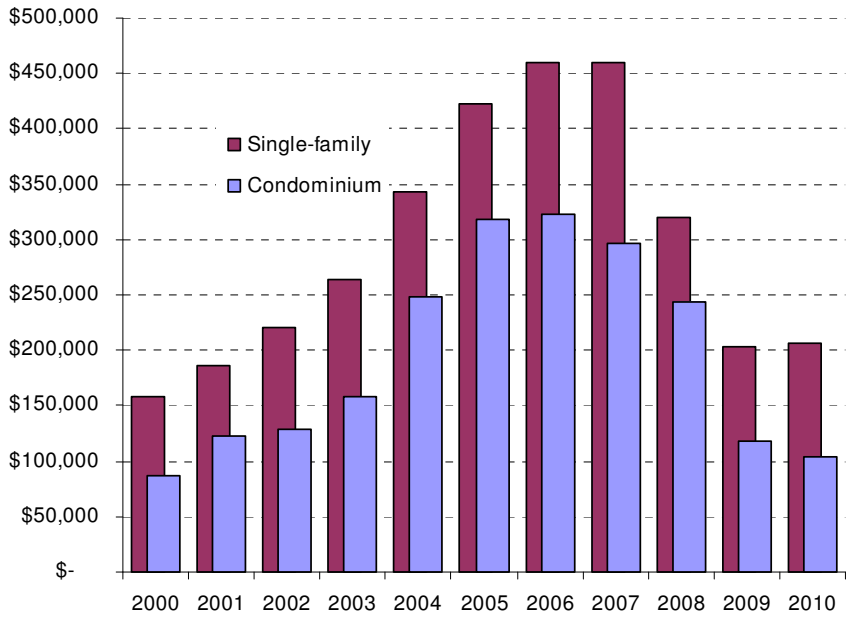
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	The City of Riverside continues to review at-risk projects and the feasibility of preserving these units. Since 2007, the City of Riverside had only one at-risk project – J.E. Wall Victoria Manor Senior Apartments. However; this project was preserved for the next 55 years.
8. The market demand for housing.	**Market Constraints** Land costs, construction costs, and market financing contribute to the cost of housing investment and potentially can hinder the production of affordable housing. Although many of these potential constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs that address these constraints. **Land Costs** Land costs and the cost of assembling parcels are among the largest components of the total cost of building new housing. With the significant downturn in the housing market, land prices are volatile, with many property owners holding onto their land to avoid a loss. Review of Loopnet listings

	shows that land prices range from $5 to $6 per square foot in many places in Riverside. However, projects built in recent years have purchased land at $18 per square foot. It should be noted that the recent downturn in the housing market is expected to continue to affect the achievable rents and sales prices of housing. Declining housing prices may also affect the feasibility of certain development projects and, in some cases, make commercial uses a more attractive investment than housing. However, declining land values have benefits in that they reduce the total development cost of building affordable housing. In effect, the housing market downturn has reduced the potential constraint of land costs. **Construction and Rehabilitation Costs** Construction costs are the largest component of costs associated with new and rehabilitated housing. Construction costs include labor, materials, site improvements, and developer profit. R.S. Means and Reed Construction Data both provide construction cost manuals for calculating the average cost per square foot of residential construction throughout the Southern California region. Regionwide numbers, however, tend to be diluted by lower cost areas and may not accurately reflect the actual costs of building in Riverside. According to recent (2006–2008) residential development projects built in Riverside, construction costs have ranged from $100 to $175 per square foot, which translates to approximately $100,000 to $150,000 per unit. Residential development with limited ground preparation, simplified architectural features, and standard quality of interior materials would be in the lower range of these estimates. However, construction costs would be higher for more luxurious buildings and higher for projects with underground parking. The City of Riverside is actively involved in funding the acquisition and rehabilitation of multiple-family projects. Based on a sample of these projects in Riverside, the rehabilitation cost averages around $50,000 per unit. However, projects involving acquisition, rehabilitation, and reconfiguration (to remove or combine smaller units to create larger units) can cost from $95,000 to $113,000 per unit. Other indirect and direct costs associated with rehabilitating housing (relocation, replacement of units, removal of asbestos or lead-based paint, etc.) can add substantial costs.

	Financing Costs Construction financing also affects the feasibility of building new housing. The past few years have seen a restructuring of the construction financing industry in response to the housing market downturn. During the housing boom of the late 1980s, it was not uncommon for developers to receive construction loans for 100% or more of a project's estimated future value. Following the housing market downturn of the early 1990s, however, financial institutions tightened regulations for construction loans, requiring developers to put up 25% of the project value. This cycle has repeated itself with the housing market boom of the early 2000s. Relaxed lending rules allowed developers to secure a loan with only a 10% equity contribution (Apartment Finance Today 2009). With the downturn, however, expected housing prices have significantly declined and apartment rents are also showing a decline, according to RealFacts. Loan underwriting has grown more conservative, with maximum leveraging topping out at 75%. Equity requirements have also changed dramatically, rising from 10% in the past year or so to 15 to 30% in 2009. Although there is no hard threshold for how much equity is too much before a project would be deemed infeasible, the higher the proportion of equity required, the more unlikely that a developer would proceed with the project. Not only would it require more up-front cash, but higher equity contribution means a project must be able to achieve an even higher value at completion in order to generate the net cash flow needed to meet the minimum acceptable cash-on-cash return threshold. These types of trends underscore the condition of the housing market facing southern California today. **Affordable Housing Financing** The economic downturn has also impacted the financing for affordable housing. One example is the Low Income Housing Tax Credit Program (LIHTC), which is an affordable housing source available for developers wishing to build affordable units in Riverside. LIHTCs provide affordable housing developers an allocation of tax credits, which they sell to investors to raise equity projects. Investors that purchase tax credits are able to reduce their federal tax liability dollar-for-dollar, so that the purchase of $1,000 in tax credits reduces tax liability by $1,000. As a result of the equity made available through the sale of tax credits, a developer can complete projects with less debt and

	pass cost savings in the form of lower rent. Historically, Fannie Mae and Freddie Mac provided 40% of LIHTC investments, and banks motivated by the Community Reinvestment Act (CRA) provided 40%. The LIHTC program is now facing significant challenges. Fannie Mae and Freddie Mac (now in receivership) no longer make new investments. In addition, the substantial losses that many financial institutions continue to incur have eliminated or reduced their ability to use tax credits. In 2008, LIHTC-based investment dropped to $4.5 billion, about one-half of the $9 billion invested in 2007. Although legislators are working on modifying the LIHTC program, it is unclear whether such programs will re-energize the LIHTC market to the levels seen in the 2000s. **Foreclosures** In recent years, the rising home foreclosure rates throughout southern California have dampened the housing market. The crisis originated with subprime lending, loosening of credit terms offered by financial institutions, overproduction of housing, and declines in the economy. According to Default Research Incorporated, the number of foreclosures in Riverside County has soared to affect more than 50,000 homeowners since January 2006. A significant number of additional foreclosures are anticipated through 2011 as adjustable rate mortgages come due in the next few years. State law does not require jurisdictions to mitigate market constraints, as economic conditions are beyond a city's control. Nonetheless, Riverside continues to implement programs to lessen the impact. The City was awarded neighborhood stabilization program funds (NSP) to purchase, rehabilitate, and have reoccupied foreclosure properties. NSP funds are also being leveraged with $5 million in Redevelopment Agency (RDA) funds and a $20 million line of credit with City National Bank to maximize the ability of the City to buy, rehabilitate, and sell foreclosed units. These programs are some of the ways Riverside is addressing market constraints.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	The City has a Memorandum of Understanding with Riverside County that has been in place since March 2002, which outlines points for facilitating cooperation in the planning and development of Western Riverside County.
10. High housing costs burdens.	**Housing Prices** The last decade has seen some of the most dramatic changes in the housing market, even in

	comparison to the 1980s and 1990s. From 1998 to 2006, the housing market soared, with single-family home prices increasing by more than 200% to an all-time high (see Figure H-1). Single-family homes were selling for a median price above $500,000 and even much higher for custom homes. This trend resulted from increased access to mortgage financing, an imbalance of consumer demand versus supply, and sheer market speculation. As the financial market has receded, housing prices in Riverside have also fallen much like they did during the early 1990s (although to a greater depth). In 2010, the average sales price for existing homes was approximately $207,000 for a single-family home, which includes planned residential developments as well. Condominiums now sell for an average of $104,000 and mobile homes for $60,000. New homes are still priced at higher levels, but the difference between existing and new homes has considerably narrowed. The following chart summarizes the trends in the average price for a single-family home and condominium from 2000 through 2010. RIVERSIDE HOUSING PRICES, 2000–2010



Source: Dataquick (2000-2008); Zillow(2009-2010)

Rental Prices

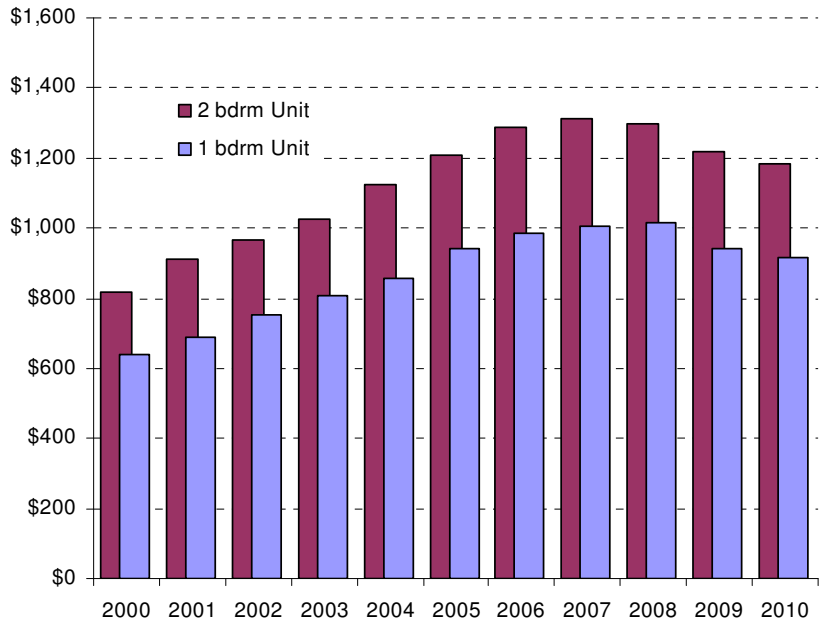
In contrast to the market for single-family homes, apartment rents have increased at a more moderate pace during the decade. According to RealFacts surveys of projects of 100 units or more, asking rents for apartments increased 60% from 2000 to 2008, but then lost some of those gains since 2008 (Figure H-2). This steady gain is due to population increases in the community, particularly among younger adults ages 18–34. When adjusted for inflation, however, apartment rents have increased by only 19% in real dollars.

As of 2010, apartment rents have moderated with the economy. Average asking rents are $711 for a studio, $916 for a one-bedroom unit, and $1,183 for a two-bedroom two bathroom unit. Three-bedroom units rent for considerably higher rents of $1,593 due to the relatively smaller supply of

larger units. Rents vary from $1.35 per square foot (psf) for a Class A project, denoted by high quality construction and ample amenities, to $1.21 psf for Class C projects, which are older projects that have deferred maintenance.

The following chart summarizes the trends in the average asking rent for an apartment unit in Riverside from 2000 through 2010.

RIVERSIDE APARTMENT RENTS, 2000–2010



Source: RealFACTS (2000-2010)

Housing Affordability

Housing affordability refers to how much a household can afford to pay each month for an apartment, townhome, or single-family home. Typically, housing affordability is defined by mortgage lenders or government agencies as the ratio of housing expenses to income, referred to as a "cost burden." It is assumed that households should not spend more than a certain proportion of income toward housing expenses otherwise they are deemed to be overpaying for housing.

Housing expenses include a number of factors that depend on whether the unit is owned or rented. For homeowners, housing expenses include the monthly mortgage payment, insurance, taxes, and utilities. For townhomes or planned residential developments, a homeowners fee may also apply. For apartments, housing expenses generally include the monthly rent payment and utilities, unless the project is mastered metered and utilities are included as part of rent.

Typically, the housing industry assumes that the maximum cost burden should range from 30-40%, the latter being the case with the California Association of Realtors' first-time home-buyers index. Federal and state housing assistance programs targeted to lower and moderate income buyers may have different restrictions and criteria. For renters, the appropriate cost burden may vary from 30–40%, the latter being the case with federal housing choice vouchers.

To standardize this effort, The Planning Center uses a housing affordability model developed in cooperation with the Building Industry Association of Southern California. The following table provides a sample calculator for determining housing affordability.

RIVERSIDE HOUSING AFFORDABILITY

Income Group	Annual Income for four-person household	Maximum Affordable Payment	
		Home Price with 10% down[2]	Monthly Rental payment[3]
Extremely Low	$0–$20,000	$70,000	$438
Very Low	$20,001–33,300	$135,000	$763

Low	$33,301–$53,300	$230,000	$1,250
Moderate	$53,301–$74,400	$360,000	$1,900

Notes:

1. 2010 HCD Income Limits for a four-person family based on surveys conducted by federal government for Riverside County.
2. Assumes 30-year fixed mortgage, 5% interest rate, standard housing expenses, and maximum affordable payment of 35% of income toward housing costs. Homeowner association fees of $100 are included.
3. It should be noted that the tax advantages of homeownership are substantial and can allow a homeowner to afford an additional $250–$500 per month.

The downturn in the economy and housing market has made housing the most affordable to Riverside residents in nearly a decade. The following describes the general affordability of housing to different income groups. This assessment is based on the housing affordability assumptions above, asking rents provided by RealFacts, and sales prices recorded by Dataquick.

- Extremely Low Income. Extremely low income households can afford a home priced up to $70,000. The only homes available to them are mobilehomes, which sell for a median of $60,000 but can range from $30,000 to $100,000. Apartments are generally unaffordable, even Class C apartment rents are $1.21 psf – which is double the amount extremely low income households could afford. Therefore, the only apartments that would be affordable are substandard units or those that are publicly subsidized.

- Very Low Income. Very low income households can afford a home up to $135,000. As demonstrated in Figure H-1, *existing* condominiums are selling for an average of slightly more than $100,000, making them affordable to very low income households. However, new condominiums would be unaffordable for this group based on current sales prices. Finally, most apartments would be unaffordable as well as the maximum affordable payment of $763 is less than the median rent of $1,183 currently asked for a 2-bedroom

unit.

- Low Income. Low income households can afford a home of $230,000 or rental payment of $1,250 per month. Generally, this group can afford most existing condominiums, lower cost new condominiums, and existing single-family homes as well. With respect to apartments, this group can afford the average asking rent for existing apartments of all Class A, B, and C apartments. However, new apartments built to condominium specs are likely going to be unaffordable to this group.

- Moderate Income. Moderate income households have the greatest housing choices available to them in Riverside. Moderate income households can afford a home of up to $360,000 or a rental payment of $1,900. Typically, most the majority of existing and new homes sell for prices that are affordable to this group. In addition, condominiums and apartments of all sizes and amenities are generally affordable. The exception would be custom homes–those homes located in Alessandro Heights and other similar locations

Housing Overpayment

Housing overpayment is when households pay 30% or more of gross income for housing-related costs. Rental housing costs include utilities and homeowner costs include property insurance and real estate taxes. Moderate overpayment refers to a household that pays 30% to 50% of income toward housing costs and severe overpayment refers to a household that pays more than 50%. Since housing overpayment is greatest among lower income residents, maintaining a reasonable cost burden is an important City goal.

As is the case in cities across California, the market downturn coupled with lending policies increased the percentage of households overpaying for housing. In Riverside, households overpaying rose from 41% in 2000 to 53% in 2006. Homeowners overpaying for housing increased from 33% in 2000 to 52% by 2006. The largest increase was the number of households severely overpaying for housing, which nearly doubled over that period. In contrast, the percentage of overpaying renter households increased at a more moderate rate, from 48% in 2000 to 54% in 2006.

Housing overpayment is more pronounced among certain groups. More than 60% of senior renters overpay for housing, as do approximately two-thirds of all lower income households. Large lower

income families also have very high rates of overpayment. The following table displays current overpayment statistics for Riverside households according to the 2006 American Community Survey.

Households by Cost Burden

Cost Burden	2000			2006		
	Owner Hhlds	**Renter Hhlds**	**Total Hhlds**	**Owner Hhlds**	**Renter Hhlds**	**Total Hhlds**
<30% of income	23,271	17,424	40,695	20,194	18,528	38,722
30–50% of income	7,927	7,883	15,810	14,330	10,929	25,259
50%+ of income	3,501	8,506	12,007	7,617	10,765	18,382
Total Households	34,699	33,813	68,512	42,141	40,222	82,363
Overpayment						
None	67%	52%	59%	48%	46%	47%
Moderate	23%	23%	23%	34%	27%	31%
Severe	10%	25%	18%	18%	27%	22%
Total	**33%**	**48%**	**41%**	**52%**	**54%**	**53%**

Source: US Census 2000; ACS 2006.

Extremely Low and Very Low Income

Although housing overpayment and overcrowding are issues in all communities, including Riverside, these issues are more severe among certain income groups; in particular, households

earning extremely low, very low, and low incomes. This household income group is the most vulnerable group to displacement and has the greatest need for affordable housing and other supportive services.

Lower income households are defined as earning no more than 80% of the median family income (MFI) of households living in the County of Riverside. Extremely low income refers to those earning at 30% or less of the MFI, and very low income earn 31-50% of the MFI According to the Census Bureau, the City of Riverside had 10,178 extremely low and 8,787 very low income households

The table below displays the distribution of households earning extremely low, very low, and low income in Riverside.

TABLE H-24
Lower Income Household Housing Needs

Household Type	Seniors	Small Families	Large Families	All Others	Total
Number of Hhlds					
Extremely Low	4,309	3,149	1,434	3,470	10,178
Very Low	2,229	3,249	1,589	1,720	8,787
Overpayment					
Extremely Low	78%	85%	81%	76%	100%
Very Low	69%	80%	76%	85%	100%
Overcrowding	N/A	N/A	N/A	N/A	N/A

Source: Comprehensive Affordability Housing Strategy, 2000

Note: Census does not provide overcrowding rates for these income groups

To help meet this housing need, the City of Riverside offers more than 2,800 publicly assisted units

	and thousands of mobile homes affordable to extremely low and very low income households. Moreover, the City offers many housing supportive services targeted for this group, including subsidized transit, child care, and rental support. To help address the City's new construction need of 1,344 extremely low income units for the period of 2006 through 2014, the City has a track record of approving second units and guest quarters.
11. Housing needs of farm workers.	**Agricultural Workers** As is the case with many southern California cities, Riverside's roots are in its agricultural past. The citrus industry was the mainstay of Riverside's economy up through the mid-twentieth century. As recently as the mid-1950s, large areas of the City were citrus groves. The late twentieth century saw a significant increase in pressure to convert agricultural land to suburban uses. Today, the only significant agricultural use within the City is the Arlington Heights Greenbelt, comprising 5,600 acres. Today, the employment base for agricultural industries is limited. The 2006 ACS reports 677 persons employed in the farming, forestry, and fishing occupations in Riverside. However, the Employment Development Department reports that few agricultural-related jobs remain in Riverside. Agricultural jobs in the City of Riverside are usually related to wholesale nurseries, limited citrus, and associated food processing and distribution. The types of jobs offered in these industries are year-round rather than the seasonal employment typically associated with row crops or similar farming operations. The Municipal Code has established the Residential Agricultural Zone (RA-5) to provide areas where general agricultural uses can occur independently or in conjunction with a single-family residence. Given the few remaining agricultural jobs in the community, the need for housing for farmworkers in Riverside is very limited. Moreover, should a need exist, the housing need would be limited to year-round affordable housing rather than dormitory housing typically required for migrant farmworkers. The City of Riverside currently offers more than 1,000 units of affordable family housing in publicly assisted projects. An additional and significant number of housing choice vouchers are also available to lower income residents. Therefore, the housing needs of the few farmworkers living in Riverside can be adequately addressed through existing affordable housing and a limited number of agricultural caretaker

	quarters.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	**Privately Owned Student Apartments** The City of Riverside has experienced significant growth in student enrollment at its renowned universities and colleges. The University of California, Riverside, La Sierra University, and Cal Baptist are projecting an increase of more than 9,000 students between 2008 and 2014. The following projects have been built since January 1, 2006, or are expected to be completed by the end of 2014. ❖ **Sterling Housing.** Sterling Housing is a privately owned student apartment project near UCR. Construction was completed in 2007. This 558-bedroom housing complex features 40 two-bedroom and 112 four-bedroom living quarters. Each dual and quad consists of single-occupancy bed and bath units accessed through a common entrance. Rooms are located along a double loaded corridor with secure access. Rooms are leased out separately to each individual. Occupants have individual locked bedrooms and bathrooms. They share a common kitchen, dining room, living room, and balcony. The rents are $725 to $825 per person, which is affordable to lower income households. ❖ **University Village.** University Village is a privately-owned student apartment project located near UCR. Construction was completed in 2006. This 525-bedroom project features 21 singles, 29 duals, 18 trios, and 98 quad living quarters. Rooms are secure access on a double loaded corridor. Rooms are leased out separately to individuals. Occupants have individual locked bedrooms and bathrooms, but share a common kitchen, dining room, living room, and balcony. The rent is $1,200 for a one-bedroom unit, $800 for a two-bedroom unit, $800 for a three-bedroom unit, and $700–750 for a four-bedroom unit. The rents are affordable to lower income households, except for the one-bedroom units. ❖ **Sterling Iowa Apartments.** DIN/Cal2 recently proposes a new 598-unit privately-owned and financed housing complex near UCR. The site encompasses 8.1 acres, is zoned R-1-7000, and has a general plan designation of HDR. This 212-unit project will contain 45 singles, 63 duals, 5 trios, and 103 quad living quarters. Bedrooms have been designed for single occupancy and each bedroom has its own bathroom, but share a common kitchen,

dining room, and living room. The rent will be $1,200 for a one-bedroom unit, $800 for a two-bedroom unit, $800 for a three-bedroom unit, and $700–$750 for a four-bedroom unit. The rents will be affordable to lower income households, except for the one-bedroom units.

University of California, Riverside

The University of California at Riverside has undertaken an aggressive planning campaign to increase its inventory of housing. The major projects built or planned for construction are:

- **West Skye Family Housing.** UCR is planning the construction of 500 housing units reserved for families and children in the West Skye neighborhood. UCR's model for family housing is to provide a comprehensive neighborhood setting that addresses the conveniences and needs of family living, including housing, child care, and park and recreation amenities. The West Skye project was originally slated for construction in 2012. However, due to changes in the regional economy and location of the new UCR Medical School, all west campus projects are currently on-hold.

- **Summer Ridge (Greenoc) Apartments**. In 2009, UCR spent $19.4 million to acquire the 136-unit Summer Ridge Apartments located at 950 West Linden. Due to its location near the University, college students had previously occupied this apartment complex. However, as part of the purchase, the University will change the occupancy to restrict all new occupancies to students and their families living with them. One bedroom units are priced at $1,030 per unit; two bedroom units are priced at $630 per unit. For double-occupancy units, fees are one half the single-occupancy rate.

- **GlenMor 1 and 2.** UCR built the 504-unit Glen Mor 1 project in 2007. A continued demand for on-campus apartment-style housing led UCR to plan the 818-bed Glen Mor 2, which will be similar in apartment unit type. Glen Mor 2 is currently in the EIR stage and is scheduled for occupancy in Fall 2013. Both sites are located north of Big Springs Road, west of Valencia Hill Drive, and south of a natural arroyo. Glenmor2 offers 296 4-bed quads, 58 2-bed duals, 18 one beds, and 6 master suites. Housing costs, which include meals, is $1,031 per month and is affordable to low income students.

- **Dundee Residence Hall**. In March 2009, UCR issued a request for proposal to solicit

design and construction bids to build the 600-room Dundee Residence Hall on east campus. This residence hall will accommodate up to 1,200 students. The project is configured for 62 one-bedroom and 299 four-bedroom units. As a planned project the housing costs have not been finaled for the Dundee Residence Hall; however, in keeping with UCR housing policy and comparative units, rents will be affordable to low income students.

The table below is a summary of each product built, approved, or planned for by 2014. The affordability of each unit is based on actual rents, HCD household income limits, and discussions with university staff.

Student Housing Production

Projects	Affordability Levels for Students				Total
	Very Low	Low	Mod	Above Mod	
Built Projects					
+ Sterling University Palms	0	585	0	0	585
+ University Village Towers	0	502	21	0	523
+ UCR: GlenMor1	0	504	0	0	504
+ UCR Faculty Housing*	0	0	0	72	72
Subtotal	0	1,591	21	72	1,684
Planned Projects					
+ Sterling Iowa	0	558	40	0	598
+ UCR Family Housing	0	400	0	0	400
+ UCR: GlenMor2	0	818	0	0	818
+ UCR: Dundee Hall	0	600	0	0	600
+ West Skye Housing[1]	0	500	0	0	500
Subtotal	0	2,876	40	0	2,916
Purchased/Acquired Projects					

+ Summer Ridge[2]	0	208	0	0	208
+ FallKirk Apartments[2]	0	400	0	0	400
+ Royal Rose[2]	0	381	0	0	381
+ Royal Garden[2]					
Subtotal	0	989	0	0	989
Total Built, Planned, and Purchased					
Built	0	1,591	21	0	1,684
Planned	0	2,876	40	0	2,916
Purchased/Acquired	0	989	0	0	989
Total	0	5,456	61	0	5,517

Source: City records, 2009; University of California Riverside Strategic Plan for Housing, 2008.

Notes:
1. Units will not be built until after 2014 and therefore are not counted toward the RHNA
2. Units were acquired/purchased (not new units) and therefore are not credited toward the RHNA

* Project is credited under the Planned Residential Development list

13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	

County of Riverside response to SCAG's AB 2158 Survey:

1. Existing and projected jobs and housing relationship, i.e. the jobs and housing balance of a jurisdiction

   Answer pending from GIS; however, below is an excerpt from the existing (draft) Housing Element:

JOBS/HOUSING BALANCE

In its 2001 paper, "The New Economy and Jobs/Housing Balance in Southern California," the Southern California Association of Governments (SCAG) defined jobs/housing balance as the "…provision of an adequate supply of housing to house workers employed in a defined area (i.e., community or sub region). Alternatively, a jobs/housing balance can be defined as an adequate provision of employment in a defined area that generates enough local workers to fill the housing supply." Based on earlier commuter surveys, SCAG determined that commuters preferred one-way commute times less than 30 minutes (14 minutes was the ideal), based on average commute speeds, and jobs within 14 miles of home. From this information, SCAG established jobs to household ratios of 1.0 to 1.29 to be balanced. Areas with ratios significantly different for this standard would be considered to be out of balance.

Traffic patterns on the major east-west transportation routes indicate that Riverside County serves as a bedroom community that supplies a substantial portion of the labor pool for the Los Angeles-Orange County metropolitan area. Between 2000 and 2007, Riverside County's jobs to household ratio increased slightly from 1.02 to 1.07 (Table H - 1). The unincorporated area, on the other hand, shows a severe shortage of jobs with only 0.66 jobs per household in the western county and 0.89 jobs per household in the eastern county in 2007.

Table H - 1 Job-Household Ratios 2000-2007

Table H-11					
Jobs-Household Ratios					
Riverside County					
2000-2007					
	Total County		Western Unincorp.	Eastern Unincorp.	Total Unincorp.
	2000	2007	2007	2007	2007
Employment	517,000	700,266	97,520	22,875	120,395
Households	506,218	653,977	146,928	25,725	172,653
Jobs-Household Ratios	1.02	1.07	0.66	0.89	0.70

Source: Riverside County Center for Demographic Research

Total employment includes Wage and Salary Employment from EDD plus self

employment. Total households from the Department of Finance (DOF) Note: Data not seasonally adjusted

2. Lack of capacity for sewer or water service due to external factors beyond the jurisdiction's control that preclude the jurisdiction from providing necessary infrastructure for additional development

   Riverside County obtains potable and non-potable water from major wholesalers in the County, i.e., WMWD, EMWD, San Grogornio Pass Water District, Coachella Valley Water District, and Imperial Irrigation District are independent special districts from the County of Riverside, as such, the County does not have control over the water and sewer infrastructure provided within the County of Riverside. The available site inventory was prepared for the current cycle (2008 – 2014) to only include properties that are within the boundary of a water district.

   A majority of the water obtained from Special Districts within Riverside County is obtained from the State Water Project (SWP). In recent years, the Federal Court system and U.S. Fish & Wildlife Service issued a Biological Opinion regarding the Delta Smelt and Related Litigation Matters that have impacted water supply in Riverside County. On December 15, 2008, the U.S. Fish and Wildlife Service (FWS) issued a new Biological Opinion (B.O.) after their previous B.O. was found by the Federal District Court for the Eastern District of California determined the February 2005 B.O. issued by FWS was found to violate the Endangered Species Act (ESA). Pursuant to Federal Law, the FWS is required to issue a "Reasonable and Prudent Alternative" that established a reduction of pumping capabilities from the Delta 18 to 29 percent during dry times. This reduction has resulted in the delay of will serve letters, meter connections, and most especially the approval of Water Supply Assessments as required by SB 1610.

   These Federal and State restrictions are policies that are obviously removed from the control of the County of Riverside and has a substantial impact upon new development within the County, primarily in the western county where the districts that cover these areas have experienced the highest level of growth (primarily residential) and are more dependent than the eastern county on SWP allocations.

3. <u>Availability of land suitable</u> for **urban development** or for **conversion to residential use**, the **availability of underutilized land**, and **opportunities for infill development** and **increased density**. SCAG cannot solely consider local zoning ordinances or land use restrictions in determining suitable available land.

   Table H-53 summarizes Table H-54, Table H-55, and Table H-56. Based on the County's site inventory, it indicates the number of units which could potentially be developed on vacant land within existing water districts for households with very low, low, moderate and above moderate income levels (See Attached pages 1 – 31 regarding Availability of Land):

TABLE H-53

SUMMARY OF RESIDENTIAL DEVELOPMENT POTENTIAL BY INCOME CATEGORY[1]

SITE CHARACTERISTICS	NUMBER OF PARCELS	ACREAGE	UNITS	INCOME LEVEL			
				VERY LOW	LOW	MODERATE	ABOVE MODERATE
WRCOG							
CONSISTENTLY ZONED	19,969	107,959	58,410	7,243	150	2,485	48,533
WITHIN SPECIFIC PLAN	4,772	12,290	43,650	3,614	2,682	10,468	26,887
SUBTOTAL	24,741	120,249	102,060	10,857	2,832	12,953	75,420
RHNA (WRCOG)			43,114	10,704	6,939	7,827	17,643
PERCENT OF RHNA			237%	101%	41%	165%	433%
CVAG							
CONSISTENTLY ZONED	8,260	47,963	17,144	547	0	4,505	12,092
WITHIN SPECIFIC PLAN	93	1,083	9,051	515	5,664	1,138	1,735
SUBTOTAL	8,353	49,046	26,195	1,062	5,664	5,643	13,827
RHNA (CVAG)			14,058	3,247	2,263	2,615	5,933
PERCENT OF RHNA			186%	33%	250%	216%	233%
CVAG AND WRCOG							
TOTAL	33,094	169,295	128,255	11,919	8,496	18,596	89,247
RHNA			57,172	13,952	9,202	10,442	23,576

[1] The density assumptions in the General Plan are derived from market analysis of housing types being produced in Riverside County and elsewhere in Southern California and are based on real-world examples not hypothetical ones. The development potential described above was projected using the Socioeconomic Build-out Projections Assumptions and Methodology found in Appendix E of the County of Riverside General Plan.

TABLE H-53

SUMMARY OF RESIDENTIAL DEVELOPMENT POTENTIAL BY INCOME CATEGORY[1]

SITE CHARACTERISTICS	NUMBER OF PARCELS	ACREAGE	UNITS	INCOME LEVEL			
				VERY LOW	LOW	MODERATE	ABOVE MODERATE
PERCENT OF RHNA			224%	85%	92%	178%	378%
REMAINDER OF THE COUNTY							
CONSISTENTLY ZONED	1,884	12,426	1,600	0	0	68	1,532
WITHIN SPECIFIC PLAN	0	0	0	0	0	0	0
SUBTOTAL	1,884	12,426	1,600	0	0	68	1,532
INCONSISTENTLY ZONED							
WRCOG	2,653	24,710	22,894	286	172	1,627	20,809
CVAG	5,689	67,002	17,753	0	531	6,615	10,607
REMAINDER OF COUNTY	1,186	4,954	888	0	0	2	886
SUBTOTAL	9,528	96,666	41,535	286	703	8,244	32,302
MAXIMUM POTENTIAL UNITS WITH REZONING							
WRCOG AND CVAG	33,094	169,295	128,255	11,919	8,496	18,596	89,247
REMAINDER OF COUNTY	1,884	12,426	1,600	0	0	68	1,532
INCONSISTENTLY ZONED	9,528	96,666	41,535	286	703	8,244	32,302
GRAND TOTAL	44,506	278,387	171,390	12,205	9,199	26,908	123,081
RHNA			57,172	13,952	9,202	10,442	23,576
PERCENT OF RHNA			300%	87%	100%	258%	522%

4. Lands protected by federal or state programs, including open space, farmland, or environmental habitats

   The County of Riverside adopted the Multi-Species Habitat Conservation Program (MSHCP) in 2004 which established a State and Federal take permit for 142 species of plants and animals listed for protection and conservation. The MSHCP does not prohibit development, but can restrict the amount of property utilized for development purposes. In addition, the Coachella Valley Association of Governments adopted the Coachella Valley Multi-Species Habitat Conservation Program (CVMSHCP) in 2008 with a similar methodology. These two plans cover most of the western portion of Riverside County and the Coachella Valley and present a growth constraint upon the development of affordable housing units of various densities. Maps of each of the adopted plans are attached to this survey.

5. County policies to preserve farmland within an unincorporated area

The County of Riverside does not provide any specific policies to permanently preserve farmland; however, the County holds 201,399.95 gross acres within the Agriculture Foundation, which is a General Plan Land Use designation to specifically protect Agricultural lands (both active and fallow), yet this designation can be changed with a change to the General Plan under a 7% total threshold. See the Administrative Chapter (Chapter 10) of the County's General Plan for more detail regarding this program.

The only additional program the County administers is Williamson Act contracts, which is a agricultural preservation program at the State level. The County has XXX gross acres of property located under a Williamson Act contract.

6. Household growth distribution assumed for the RTP and opportunities to maximize existing transit infrastructure

   See Attached Exhibits (Bus Routes and Housing Density from Year 2015 – 2025-Western & Eastern.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions

   There are a total of 309 units that were lost due to contract expirations or terminations of use restriction for this time period.

8. The market demand for housing

   See Attached Excel Exhibit, "Vacancy-Median HH Inc-Home Price"

9. Agreements between a county and cities in a county to direct growth towards incorporated areas

No such agreements against between the County of Riverside and any City within the County's jurisdiction.

10. High-housing cost burdens

See Attached Excel Exhibit, "Vacancy-Median HH Inc-Home Price"

11. Farmworker housing needs:
Please see the excerpt below from the existing (Draft) 2008 – 2014 Housing Element

In the Coachella Valley, 78% of farm workers stated that their annual household income was less than $15,000.

2006 Coachella Valley Farm Worker Survey

Agricultural production is an important component of Riverside County's economy. According to the 2007 Agricultural Production Report prepared by the Agricultural Commissioner's Office, the total gross valuation of agricultural production in Riverside County was $1.2 billion. Moreover, for every dollar received by an agriculturalist, most economists estimate there is a multiplier effect of 3.5 times that amount injected into the local economy, or $4.4 billion in this case. With respect to agricultural crop valuation by agricultural district, the Coachella Valley District produced the most at 53% or approximately $487 million, the San Jacinto/Temecula Valley District produced 21% or approximately $194 million, the Riverside/Corona District produced 13% or approximately $119 million, and the Palo Verde District also produced 13% (approximately $113 million). A thriving and productive work force is critical to maintaining this billion dollar industry. Riverside County made farm worker and migrant farm worker housing needs in western Riverside County and the Coachella Valley an affordable housing priority in its "Riverside Urban County Community Planning and Development Programs (CDBG, ESG, and HOME) Five Year Consolidated Plan for 2009-2014." To better understand the living conditions and daily service needs of the farm worker population in the eastern Coachella Valley, one of the County's most important agricultural areas, the Riverside County also commissioned the 2006 Coachella Valley Farm Worker Survey.

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. They have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. However, recent trends indicate that a growing number of farm workers are permanent residents.

According to definitions used by the Migrant Health Program, U.S. Department of Health and Human Services, a seasonal farm worker is "an individual whose principal employment (51% of time) is in agriculture on a seasonal basis, who has been so employed within the last 24 months." A migrant farm worker meets the same definition but "establishes for the purposes of such employment a temporary abode."

The housing needs of farm workers will differ depending on whether they are migrant or seasonal workers. Migrant workers generally are in need of temporary shelter, which may include campgrounds or grower-provided boardinghouse-type facilities. Seasonal workers are more likely to need permanent low-cost housing and larger units to accommodate their families. Suitable housing types would include manufactured homes as well as traditional single-family homes or multi- family apartments.

Farm worker housing is often substandard or non-existent. Over the past decade much housing has been demolished and not replaced. In addition, in many areas, farm workers must move frequently to seek employment. Larger farms may provide labor camp housing, but often this is not the case. As a result, many farm workers must camp out or sleep in their vehicle. Where housing is available, it is often expensive, overcrowded, and lack adequate sanitary facilities.

According to the U. S. Department of Agriculture (USDA), in its 2007 Census of Agriculture, there were 16,069 farm workers in Riverside County (See Table H-38). Of these workers, 8,124 worked less than 150 day during the year, while 7,945 worked over 150 days per year. Of the 1,197 farms with hired farm labor in the Riverside County, 213 farms

(17.8%) used migrant farm labor.

Table H - 2 Farm Workers 2007

Table H-38 Farm workers in Riverside County 2007						
	Total Farms	Total Farm Workers	Worked 150+ Days	% Worked 150+ Days	Worked <150 Days	% Worked <150 Days
California	81,033	448,183	191,438	42.7 %	256,745	57.3%
Riverside County	3,463	16,069	7,945	49.4%	8,124	50.6

Note: Data is for the entire county, including cities.

USDA National Agricultural Statistics Service, 2007 Census of Agriculture, Table 7. Hired Farm Labor – Workers and Payroll: 2007

The 2006 Coachella Valley Farm Worker Survey described above was administered to 525 year-round and seasonal farm workers. Seventy-two percent (72%) of the respondents lived in the Coachella Valley year-round, whereas twenty-eight percent (28%) were seasonal workers. The survey identified notable differences between the two groups: seasonal farm workers were mostly men, whereas year-round farm workers were more evenly split between men and women; seasonal farm workers were generally older; the children of seasonal workers were less likely to obtain health care services than their year-round counterparts; and only three percent (3%) of season workers had a income of $15,000 or more, where as nearly one quarter of year-round farm workers had incomes of $15,000 or more. With respect to housing, 30% of seasonal farm workers live in situations not meant for human habitation, whereas 88% of year-round farm workers live in conventional housing situations including apartments, houses and mobile homes. Both seasonal and year-round farm workers identified medical services as the first service that would be most helpful to them and their families (For more details, the reader should refer to the final report)

To meet the needs of farm workers, the Riverside County has a number of programs for the preservation and rehabilitation of existing mobile home parks and individual units as well as programs directed toward new construction. There are also programs directed toward migrant seasonal workers. These programs are identified in Table H-39, below.

Table H - 3 Farm Workers Housing Needs/Response Summary

Table H-39 Farm Workers Housing Needs / Response Summary (For complete program descriptions, see Table H-75)	
Housing Need	**Program Response**
Preservation and rehabilitation of existing mobile home parks and/or units	Mobile Home Park Assistance Loan Fund program
	Mobile Home Tenant Assistance Loan Program
	Agricultural Housing Assistance Loan Fund Program

Table H-39 Farm Workers Housing Needs / Response Summary (For complete program descriptions, see Table H-75)	
Housing Need	**Program Response**
	HOME Program
	Employee Housing Enforcement Program
	Joe Serna Jr. Farm worker Housing Grant Program
Replacement of mobile home units	Mobile Home Tenant Assistance Loan program
New Construction of farm worker housing	Redevelopment Agency Set-Aside
	HOME Program
	Rural Development Loan Program
	Farm worker Housing Grant Program
	Joe Serna Jr. Farm worker Housing Grant Program
Temporary Housing and services for migrant seasonal farm workers	Employee Housing Enforcement Program
	Redevelopment Agency Set-Aside
Home ownership opportunities and other supportive services	First Time Home Buyer Program
	Farm worker Housing Assistance program
	Farm worker Housing Grant
	Program Joe Serna Jr. Farm worker Housing Grant Program
Source: Table H-58 Housing Resources/Programs Summary	

12. Student housing needs generated by a university within any member jurisdiction

    After a search of all Community Colleges, Cal States, and UC's within the County of Riverside boundaries the only campus that is located within the unincorporated County jurisdiction is the new College of the Desert campus location under concurrent development with Specific Plan No. 362 (Panorama SP).

13. Other factors adopted by SCAG

    The County is not aware of any additional factors.

1. Existing and projected job housing balance.

	Housing Units			Employment			Jobs-Housing Units Ratios		
	Year 2008	Year 2020	Year 2035	Year 2008	Year 2020	Year 2035	Year 2008	Year 2020	Year 2035
Western Unincorporated	129,723	159,066	212,400	79,288	123,303	212,261	1.64	1.29	1.00
Eastern Unincorporated	37,933	62,280	112,171	20,529	38,529	70,942	1.85	1.62	1.58
Unincorporated County Total	167,656	221,346	324,571	99,817	161,832	283,203	1.68	1.37	1.15

source: Riverside County Center for Demographic Research

The Regional Housing Needs Assessment (RHNA) process assigned unincorporated Riverside County 57,172 units in new construction need with about 75% of this total allocated to the western county. With its proximity to surrounding counties, infrastructure capability, and available land, it is anticipated that the majority of growth during the next five years will occur within the sphere of influence areas of incorporated cities, and in areas for which Specific Plans or tract maps have been prepared. These properties include vacant and undeveloped lands presently in the unincorporated County that are adjacent to, or within service hookup distance from public sewer, water and street systems. The County's policy is to promote compact development in strategically located activity centers, along with infill opportunities within existing urban areas, in order to minimize development pressures on vacant land on the urban fringe. An analysis of residential development potential demonstrates that there is ample vacant land within these areas that is designated for residential uses to satisfy the RHNA new construction need.

State law requires that zoning be consistent with adopted general plans. The County's undeveloped lands will be rezoned, if necessary, to the appropriate residential classification to assure consistency with the newly updated General Plan land use designations. In a limited capacity, infill projects throughout unincorporated communities will also contribute to the County's future housing stock. County policy recommends that growth be concentrated near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible. Under the General Plan, higher density residential areas are sited near employment nodes, commercial cores, major transportation corridors, and in conjunction with resort, recreation and tourist areas.

Vacant Land Analysis

For the 2006 – 2014 Housing Element update, the County prepared a site inventory using the County's Geographical Information System to identify vacant parcels that could readily be developed to meet the County's regional housing needs. The County prepared an inventory of all vacant properties designated for residential use under the General Plan. It then identified those parcels located within an existing water district boundary. Vacant parcels located within a water district boundary were then classified based on the underlying zoning. The parcels were divided into three categories: 1) those parcels zoned appropriately for the land use designation assigned; 2) those parcels not zoned appropriately for the land use designation assigned; and 3) those parcels with a Specific Plan Zone. Information on these appropriately zoned parcels, inappropriately zoned parcel, and parcels with a Specific Plan Zone are summarized in Table H-54, Table H-55, and Table H-56, respectively.

Appropriately zoned parcels were determined using the "RCIP General Plan Land Use Designation Zoning Guidelines." For a given General Plan land use designation, the Guidelines identify those zones which are considered to be "Highly Consistent," "Conditionally Consistent," "Generally Inconsistent," and "Inconsistent" with the given land use designation. For purposes of the site inventory, a parcel designated for residential purposes was considered to be available for development, if the Guidelines indicated that the underlying zoning on the site was "Highly Consistent" or "Conditionally Consistent" with the site's land use designation. Those parcels identified for residential purposes with a Specific Plan Zone were also considered to be available for development. However, if the Guidelines indicated that a parcel's underlying zoning was "General Inconsistent" or "Inconsistent" with the site's land use designation, the parcel was considered to be unavailable for development. However, with an appropriate zone change, it could be made available for development in the future.

A review of these vacant parcels shows that an adequate supply of vacant, buildable land exists within the unincorporated area for Riverside County to meet its share of the regional housing need during the 2006-2014 planning period. In addition, those parcels not zoned appropriately for the land use designation assigned could be made available for development by zoning the parcel to be consistent with the existing land use designation. This would add to the supply of vacant land available for housing development within established water districts.

As required by California Government Code Section 65583.2, the County has prepared a listing of the parcels described above. For the three categories described, separate spreadsheets have been prepared and are contained on a computer disk entitled, "Riverside County Housing Element 2006 - 2014 Site Inventory." Each of these spreadsheets lists all of the parcels within the category by assessor parcel number, parcel size, general plan designation, zoning, potential environmental constraints, and the water district within which the parcel is located.

Additional information related to the site inventory is also included on the disk.

The site inventory demonstrates that the unincorporated County contains over one half million acres of vacant land that now allow some form of residential development. Approximately 52% of this land lies within the boundaries of a water district. Moreover, the Land Use Element of County's General Plan accommodates a mix of unit types and densities within its land use designations to provide residential development affordable to a range of incomes. The land use designation determines the intensity of residential development allowed and establishes the number of dwelling units per acre (DU/AC) allowed on a given parcel.

Table H-53 summarizes Table H-54, Table H-55, and Table H-56. Based on the County's site inventory, it indicates the number of units which could potentially be developed on vacant land within existing water districts for households with very low, low, moderate and above moderate income levels. It compares this potential to the need identified by RHNA for the 2006-2014 planning period. Since the RHNA is broken down by regional councils of government, the results are similarly divided. The RHNA covers the boundaries of the Western Riverside Council of Governments (WRCOG) and the Coachella Valley Association of Governments (CVAG) and the unit potential within WRCOG and CVAG are shown. Not all areas of the unincorporated county are included in the RHNA. The areas not included fall outside the boundaries of WRCOG and CVAG and have no housing need assigned to them under the RHNA. The development potential of areas not subject to the RHNA were also calculated and referred to in the Table as "Remainder of the County."

The RHNA allocation is divided into four income categories: Very Low; Low; Moderate and Above Moderate. Most of the potential for Very Low and Low income housing is found in the Highest Density Residential, Very High Density Residential, and Community Centers categories which allow densities over 14 dwelling units per acre. Units in these categories are assumed to be primarily rental units. There are opportunities for ownership units affordable to Very Low income households to be developed in conjunction with subsidies or assistance in lower density residential designations, or manufactured homes which are permitted in a number of residential designations. These assumptions regarding density and affordability category are supported by recent projects built in Riverside County (see Table H-63, *New Assisted Units by Income Category*). The Moderate income category will generally be served by market rate residential development in land use designations which accommodate 5-14 dwelling units per acre, which encompasses the Medium High Density Residential and the High Density Residential land use designations, as well as potential within the Community Centers designation. Above Moderate income households will be served by market rate developments generally less than 5 dwelling units per acre. These include developments in the Medium Density Residential, Low, Very Low, Estate Density Residential, and Rural designations.

The availability of developable acreage in upper density ranges allows for development of certain types of housing that might be affordable to very low and low income households. For example, stacked flat apartments which may be affordable to lower income households typically require densities of above 18 dwelling units per acre, to be developed economically. The Highest Density Residential designation provides for densities which accommodate construction above 20 dwelling units per acre. The Very High Density Residential also provides potential for multi-family development at densities of 14-20 du/ac which is generally affordable to low income households. The High Density Residential and Medium High Density Residential designations provide opportunities for single family attached and multi-family development at densities typically affordable to the upper ranges of the low and the majority of moderate income households. Policies and programs have been presented in this Housing Element update to promote mixed-use development with higher density residential components. The Community Center designation incorporates significant potential for high density residential products ranging from 5-40 du/ac but with the majority occurring in the 14-40 du/ac range. Additional potential for higher density residential development may be achieved in yet undetermined Specific Plan proposals.

Comment [MSOffice1]: This reflects the previous inventory and needs to be updated once the new inventory is prepared.

At current zoning and land use densities, the housing need for Moderate and Above-Moderate income households could be met in both the WRCOG and CVAG planning areas. Only 41% of the low income category, however, would be met in WRCOG. This would be increased to 92% if the WRCOG parcels were combined with CVAG parcels. Additionally, available housing sites for very-low income households may be insufficient (33% of need in CVAG) based on the General Plan. When combined with WRCOG parcels, the target for very low income households is close to being met at 85%. For more details, see Table H-43.

The overall trend toward higher density residential land use allocations in the Riverside County Integrated Project (RCIP), as well as the residential development potential in Specific Plans, will increase housing opportunities throughout the unincorporated areas.

It is not realistic to assume that all of the vacant land suitable for development at densities which accommodate housing at prices affordable to lower income households will develop during this planning period. Given the lead time required to submit and process residential applications, the multiplicity of property owners in the City spheres of influence or proposed Specific Plan areas where the majority of the development activity is anticipated to occur; the fact that the majority of projects in the past have been single family detached subdivisions appealing to households with moderate and above moderate incomes, complete build-out of higher density designated parcels is an unrealistic objective. Given this situation, policy efforts should be directed to increasing housing opportunities for very low and low income households.

Environmental factors may also adversely affect a parcels potential for development. The parcel specific data base described above indicates whether or not a parcel available for residential development is potentially subject to faulting, flooding, high fire danger, high or very high liquefaction potential, or risk of landslide. Other factors, such as land with slopes greater than 25% may pose significant financial constraints that render housing development infeasible. Environmental hazards are discussed and mapped in further detail in the Safety Element in the County's General Plan as well as in the County's adopted Multiple Species Habitat Conservation Plan (MSHCP). The presence of an environmental constraint does not necessarily preclude the development of a site for housing. In many cases, environmental constraints may be ameliorated through proper site design, infrastructure improvements, or other mitigation measures.

Table H - 53 Summary of Residential Development Potential by Income Category

TABLE H-53 SUMMARY OF RESIDENTIAL DEVELOPMENT POTENTIAL BY INCOME CATEGORY[1]							
SITE CHARACTERISTICS	**NUMBER OF PARCELS**	**ACREAGE**	**UNITS**	**INCOME LEVEL**			
				VERY LOW	**LOW**	**MODERATE**	**ABOVE MODERATE**
WRCOG							
CONSISTENTLY ZONED	19,969	107,959	58,410	7,243	150	2,485	48,533
WITHIN SPECIFIC PLAN	4,772	12,290	43,650	3,614	2,682	10,468	26,887
SUBTOTAL	24,741	120,249	102,060	10,857	2,832	12,953	75,420
RHNA (WRCOG)			43,114	10,704	6,939	7,827	17,643
PERCENT OF RHNA			237%	101%	41%	165%	433%
CVAG							
CONSISTENTLY ZONED	8,260	47,963	17,144	547	0	4,505	12,092
WITHIN SPECIFIC PLAN	93	1,083	9,051	515	5,664	1,138	1,735
SUBTOTAL	8,353	49,046	26,195	1,062	5,664	5,643	13,827
RHNA (CVAG)			14,058	3,247	2,263	2,615	5,933
PERCENT OF RHNA			186%	33%	250%	216%	233%
CVAG AND WRCOG							
TOTAL	33,094	169,295	128,255	11,919	8,496	18,596	89,247
RHNA			57,172	13,952	9,202	10,442	23,576
PERCENT OF RHNA			224%	85%	92%	178%	378%

[1] The density assumptions in the General Plan are derived from market analysis of housing types being produced in Riverside County and elsewhere in Southern California and are based on real-world examples not hypothetical ones. The development potential described above was projected using the Socioeconomic Build-out Projections Assumptions and Methodology found in Appendix E of the County of Riverside General Plan.

TABLE H-53
SUMMARY OF RESIDENTIAL DEVELOPMENT POTENTIAL BY INCOME CATEGORY[1]

SITE CHARACTERISTICS	NUMBER OF PARCELS	ACREAGE	UNITS	INCOME LEVEL			
				VERY LOW	LOW	MODERATE	ABOVE MODERATE
REMAINDER OF THE COUNTY							
CONSISTENTLY ZONED	1,884	12,426	1,600	0	0	68	1,532
WITHIN SPECIFIC PLAN	0	0	0	0	0	0	0
SUBTOTAL	1,884	12,426	1,600	0	0	68	1,532
INCONSISTENTLY ZONED							
WRCOG	2,653	24,710	22,894	286	172	1,627	20,809
CVAG	5,689	67,002	17,753	0	531	6,615	10,607
REMAINDER OF COUNTY	1,186	4,954	888	0	0	2	886
SUBTOTAL	9,528	96,666	41,535	286	703	8,244	32,302
MAXIMUM POTENTIAL UNITS WITH REZONING							
WRCOG AND CVAG	33,094	169,295	128,255	11,919	8,496	18,596	89,247
REMAINDER OF COUNTY	1,884	12,426	1,600	0	0	68	1,532
INCONSISTENTLY ZONED	9,528	96,666	41,535	286	703	8,244	32,302
GRAND TOTAL	44,506	278,387	171,390	12,205	9,199	26,908	123,081
RHNA			57,172	13,952	9,202	10,442	23,576
PERCENT OF RHNA			300%	87%	100%	258%	522%

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Table H - 54 Inventory of Vacant Land Available and Consistently Zoned for Housing

Table H-54 Inventory of Vacant Land Available and Consistently Zoned for Housing									
Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
WRCOG-Western Riverside County									
Agriculture									
	A-1	0.05	91	1,346.0	67.3				67.3
	A-2	0.05	56	847.7	42.4				42.4
	A-D	0.05	1	8.2	0.4				0.4
	A-P	0.05	4	11.3	0.6				0.6
	C/V	0.05	123	1,324.5	66.2				66.2
	R-A	0.05	62	310.5	15.5				15.5
	R-R	0.05	45	286.6	14.3				14.3
	W-2	0.05	12	160.4	8.0				8.0
Community Center- Community Development									

Table H-54
Inventory of Vacant Land Available and Consistently Zoned for Housing

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	C-T	32	5	5.1	163.5	81.8			81.8
	R-R	32	6	19.3	617.6	308.8			308.8
	W-2	32	4	325.4	10,414.3	5,207.1			5,207.1
Estate Density Residential- Community Development									
	A-1	0.5	34	222.5	111.3				111.3
	R-1	0.5	8	4.9	2.4				2.4
	R-1A	0.5	48	63.8	31.9				31.9
	R-A	0.5	8	21.7	10.8				10.8
	R-R	0.5	3	0.2	0.1				0.1
	R-T	0.5	1	2.1	1.0				1.0
	W-2	0.5	5	4.9	2.4				2.4
Estate Density Residential- Rural Community									
	A-1	0.5	65	527.4	263.7				263.7
	R-1	0.5	5	16.6	8.3				8.3
	R-A	0.5	699	3,638.2	1,819.1				1,819.1
	R-R	0.5	128	536.9	268.4				268.4
	R-T-R	0.5	5	11.2	5.6				5.6
	W-2	0.5	64	645.2	322.6				322.6
	W-2-M	0.5	16	49.4	24.7				24.7
High Density Residential-Community Development									
	R-2	11	3	32.3	355.2			355.2	
	R-3	11	37	64.5	709.4			709.4	
	R-4	11	2	1.3	14.8			14.8	
	R-T	11	2	1.2	13.5			13.5	
Highest Density Residential-Community Development									
	R-3	30	4	1.5	45.5	45.5			

Table H-54
Inventory of Vacant Land Available and Consistently Zoned for Housing

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	R-6	30	2	4.6	137.3	137.3			
Low Density Residential- Community Development									
	R-1	2	204	321.7	643.4				643.4
	R-3A	2	1	0.4	0.8				0.8
	R-A	2	256	504.2	1,008.5				1,008.5
	R-T	2	2	1.9	3.9				3.9
	R-T-R	2	1	10.9	21.7				21.7
Low Density Residential- Rural Community									
	A-1	2	412	671.2	1,342.4				1,342.4
	R-1	2	114	116.0	232.0				232.0
	R-A	2	411	1,312.4	2,624.8				2,624.8
	R-R	2	539	310.9	621.9				621.9
	W-2	2	46	65.7	131.5				131.5
	W-2-M	2	18	2.4	4.8				4.8
Medium Density Residential- Community Development									
	R-1	3.5	3633	3,046.5	10,662.6				10,662.6
	R-1A	3.5	679	245.6	859.5				859.5
	R-2	3.5	23	49.5	173.1				173.1
	R-2A	3.5	7	1.8	6.2				6.2
	R-3	3.5	202	106.6	373.2				373.2
	R-3A	3.5	124	49.2	172.0				172.0
	R-4	3.5	157	125.1	437.7				437.7
	R-A	3.5	121	636.8	2,228.7				2,228.7
	R-D	3.5	5	3.1	10.7				10.7
	R-T	3.5	69	240.0	840.1				840.1

Table H-54
Inventory of Vacant Land Available and Consistently Zoned for Housing

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
Medium High Density Residential- Community Development									
	R-1	6.5	42	31.0	201.3			201.3	
	R-2	6.5	66	28.1	183.0			183.0	
	R-3	6.5	19	65.9	428.5			428.5	
	R-4	6.5	110	52.6	341.8			341.8	
	R-D	6.5	6	10.5	68.1			68.1	
	R-T	6.5	14	26.0	169.3			169.3	
Mixed Use Planning Area (MUPA)									
	A-2	32	1	5.0	160.2	80.1			80.1
	R-1	32	18	6.6	210.6	105.3			105.3
	R-3	32	28	9.0	286.5	143.2			143.2
	R-T	32	2	21.5	688.9	344.4			344.4
	W-2	32	3	49.3	1,578.2	789.1			789.1
Open Space- Conservation									
	N-A	NA	3	51.7	3.0				3.0
Open Space- Rural									
	M-R	0.025	1	3.0	0.1				0.1
	N-A	0.025	311	2,611.7	65.3				65.3
	R-1	0.025	12	272.5	6.8				6.8
	R-1A	0.025	10	147.0	3.7				3.7
	R-A	0.025	87	1,616.2	40.4				40.4
Rural- Rural Mountainous									
	M-R	0.05	1	21.8	1.1				1.1
	N-A	0.05	1	79.7	4.0				4.0
	R-1	0.05	304	393.1	19.7				19.7
	R-1A	0.05	84	269.4	13.5				13.5

Table H-54
Inventory of Vacant Land Available and Consistently Zoned for Housing

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	R-A	0.05	2415	24,139.9	1,207.0				1,207.0
	R-R	0.05	1024	14,970.3	748.5				748.5
	W-2	0.05	706	13,446.6	672.3				672.3
Rural- Rural Residential									
	A-1	0.2	124	919.1	183.8				183.8
	A-2	0.2	25	500.1	100.0				100.0
	C-R	0.2	1	1.6	0.3				0.3
	R-A	0.2	1377	13,640.4	2,728.1				2,728.1
	R-R	0.2	446	4,951.2	990.2				990.2
	R-T	0.2	1	2.4	0.5				0.5
	W-2	0.2	108	2,213.8	442.8				442.8
	W-2-M	0.2	46	401.4	80.3				80.3
Very High Density Residential- Community Development									
	R-3	17	6	8.8	150.0		150.0		
Very Low Density Residential- Community Development									
	A-1	1	22	51.6	51.6				51.6
	R-1	1	97	177.6	177.6				177.6
	R-1A	1	598	234.6	234.6				234.6
	R-A	1	439	489.4	489.4				489.4
	R-D	1	3	6.1	6.1				6.1
Very Low Density Residential- Rural Community									
	A-1	1	957	2,476.9	2,476.9				2,476.9
	R-1	1	38	153.4	153.4				153.4
	R-A	1	1261	3,387.0	3,387.0				3,387.0
	R-R	1	549	1,592.5	1,592.5				1,592.5
	W-2	1	24	102.4	102.4				102.4

Table H-54
Inventory of Vacant Land Available and Consistently Zoned for Housing

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	W-2-M	1	7	3.4	3.4				3.4
WRCOG SUBTOTAL			**19,969**	**107,959.2**	**58,410.1**	**7,242.7**	**150.0**	**2,484.8**	**48,532.7**
CVAG-Eastern Riverside County									
Agriculture									
	A-1	0.05	159	3,054.4	152.7				152.7
	A-2	0.05	89	1,485.5	74.3				74.3
	R-R	0.05	2	259.5	13.0				13.0
	W-2	0.05	249	5,155.5	257.8				257.8
Community Center- Community Development									
	A-1	32	1	34.2	1,094.1	547.1			547.1
Estate Density Residential- Community Development									
	A-1	0.5	25	86.1	43.1				43.1
	R-1	0.5	13	26.5	13.3				13.3
	W-2	0.5	91	611.6	305.8				305.8
Estate Density Residential- Rural Community									
	R-1	0.5	1	15.1	7.5				7.5
	R-A	0.5	6	3.1	1.5				1.5
	W-2	0.5	13	82.0	41.0				41.0
High Density Residential-Community Development									
	R-2	11	94	93.8	1,031.4			1,031.4	
	R-3	11	254	95.0	1,045.3			1,045.3	
	R-T	11	1	2.1	23.4			23.4	
Low Density Residential- Community Development									
	R-1	2	97	83.6	167.2				167.2
Low Density Residential- Rural Community									

Table H-54
Inventory of Vacant Land Available and Consistently Zoned for Housing

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	A-1	2	2	5.0	10.0				10.0
	R-A	2	4	21.5	43.0				43.0
Medium Density Residential- Community Development									
	R-1	3.5	2349	1,109.8	3,884.3				3,884.3
	R-2	3.5	376	118.9	416.2				416.2
	R-2A	3.5	10	1.8	6.3				6.3
	R-3	3.5	29	46.1	161.3				161.3
	R-6	3.5	3	10.1	35.4				35.4
	R-A	3.5	14	176.3	617.0				617.0
	R-T	3.5	62	149.7	523.9				523.9
Medium High Density Residential- Community Development									
	R-1	6.5	7	56.2	365.2			365.2	
	R-2	6.5	197	36.4	236.9			236.9	
	R-2A	6.5	30	16.3	106.0			106.0	
	R-3	6.5	48	63.1	410.5			410.5	
	R-4	6.5	14	87.3	567.7			567.7	
	R-6	6.5	6	5.4	35.3			35.3	
	R-T	6.5	14	105.1	683.4			683.4	
Open Space- Rural									
	N-A	0.025	15	1,354.3	33.9				33.9
	R-1	0.025	13	3,597.6	89.9				89.9
	R-A	0.025	51	5,243.1	131.1				131.1
	W-E	0.025	6	1,220.8	30.5				30.5
Rural- Rural Desert									
	R-R	0.05	77	1,279.0	63.9				63.9
	W-2	0.05	615	9,968.8	498.4				498.4

Table H-54
Inventory of Vacant Land Available and Consistently Zoned for Housing

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
Rural- Rural Mountainous									
	N-A	0.05	2	20.3	1.0				1.0
	R-1	0.05	25	114.7	5.7				5.7
	R-R	0.05	5	460.9	23.0				23.0
	W-2	0.05	11	120.8	6.0				6.0
Rural- Rural Residential									
	A-1	0.2	25	417.1	83.4				83.4
	R-A	0.2	539	2,379.5	475.9				475.9
	R-R	0.2	46	89.0	17.8				17.8
	R-T	0.2	9	97.2	19.4				19.4
	W-2	0.2	1256	6,490.8	1,298.2				1,298.2
	W-2-M	0.2	5	24.9	5.0				5.0
Very Low Density Residential- Community Development									
	A-1	1	3	50.2	50.2				50.2
	R-1	1	1560	1,708.7	1,708.7				1,708.7
Very Low Density Residential- Rural Community									
	R-1	1	80	176.4	176.4				176.4
	R-A	1	4	4.5	4.5				4.5
	W-2	1	13	47.6	47.6				47.6
CVAG SUBTOTAL			**8,620**	**47,963.0**	**17,144.2**	**547.1**	**0.0**	**4,505.0**	**12,092.2**
Remainder of Riverside County									
Agriculture									
	A-1	0.05	21	713.2	35.7				35.7
	A-2	0.05	13	63.6	3.2				3.2
	R-R	0.05	128	1,507.8	75.4				75.4

Table H-54
Inventory of Vacant Land Available and Consistently Zoned for Housing

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	W-2	0.05	97	5,626.2	281.3				281.3
Estate Density Residential- Rural Community									
	A-1	0.5	9	47.0	23.5				23.5
	R-A	0.5	7	22.0	11.0				11.0
	W-2	0.5	3	62.7	31.4				31.4
High Density Residential-Community Development									
	R-T	11	1	1.0	11.3			11.3	
Low Density Residential- Community Development									
	R-1	2	21	3.6	7.3				7.3
	R-A	2	23	117.8	235.6				235.6
Medium Density Residential- Community Development									
	R-1	3.5	369	76.8	268.9				268.9
	R-A	3.5	2	9.3	32.4				32.4
	R-T	3.5	17	2.2	7.8				7.8
Medium High Density Residential- Community Development									
	R-2	6.5	10	8.7	56.4			56.4	
Open Space- Rural									
	R-A	0.025	4	25.0	0.6				0.6
Rural- Rural Desert									
	W-2	0.05	241	1,263.7	63.2				63.2
Rural- Rural Mountainous									
	R-1	0.05	16	3.0	0.1				0.1
	R-A	0.05	51	420.8	21.0				21.0
	W-2	0.05	14	1,106.6	55.3				55.3
Rural- Rural Residential									
	A-1	0.2	6	11.9	2.4				2.4

Table H-54
Inventory of Vacant Land Available and Consistently Zoned for Housing

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	R-A	0.2	35	170.5	34.1				34.1
	R-R	0.2	9	71.6	14.3				14.3
	W-2	0.2	6	904.3	180.9				180.9
	W-2-M	0.2	5	49.2	9.8				9.8
Very Low Density Residential- Community Development									
	R-A	1	756	99.9	99.9				99.9
Very Low Density Residential- Rural Community									
	A-1	1	9	26.2	26.2				26.2
	R-A	1	9	8.7	8.7				8.7
	R-R	1	2	2.2	2.2				2.2
REST of County SUBTOTAL			**1,884**	**12,425.7**	**1,600.0**	**0.0**	**0.0**	**67.7**	**1,532.3**
GRAND TOTAL			**30,473**	**168,348.0**	**77,154.4**	**7,789.8**	**150.0**	**7,057.5**	**62,157.2**

Table H - 55 Inventory of Vacant Land Available for Housing but Inconsistently Zoned

Table H-55

Inventory of Vacant Land Available for Housing but are Inconsistently Zoned[1]

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
WRCOG-Western Riverside County									
Agriculture									
	R-1	0.05	1.00	0.05	0.00				0.0
	NULL	0.05	3.00	5.56	0.28				0.3
Community Center- Community Development									
	C-P-S	32.00	1.00	12.39	396.46	198.23			198.2
	M-R-A	32.00	3.00	4.75	151.96	75.98			76.0
Estate Density Residential- Community Development									
	M-SC	0.50	2.00	13.84	6.92				6.9
	R-4	0.50	4.00	17.07	8.53				8.5
Estate Density Residential- Rural Community									
	A-2	0.50	14.00	199.23	99.61				99.6
	C-P-S	0.50	1.00	0.10	0.05				0.1
	M-H	0.50	1.00	0.25	0.12				0.1
	NULL	0.50	4.00	0.59	0.30				0.3
High Density Residential-Community Development									
	A-2	11.00	2.00	51.62	567.87			567.87	
	C-1/C-P	11.00	2.00	1.09	11.97			11.97	
	R-1	11.00	2.00	0.35	3.86			3.86	
	R-5	11.00	1.00	1.83	20.15			20.15	
	W-1	11.00	1.00	4.69	51.58			51.58	
	W-2	11.00	3.00	29.66	326.23			326.23	
	NULL	11.00	3.00	4.90	53.88			53.88	
Highest Density Residential-Community Development									
	C-1/C-P	30.00	2.00	0.41	12.16	12.16			

Table H-55

Inventory of Vacant Land Available for Housing but are Inconsistently Zoned[1]

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
Low Density Residential- Community Development									
	A-1	2.00	106.00	318.08	636.15				636.2
	A-2	2.00	18.00	172.84	345.68				345.7
	C-1/C-P	2.00	6.00	6.00	12.00				12.0
	M-SC	2.00	2.00	7.02	14.03				14.0
	R-3	2.00	4.00	1.17	2.33				2.3
	R-5	2.00	4.00	1.77	3.55				3.5
	R-R	2.00	261.00	577.82	1,155.63				1,155.6
	W-1	2.00	5.00	21.98	43.97				44.0
	W-2	2.00	26.00	459.09	918.19				918.2
	NULL	2.00	13.00	11.24	22.48				22.5
Low Density Residential- Rural Community									
	A-2	2.00	2.00	42.37	84.75				84.7
	A-P	2.00	3.00	9.03	18.06				18.1
	C-1/C-P	2.00	15.00	81.68	163.37				163.4
	C-P-S	2.00	2.00	14.10	28.21				28.2
	M-H	2.00	1.00	21.49	42.99				43.0
	R-3	2.00	3.00	0.69	1.39				1.4
	R-5	2.00	8.00	87.25	174.49				174.5
	W-1	2.00	2.00	27.60	55.20				55.2
	NULL	2.00	6.00	5.65	11.30				11.3
Medium Density Residential- Community Development									
	A-1	3.50	129.00	930.52	3,256.82				3,256.8
	A-2	3.50	18.00	131.60	460.59				460.6
	A-P	3.50	2.00	19.53	68.36				68.4
	C-1/C-P	3.50	3.00	6.60	23.09				23.1

Table H-55

Inventory of Vacant Land Available for Housing but are Inconsistently Zoned[1]

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	C-P-S	3.50	9.00	12.41	43.44				43.4
	M-SC	3.50	4.00	11.39	39.87				39.9
	N-A	3.50	1.00	2.68	9.38				9.4
	R-5	3.50	50.00	141.78	496.22				496.2
	R-R	3.50	542.00	2,288.86	8,011.01				8,011.0
	W-1	3.50	9.00	30.03	105.09				105.1
	W-2	3.50	8.00	70.87	248.06				248.1
	ST	3.50	1.00	0.60	2.10				2.1
	NULL	3.50	117.00	230.25	805.89				805.9
Medium High Density Residential- Community Development									
	A-1	6.50	11.00	3.97	25.82			25.82	
	C-1/C-P	6.50	1.00	1.11	7.23			7.23	
	C-P-S	6.50	1.00	0.06	0.37			0.37	
	R-R	6.50	6.00	60.01	390.04			390.04	
	NULL	6.50	13.00	25.87	168.15			168.15	
Open Space- Conservation									
	A-2	0.00	11.00	277.67	11.00				11.0
	A-1	0.00	6.00	22.38	6.00				6.0
	C-1/C-P	0.00	3.00	4.05	3.00				3.0
	C-P-S	0.00	1.00	17.45	1.00				1.0
	I-P	0.00	1.00	25.89	1.00				1.0
	M-SC	0.00	1.00	2.46	1.00				1.0
	R-1	0.00	11.00	184.58	11.00				11.0
	R-3	0.00	4.00	8.31	4.00				4.0
	R-4	0.00	2.00	26.90	2.00				2.0
	R-5	0.00	32.00	900.67	32.00				32.0

Table H-55

Inventory of Vacant Land Available for Housing but are Inconsistently Zoned[1]

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	R-A	0.00	18.00	28.55	18.00				18.0
	R-R	0.00	7.00	360.00	7.00				7.0
	R-T	0.00	10.00	29.55	10.00				10.0
	W-1	0.00	75.00	189.95	75.00				75.0
	W-2	0.00	29.00	595.61	29.00				29.0
	NULL	0.00	8.00	11.57	8.00				8.0
Open Space- Rural									
	A-2	0.03	2.00	77.41	1.94				1.9
	M-H	0.03	1.00	106.53	2.66				2.7
	M-M	0.03	1.00	3.56	0.09				0.1
	R-5	0.03	1.00	23.95	0.60				0.6
	R-R	0.03	25.00	7,240.64	181.02				181.0
	W-2	0.03	69.00	3,265.36	81.63				81.6
	NULL	0.03	2.00	3.78	0.09				0.1
Rural- Rural Desert									
	R-A	0.05	7.00	34.01	1.70				1.7
Rural- Rural Mountainous									
	A-1	0.05	51.00	454.43	22.72				22.7
	A-2	0.05	19.00	572.34	28.62				28.6
	C-1/C-P	0.05	3.00	11.28	0.56				0.6
	C-P-S	0.05	1.00	18.80	0.94				0.9
	M-SC	0.05	4.00	3.16	0.16				0.2
	R-2	0.05	2.00	5.69	0.28				0.3
	R-3	0.05	31.00	7.49	0.37				0.4
	R-5	0.05	7.00	133.38	6.67				6.7
	R-T	0.05	7.00	7.22	0.36				0.4

Table H-55

Inventory of Vacant Land Available for Housing but are Inconsistently Zoned[1]

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	W-2-M	0.05	41.00	690.99	34.55				34.5
	ST	0.05	33.00	28.10	1.41				1.4
	NULL	0.05	28.00	87.51	4.38				4.4
Rural- Rural Residential									
	C-1/C-P	0.20	22.00	35.11	7.02				7.0
	C-P-S	0.20	9.00	21.43	4.29				4.3
	C/V	0.20	6.00	29.32	5.86				5.9
	M-R	0.20	10.00	171.59	34.32				34.3
	M-SC	0.20	16.00	48.07	9.61				9.6
	R-1	0.20	15.00	110.82	22.16				22.2
	R-1A	0.20	33.00	117.63	23.53				23.5
	R-3	0.20	6.00	6.02	1.20				1.2
	R-5	0.20	5.00	81.50	16.30				16.3
	W-1	0.20	1.00	12.39	2.48				2.5
	ST	0.20	12.00	12.06	2.41				2.4
	NULL	0.20	14.00	16.06	3.21				3.2
Very High Density Residential- Community Development									
	R-5	17.00	1.00	0.43	7.37		7.37		
	ST	17.00	2.00	0.43	7.35		7.35		
	NULL	17.00	8.00	9.23	156.86		156.86		
Very Low Density Residential- Community Development									
	A-P	1.00	5.00	116.55	116.55				116.5
	C-1/C-P	1.00	2.00	0.21	0.21				0.2
	R-R	1.00	332.00	1,319.64	1,319.64				1,319.6
	W-1	1.00	1.00	9.53	9.53				9.5
	W-2	1.00	50.00	741.84	741.84				741.8

Table H-55

Inventory of Vacant Land Available for Housing but are Inconsistently Zoned[1]

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	W-2-M	1.00	31.00	82.84	82.84				82.8
	ST	1.00	6.00	8.98	8.98				9.0
	NULL	1.00	2.00	1.54	1.54				1.5
Very Low Density Residential- Rural Community									
	A-2	1.00	2.00	36.43	36.43				36.4
	C-1/C-P	1.00	5.00	13.30	13.30				13.3
	C-O	1.00	1.00	0.12	0.12				0.1
	C-P-S	1.00	2.00	2.76	2.76				2.8
	I-P	1.00	1.00	9.68	9.68				9.7
	M-SC	1.00	11.00	22.05	22.05				22.0
	R-2	1.00	14.00	20.55	20.55				20.6
	W-1	1.00	2.00	2.47	2.47				2.5
	ST	1.00	2.00	0.65	0.65				0.6
	NULL	1.00	8.00	3.97	3.97				4.0
WRCOG SUBTOTAL			**2,653.00**	**24,709.81**	**22,894.08**	**286**	**172**	**1,627**	**20,809.0**
CVAG-Eastern Riverside County									
Agriculture									
	C-1/C-P	0.05	2.00	2.43	0.12				0.1
	C-P-S	0.05	23.00	65.77	3.29				3.3
	N-A	0.05	2.00	665.70	33.28				33.3
	R-1	0.05	2.00	68.44	3.42				3.4
	W-1	0.05	22.00	553.84	27.69				27.7
	ST	0.05	2.00	1.08	0.05				0.1
	NULL	0.05	2.00	2.04	0.10				0.1
Estate Density Residential- Community Development									

Table H-55

Inventory of Vacant Land Available for Housing but are Inconsistently Zoned[1]

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	W-1	0.50	5.00	249.00	124.50				124.5
	NULL	0.50	1.00	1.25	0.63				0.6
Estate Density Residential- Rural Community									
	A-2	0.50	2.00	42.58	21.29				21.3
High Density Residential-Community Development									
	A-1	11.00	3.00	117.47	1,292.17			1,292.17	
	C-1/C-P	11.00	3.00	0.44	4.89			4.89	
	R-1	11.00	4.00	82.45	906.98			906.98	
	W-2	11.00	17.00	106.32	1,169.53			1,169.53	
	NULL	11.00	6.00	6.37	70.09			70.09	
Low Density Residential- Community Development									
	A-1	2.00	12.00	38.25	76.51				76.5
	W-2	2.00	77.00	83.77	167.55				167.5
	NULL	2.00	3.00	2.59	5.18				5.2
Medium Density Residential- Community Development									
	A-1	3.50	1.00	0.24	0.85				0.8
	A-2	3.50	2.00	9.46	33.11				33.1
	C-1/C-P	3.50	7.00	2.94	10.28				10.3
	C-P-S	3.50	86.00	36.30	127.07				127.1
	R-5	3.50	23.00	188.91	661.19				661.2
	R-R	3.50	772.00	248.43	869.49				869.5
	W-1	3.50	6.00	10.14	35.50				35.5
	W-2	3.50	1,280.00	1,373.81	4,808.34				4,808.3
	W-2-M	3.50	122.00	92.07	322.24				322.2
	ST	3.50	11.00	12.83	44.90				44.9
	NULL	3.50	119.00	229.28	802.46				802.5

Table H-55

Inventory of Vacant Land Available for Housing but are Inconsistently Zoned[1]

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
Medium High Density Residential- Community Development									
	C-1/C-P	6.50	4.00	1.38	8.97			8.97	
	C-P-S	6.50	2.00	19.46	126.49			126.49	
	M-SC	6.50	3.00	75.09	488.07			488.07	
	R-5	6.50	16.00	67.69	439.96			439.96	
	W-2	6.50	44.00	228.58	1,485.76			1,485.76	
	NULL	6.50	42.00	95.64	621.65			621.65	
Open Space- Conservation									
	M-R-A	n/a	1.00	2.73	1.00				1.0
	R-1	n/a	7.00	60.72	7.00				7.0
	R-A	n/a	5.00	463.39	5.00				5.0
	W-1	n/a	30.00	530.25	30.00				30.0
	W-2	n/a	2.00	89.48	2.00				2.0
	NULL	n/a	1.00	0.71	1.00				1.0
Open Space- Rural									
	R-R	0.03	251.00	3,495.07	87.38				87.4
	W-1	0.03	488.00	4,388.47	109.71				109.7
	W-2	0.03	1,194.00	46,323.98	1,158.10				1,158.1
	NULL	0.03	2.00	0.72	0.02				0.0
Rural- Rural Desert									
	C-1/C-P	0.05	3.00	0.60	0.03				0.0
	C-P-S	0.05	3.00	1.05	0.05				0.1
	R-1	0.05	25.00	62.95	3.15				3.1
	R-T	0.05	14.00	384.11	19.21				19.2
	W-1	0.05	2.00	199.18	9.96				10.0
	W-2-M	0.05	4.00	40.07	2.00				2.0

Table H-55

Inventory of Vacant Land Available for Housing but are Inconsistently Zoned[1]

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	W-E	0.05	100.00	2,127.42	106.37				106.4
	NULL	0.05	1.00	1.25	0.06				0.1
Rural- Rural Mountainous									
	R-3	0.05	1.00	0.36	0.02				0.0
	R-5	0.05	1.00	15.25	0.76				0.8
	W-E	0.05	3.00	213.19	10.66				10.7
Rural- Rural Residential									
	C-1/C-P	0.20	3.00	11.01	2.20				2.2
	C-P-S	0.20	33.00	65.92	13.18				13.2
	M-SC	0.20	8.00	50.55	10.11				10.1
	R-1	0.20	656.00	3,325.53	665.11				665.1
	R-3	0.20	54.00	165.75	33.15				33.1
	ST	0.20	6.00	19.73	3.95				3.9
	NULL	0.20	2.00	2.34	0.47				0.5
Very High Density Residential- Community Development									
	W-2	17.00	3.00	26.99	458.78		458.78		
	NULL	17.00	1.00	4.25	72.26		72.26		
Very Low Density Residential- Community Development									
	C-1/C-P	1.00	1.00	2.05	2.05				2.1
	C-P-S	1.00	5.00	24.06	24.06				24.1
	R-2	1.00	1.00	1.84	1.84				1.8
	R-3	1.00	23.00	38.24	38.24				38.2
	W-2	1.00	14.00	67.61	67.61				67.6
	W-2-M	1.00	12.00	11.60	11.60				11.6
	NULL	1.00	1.00	1.06	1.06				1.1

Table H-55

Inventory of Vacant Land Available for Housing but are Inconsistently Zoned[1]

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
CVAG SUBTOTAL			**5,689.00**	**67,001.57**	**17,752.76**	**0**	**531**	**6,615**	**10,607.2**
Remainder of Riverside County									
Agriculture									
	N-A	0.05	6.00	353.89	17.69				17.7
	W-1	0.05	1.00	22.11	1.11				1.1
	ST	0.05	3.00	10.47	0.52				0.5
	NULL	0.05	12.00	4.75	0.24				0.2
Estate Density Residential- Rural Community									
	NULL	0.50	1.00	0.83	0.42				0.4
Low Density Residential- Community Development									
	C-P-S	2.00	10.00	0.98	1.96				2.0
	W-2	2.00	16.00	67.78	135.56				135.6
	W-2-M	2.00	681.00	114.03	228.06				228.1
Medium Density Residential- Community Development									
	A-1	3.50	4.00	13.38	46.84				46.8
	C-1/C-P	3.50	34.00	8.28	29.00				29.0
	R-R	3.50	17.00	6.43	22.50				22.5
	W-2	3.50	56.00	20.76	72.66				72.7
	W-2-M	3.50	181.00	55.56	194.45				194.5
Medium High Density Residential- Community Development									
	M-M	6.50	2.00	0.37	2.42			2.42	
Open Space- Rural									
	R-R	0.03	5.00	1,913.04	47.83				47.8
	W-2	0.03	28.00	924.49	23.11				23.1
	W-2-M	0.03	25.00	524.22	13.11				13.1

Table H-55

Inventory of Vacant Land Available for Housing but are Inconsistently Zoned[1]

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
Rural- Rural Desert									
	R-A	0.05	6.00	19.46	0.97				1.0
	W-1	0.05	9.00	71.05	3.55				3.6
	W-2-M	0.05	52.00	46.39	2.32				2.3
	W-E	0.05	1.00	24.42	1.22				1.2
Rural- Rural Mountainous									
	W-2-M	0.05	27.00	718.50	35.93				35.9
	W-E	0.05	1.00	24.51	1.23				1.2
Rural- Rural Residential									
	R-3	0.20	3.00	2.82	0.56				0.6
Very Low Density Residential- Community Development									
	W-2	1.00	3.00	0.39	0.39				0.4
Very Low Density Residential- Rural Community									
	A-2	1.00	2.00	4.79	4.79				4.8
REST of County SUBTOTAL			**1,186.00**	**4,953.71**	**888.44**	**0**	**0**	**2**	**886.0**
GRAND TOTAL			**9,528.00**	**96,665.09**	**41,535.28**	**286**	**703**	**8,244**	**32,302.2**

Specific Plan Potential

Over 300 specific plans have been processed in the County since 1973. A specific plan is an important planning tool within the County as it establishes the permitted number of dwelling units and accommodates a variety of housing types including attached and multi-family uses, and it fosters clustering concepts, leaving room for open space and other amenities. Additionally Specific Plan requirements call for infrastructure plans (water, sewer, drainage and circulation) to be prepared to support the proposed development, thereby ensuring that the community will be adequately served by infrastructure systems. The majority of the approved Specific Plans have been built out over the years per their approvals, or have had selected phases, neighborhoods, or tract maps processed and constructed under the umbrella of the Specific Plan. In some instances, Specific Plan applications have been withdrawn, abandoned, or the term of approval expired. Other Specific Plans processed under the County's jurisdiction have been annexed into the incorporated boundaries of one of the cities in the County. As a result they no longer provide potential for additional units within the unincorporated area.

A specific plan combines policy statements with development regulations, often to address the development requirements for a single project or a planned community. As a result, its emphasis is on concrete standards and development criteria. Zoning, subdivisions and public works must be consistent with the specific plan and the specific plan must be consistent with the general plan.

There are 45 specific plans located in the unincorporated Riverside County with planned densities resulting in a unit potential of 83,971 housing units. The recently adopted Specific Plan No. 342, the Villages of Lake View, which added 11,350 units, is also included. An evaluation of the Specific Plans in Tables H-56 and H-57 indicates that more than 14% of the unit potential will be developed at densities at or above 5.0 to 8.0 dwelling units per acre, providing a significant portion of units for the very low to low-income households. As mentioned previously, it is anticipated that a large proportion of future development during the 2006 - 2014 planning cycle will occur within specific plans.

Additionally, there are 13 specific plans being processed by the county. Three of these are located in the western portion of the County, and the others are located within the unincorporated areas of the Coachella Valley.

Availability of Infrastructure

As mentioned above, Specific Plan Requirements call for infrastructure plans (water, sewer, drainage and circulation) to be prepared to support the proposed development to ensure that the community will be adequately served by infrastructure systems. However, a significant portion of vacant parcels in Winchester Valley in the southeast portion of WRCOG and the vast majority of vacant parcels in CVAG do not lie within a Specific Plan. The impact of infrastructure on the overall capacity and timing of development is critical in these areas.

General Plan policy requires that urban development with densities of two dwelling units per acre or higher must provide domestic water, sewage disposal, street improvements and fire protection.

Although there are approximately 42 independent water and/or sanitary agencies operating in unincorporated Riverside County, only 67% of vacant parcels in WRCOG and 49% of vacant parcels in CVAG are within a water or sanitation district. Even then, some communities such as Cherry Valley, Cabazon, Banning, Idyllwild, the Palo Verde Valley and portions of Winchester Valley, Beaumont and Mira Loma rely on septic systems.

Development in unincorporated areas outside water district service areas face the greatest infrastructure impacts, especially when located in non-contiguous areas with no infrastructure readily available. In CVAG's agricultural areas, the development of farm labor mobile home parks may be conditioned by the County to construct on-site subsurface sewage disposal systems (septic tanks) as a temporary measure until such time as sewer lines from an established sewer district become available. Connection to the system would be made at that time. In addition, the drilling of underground wells may be approved to provide adequate water supply when water lines are not available. Both well water supply and the installation of subsurface sewage disposal systems must meet all current

Department of Environmental Health requirements.

Street improvements are another infrastructure need of new housing in unincorporated Riverside County. While roads in agricultural areas provide adequate access within the unincorporated Coachella and Palo Verde Valleys, most are designed to conduct agricultural run-off and are insufficient for the development of housing. Extension of roadways, construction of curbs, gutters, sidewalks and retention basins may require project coordination and/or the need for subsidies from the County when constructed in conjunction with housing development.

Table H - 56 Inventory of Vacant Land Available for Housing within a Specific Plan Zone

Table H-56 Inventory of Vacant Land Available for Housing within a Specific Plan Zone								
Land Use Designations	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
					Very Low	Low	Moderate	Above Mod.
WRCOG-Western Riverside County								
AG	0.5	2	0.74	0.37	0	0	0	0.37
CC	32	4	129.74	4,151.71	2,075.85	0	0	2,075.85
EDR	0.5	3	22.49	11.25	0	0	0	11.25
EDR-RC	0.5	4	276.02	138.01	0	0	0	138.01
HDR	11	42	336.56	3,702.19	0	0	3,702.19	0
LDR	2	52	287.71	575.42	0	0	0	575.42
LDR-RC	2	42	302.66	605.32	0	0	0	605.32
MDR	3.5	3681	5,918.98	20,716.41	0	0	0	20,716.41
MHDR	6.5	537	1,040.86	6,765.60	0	0	6,765.60	0
MUPA	32	21	96.11	3,075.64	1,537.82	0	0	1,537.82
OS-C	NA	293	2,548.56	293.00	0	0	0	293.00
RM	0.05	7	251.02	12.55	0	0	0	12.55
VHDR	17	48	157.78	2,682.28	0	2,682.28	0	0
VLDR	1	20	305.76	305.76	0	0	0	305.76
VLDR-RC	1	16	614.95	614.95	0	0	0	614.95
WRCOG Subtotal	**N/A**	**4772**	**12,290**	**43,650**	**3,614**	**2,682**	**10,468**	**26,887**
CVAG-Eastern Riverside County								
HDR	11	1	0.18	2.01	0	0	2.01	0
MDR	3.5	42	347.24	1,215.35	0	0	0	1215.345803
MHDR	6.5	33	174.80	1,136.19	0	0	1136.195	0
MUPA	32	1	32.19	1,029.99	514.992912	0	0	514.992912
OS-C	NA	3	172.03	3.00	0	0	0	3
RD	0.05	1	23.60	1.18	0	0	0	1.1802292
VHDR	17	12	333.15	5,663.60	0	5663.602445	0	0
CVAG Subtotal	**N/A**	**93**	**1,083**	**9,051**	**515**	**5,664**	**1,138**	**1,735**
Grand Total	**N/A**	**4865**	**13,373**	**52,701**	**4,129**	**8,346**	**11,606**	**28,622**

Table H - 57 Housing Potential of Specific Plans

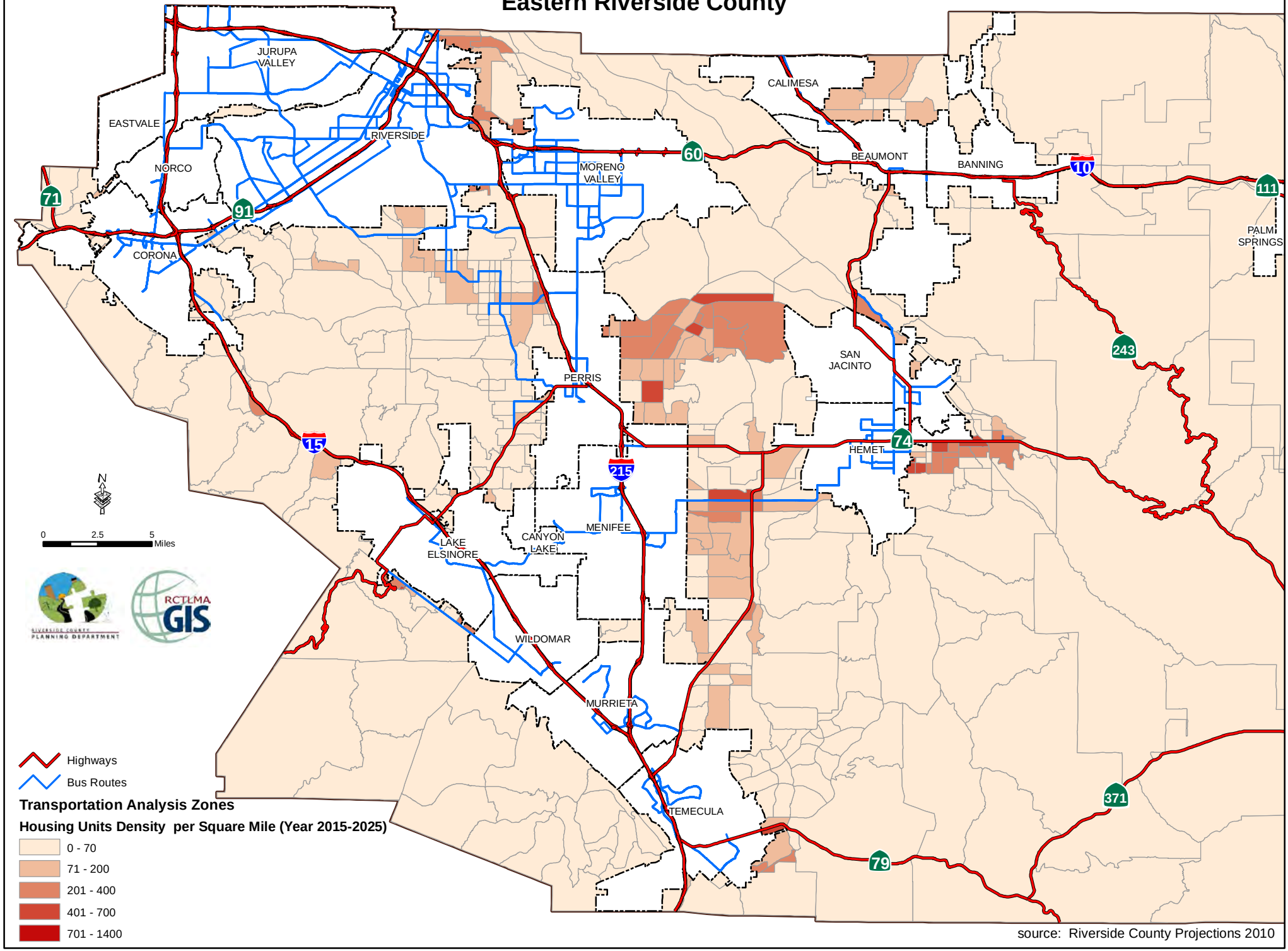
Table H-57 Housing Potential of Specific Plans in Unincorporated Riverside County							
Specific Plan		Dwelling Units			Income Category		
Number	Name	Maxed D.U.s	Built D.U.s	Remaining D.U.s	Above Moderate	Moderate	Very Low/Low
140	Newport Estates	856	68	788	522	266	0
158	Menifee Village	5344	4007	1337	898	439	0
183	Rancho Nuevo	508	0	508	0	508	0
184	Rancho Bella Vista	1998	939	1059	158	901	0
194	Countryside	1154	0	1154	272	882	0
198	Belle Meadows	440	0	440	440	0	0
208	Cal Neva	1670	1047	623	582	41	0
209	Audie Murphy Ranch	2190	0	2190	2190	0	0
212	Mesa Grande	200	0	200	200	0	0
238	Crown Valley Village	591	236	355	128	0	227
239	Stoneridge	1900	0	1900	1356	544	0
243	Rio Vista	1687	0	1687	1239	60	388
246	McCanna Hills	2967	0	2903	542	1755	606
247	Menifee East	1158	317	841	737	104	0
250	Gateway Center	553	0	553	290	0	263
251A1	Lakeview Nuevo Village	315	0	315	0	315	0
256	Sycamore Creek	1765	872	893	536	357	0
260	Menifee North	2388	200	2188	1718	470	0
266	I-15 Corridor	2400	1398	1002	911	9	82
272	Canyon Heights	469	329	140	140	0	0
282	Canyon Cove	198	0	198	198	0	0
284	Quinta Do Lago	1318	624	523	219	304	0
286	Winchester 1800	4870	2417	2362	1469	285	608
288	The Crossroads in Winchester	795	0	795	725	70	0
293	Winchester Hills	5690	0	5691	3932	1459	300
300	Eastvale	2769	2529	240	189	51	0
301	Menifee Valley Ranch	4359	718	3641	2156	1200	285
310	Domenigoni/Barton Properties	4186	0	4186	2045	2141	0
312	French Valley	1793	228	1565	1793	0	0
313	Morgan Hill	1121	656	465	1121	0	0
317	The Retreat	545	342	203	203	0	0
322	BSA Properties	421	0	421	421	0	0
323	Spring Mountain Ranches	1461	0	1461	1461	0	0
325	Lake Mathews Golf & CC	295	0	295	295	0	0
327	Toscana	1443	0	1443	694	519	230
330	Springbrook Estates	650	0	650	650	0	0
331	Enclave	490	0	490	490	0	0
333	Renaissance Ranch	355	0	355	355	0	0
334	Cantalena	935	0	935	0	303	632
335	The Resort	1750	0	1750	0	646	1104
336	Desert Dunes	2250	0	2250	2250	0	0
337	Emerald Meadows	1196	65	1131	314	612	205

Table H-57 Housing Potential of Specific Plans in Unincorporated Riverside County							
Specific Plan		Dwelling Units			Income Category		
Number	Name	Maxed D.U.s	Built D.U.s	Remaining D.U.s	Above Moderate	Moderate	Very Low/Low
342	Villages of Lake View	11350	0	11350	0	5830	5520
360	Valante	460	0	460	0	236	224
362	Panorama	2718	0	2718	0	2099	619
	Subtotal	**83971**	**16108**	**64624**	**33839**	**20410**	**13289**

Total Housing Units	158,649
Total Households	136,012
Renter Households	36,607
Owner Households	99,405
Vacant Housing Units	22,637
Vacant Units: For Rent	3,373
Vacant Units: Sold, Not Occupied	179
Vacant Units: For Sale	3,436
Vacant Units: Sold, Not Occupied	814
Vacant Units: Seasonal Use	9,948
Vacant Units: Others, include for Migrant Workers	4,887
Other Vacant Units Share of Total Housing Stock	3.1%
Total Effective Vacant Units	6,809
Effective Vacancy Rate	4.7%
% of Renter	26.9%
% of Owner	73.1%
Sum of Renter and Owner	100.0%
Healthy Market Vacancy Rate	1.9%
Estimated Units Required to Maintain Healthy Market Condition	2,746
Vacancy Credit 1: Effective Vacant Units Minus Units Under Healthy Market	4,063
Vacancy Rate	14.3%

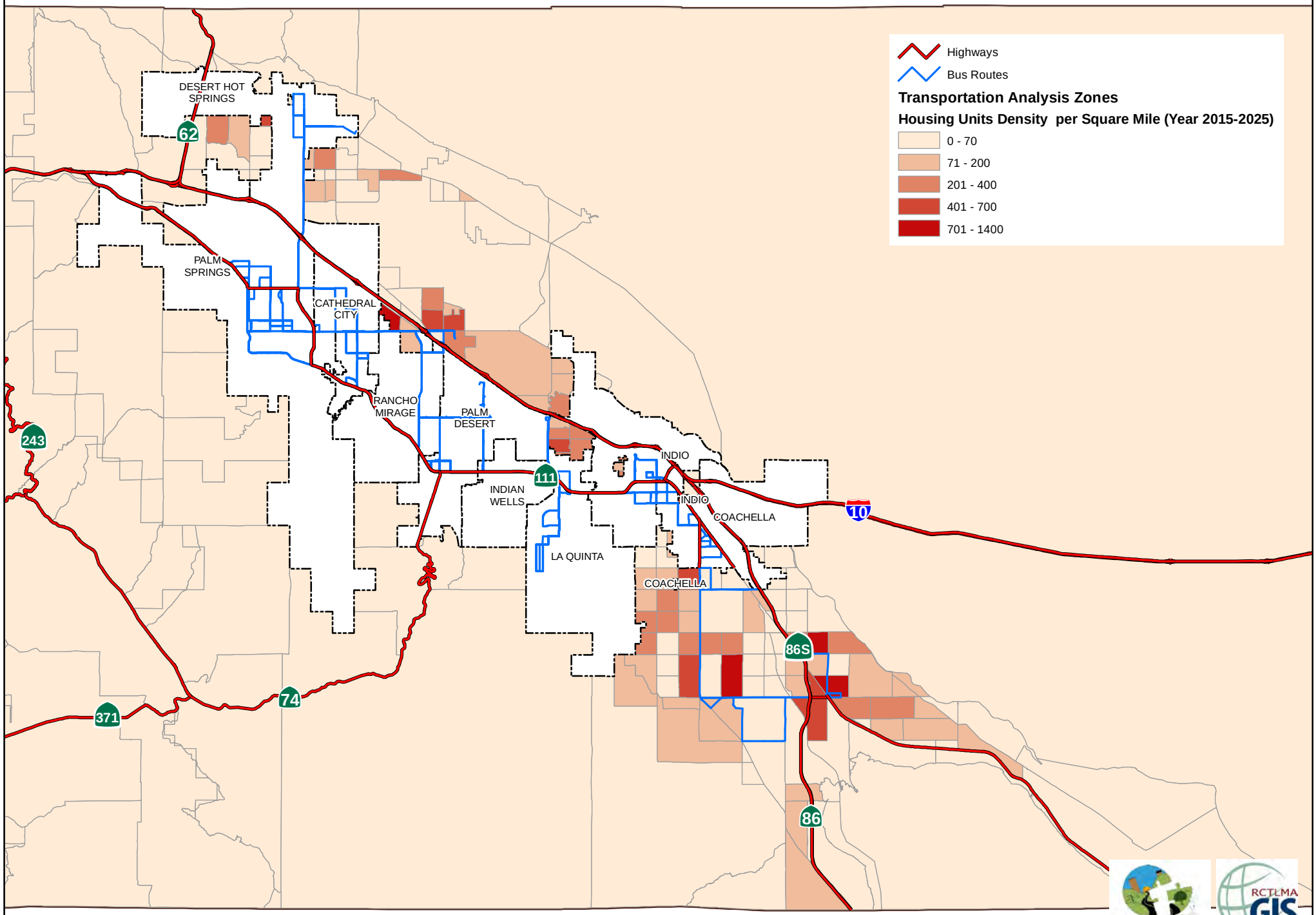
source: 2010 Census Bureau

Eastern Riverside County



source: Riverside County Projections 2010

Eastern Riverside County



source: Riverside County Projections 2010

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: County of San Bernardino Subregion:
Contact Person: Christine Kelly, Director Land Use Services Department or Christney Barilla, Senior Planner
Phone Number/Email: (909) 387- 4431 ckelly@lusd.sbcounty.gov ; (909) 387 4373 cbarilla@lusd.sbcounty.gov

Factor	Input
1. Existing and projected job housing balance	**Primarily, the focus of the County of San Bernardino is to encourage development to be in spheres of influence, unincorporated communities and towns. This direction is supported by the lack of infrastructure and the 2007 General Plan's statements regarding the protection of open space and farmland; the projected job housing balance used to determine the Growth Data goal for the County is requested to be very low.** According to the *Draft Integrated Growth Forecast* chart that was provided by Southern California Associations Governments, it is projected that the job housing balance for the Unincorporated Areas of the County of San Bernardino in the SANBAG Subregion from the Adjusted Household Forecast Category that the Growth Data total is 5,079 for the 2011 – 2021 time frame, this may be somewhat higher than anticipated.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	**Since the County of San Bernardino does not provide any sewer service and negligible water service, this factor would be exclusively addressed by of the water and sewer agencies.** County of San Bernardino Special Districts – has control of several Water Agencies which combined provide an extremely small percentage of the water capacity for the unincorporated areas of the County.

	The water agencies that Special Districts control are: • The Cedar Glen Water Agency (formerly the Arrowhead Manor Water Company) is now County Service Area 70, Zone CG. • CSA 70, Zone J – Oak Hills • CSA 42 – Oro Grande • CSA 64 – Spring Valley Lake (Victorville) • CSA 70 F – Little Morongo (Yucca Valley area) • CSA 70 W-1 – Goat Mountain (Landers) • CSA 70 W-3 – Hacienda (Yucca Valley Area) • CSA 70 W-4 – Pioneertown (Yucca Valley Area)
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	**The County of San Bernardino is committed to having development concentrated in the SOI limits for residential use. Due to the lack of infrastructure the challenge for conversion to residential use of underutilized land is ongoing. However, currently in the County, affordable housing developments are being explored and proposed. (Refer to Factor 7. below.) A large portion of the County's undeveloped land is protected by its use as open space and agricultural preserves or farmland which preserves these parcels from conversion to urban uses.** According to the recent data contained within the Countywide Vision Project Report released on June 30, 2011; 15% of the County's population lives in an unincorporated area of the County. Of that 15%, 8% live in a Sphere of Influence. In the 2007 General Plan Update for the County of San Bernardino the Sphere of Influence issue summary is as follows: **SUMMARY OF SOI BUILD-OUT POTENTIAL** According to the County land use designations, the spheres have a total build-out potential of 148,932 dwelling units, 109 million square feet of commercial million square feet of industrial space. According to the cities' land use designations, the spheres have a total build-out capacity of 124,853 dwelling units, 72.3 million square feet of commercial spaces, and 244.8 million square feet of industrial space. As seen in the table, the holding capacity within the spheres is higher according to the County land use designations as compared to the cities' land use designations.

	space, and 302.4 million square feet of industrial space. According to the cities' land use designations, the spheres have a total build-out capacity of 124,853 dwelling units, 72.3 million square feet of commercial spaces, and 244.8 million square feet of industrial space. As seen in the table, the holding capacity within the spheres is higher according to the County land use designations as compared to the cities' land use designations. **The Policies in the General Plan related to the Sphere of Influence are:** **Land Use Element Policies and Programs** **LU 6.4** To facilitate future development of employment centers, design incentive actions to be consistent and compatible with adopted applicable city sphere of influence policies and other regulations and policies. **LU 9.1** Encourage infill development in unincorporated areas and sphere of influence (SOI) areas. **LU 9.2** Discourage leap-frog development and urban sprawl by restricting the extension or creation of new urban services or special districts to areas that cannot be sustained in a fiscally responsible manner. **Programs** 1. Consider the adoption of regulations and plans, whenever possible, such as the adoption of overlays, specific plans, zoning studies, infrastructure support plans, and other appropriate mechanisms that encourage annexation and the use of city standards within sphere of influence areas. **LU 9.4** Ensure land use proposals in sphere of influence (SOI) areas receive appropriate review. **Programs** 1. Consider establishing special development standards for SOI areas that more closely conform to city development standards in specific SOI areas where the County and the city have shared development and land use objectives. 2. Adopt a Sphere Standards Overlay to guide development areas in those SOI areas

	where special development standards are warranted. 3. Provide project notices to adjoining cities to offer opportunities for city input to County development review. 4. Require discretionary review for all new development projects within city spheres of influence. **Conservation Element Policies and Goals** **CO 6.3** Preservation of prime and statewide important soils types, as well as areas exhibiting viable agricultural operations will be considered as an integral portion of the Open Space element when reviewing development proposals. 7. Encourage agricultural use of commercially productive agricultural lands; discourage city sphere of influence extensions into areas containing commercially productive agricultural lands.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	**Contained within the County of San Bernardino, a significant amount of protected lands occurs. These parcels may either be categorized as open space, range land, agricultural preserves, California Land Conservation Program participants or farmlands supporting crops.**

The County currently has the following Open Space Contracts – for 2010-11 reporting time frame for the California Open Space subvention Act Program Eligibility Summary (Williamson Act)

	Description	*Total Acres*	
		Land Conservation Act Contract	
		Prime	*Nonprime*
A.	*Acres assessed lower under Revenue and Taxation Code Section 110.1 than under restricted value.*		
B.	*Acres assessed under contract nonrenewal (Revenue and Taxation Code Section 426);* ***or*** *acreage that has been assessed for more than 10 years under Revenue and Taxation Code Section 426, if previously assessed under Section 423.4 of that Code.*	*255.59*	*877.99*
C.	*Acres simultaneously restricted by another enforceable restriction and already reported as eligible for Open Space Subvention payment under that enforceable restriction.*		
D.	*Totals not eligible for Open Space Subvention payment (Sum of line A and B and C)*	*255.59*	*877.99*
E.	*Acres assessed lower under Revenue and Taxation Code Sections 423, 423.3, 423.4, 423.5; or acreage that has been assessed for less than 11 years under Revenue and Taxation Code Section 426, if previously assessed Section 423.4 of that Code.*	*1,914.65*	*1,493.42*

The Crop Statistics provided below indicate the capacity of the County to produce crops. The loss of any of this capacity by allowing development would be in direct opposition of the County's commitment to protect farmland.

As of 2010, the land protected from development available in the County of San Bernardino unincorporated areas by region which is utilization for crop production totals 1,083,358 acres.

2010 County of San Bernardino department of Agriculture/Weights and Measures - Crop Statistics

County Region	Fruits and Nuts - Acres	Vegetables Acres	Field Crops Acres	Nursery and Misc Acres	Total Acres by County Region
Central	56		10	80	146
East End	3,043	1,270		312	4,625
North Desert	650	35	1,077,646	91	1,078,422
West End North	165				165
Totals	3914	1,305	1,077,656	483	1,083,358

Central = The area east of Interstate 15 to Highway 30, south of the San Bernardino Mountains.

East End = The area east of Highway 30 and including all of the San Bernardino Mountains west of Highway 62.

North Desert = The area north of Victorville including the area east along Highway 40 and National Trails Highway.

West End North = The area north of Mission Boulevard and west of Highway 15.

5. County policies to preserve agricultural land within an unincorporated area.	**In support of the County's commitment to preserving agricultural land the 2010 General Plan Annual Report highlighted the implementation of the goals policies and programs set forth in the 2007 General Plan Update Open Space Element.** **Open Space Element - 2010 General Plan Annual Report** The Open Space (OS) Element describes measures for the preservation of open space for the protection of natural resources and includes those goals, policies and programs to ensure an enhanced quality of life for the citizens of the County. Within the OS Element there are approximately 73.17% of the goals, policies and programs accomplished by the development review process. Approximately 26.83% of the remaining goals, policies and programs are implemented or are in development, depending on the availability of staff time and funding, by the following departments or agencies in accordance with the plan. The following are some highlights from different County departments of the implementation of these goals, policies or programs. (Please refer to Pages 77 through 86 in the copy of the Open Space Element 2010 General Plan Annual Report which was provided to SCAG.)
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	**The 2011 Regional Transportation Plan will be available in draft form in December of 2011.** **The recently completed I-10 widening project in San Bernardino along with the proposed SANBAG Downtown San Bernardino Passenger Rail Project and the Redlands Passenger Rail Projects will improve vehicle miles traveled, which will assist the County in meeting its Greenhouse Gas reduction goals. Moreover, these projects will assist in meeting the County's goals to promote and encourage regional transit-oriented development (TOD).** **Recently, the unincorporated areas of the County have been positively impacted by the Regional Transportation Plan and the I-10 widening project that was constructed with the County's Measure I funds. Redlands Project which affects Mentone, Oak Glen and other nearby unincorporated areas.** **In addition, the proposed SANBAG Downtown San Bernardino Passenger Rail**

	Project and the Redlands Passenger Rail Projects will expand transit options in San Bernardino and Redlands, which provide regional transportation benefits to the unincorporated areas near the proposed projects. **The Downtown San Bernardino Passenger Rail Project is proposed to expand mass the transit use option for commuters traveling from west San Bernardino to Downtown. Within the west San Bernardino area there is an unincorporated area of the County that will benefit from this public transportation expansion project.** **SANBAG's proposed Redland s Passenger Rail Project will expand the mass transit use option for commuters traveling the I-10 corridor from Downtown San Bernardino to the University of Redlands which will benefit several unincorporated areas near some of the proposed station locations.**

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	For over 20 years there have not been any Housing Incentive Program (HIP) applications for projects. The lack of infrastructure may have contributed to the inability for developers to complete applications in the unincorporated areas of the County. Any HIP contract in existence would have expired if they were submitted prior to 1990. **On a positive note, the County's San Sevaine Project area located in the unincorporated portion of Fontana northeast of the Interstates-10 and 15, the Redevelopment Agency is in the planning strategies of developing approximately 80 units of affordable housing.** **Also, the County is exploring the possibility of utilizing Neighborhood Stabilization Program 2 funds authorized by Title XII of Division A of the American Recovery and Reinvestment Act of 2009, with oversight by the U.S. Department of Housing and Urban Development, to develop a number of units of affordable housing which are tentatively focused in the Bloomington area.**

8. The market demand for housing.	**The current housing market is flooded with inventory. Along with foreclosures being purchase as a primary residence, they are also being purchased by investors to be utilized as rental/lease properties. Both types of occupancy may realistically meet the needs for a large majority of the market's housing demand for the Regional Needs Allocation methodology for the County. This market fact makes the need for new housing developments minimal, especially in the County where foreclosure sales and short sales are still very prevalent.** Inland Empire home markets have improved a little; however with 48.9% of inland homes still worth less than what the owners owe, the market has a very long way to go before it is healed. This is the major economic difficulty facing the region. Until foreclosure sales and short sales fall dramatically, lack of residential construction will inhibit a recovery. (Inland Empire Quarterly Economic Report; John E. Husing, Ph.D.; Vol. 23 No.2; April 2011) In 2010, the permitted new projects in the County of San Bernardino should be at the 50% level of the total RHNA by COB (2007 – 2014) for the current Regional Housing Needs Allocation or 11,312 of the 20,623 allocation. The permitted new project level is 15.16% of the 20,623 allocation or 3,127 as of 2010. (County of San Bernardino 2010 General Plan Annual Report)
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	**In keeping with the 2007 General Plan Goals and policies, the County of San Bernardino has entered into a Memorandum of Understanding with the Town of Apple Valley to discuss the Sphere of Influence direction.** **Also within the planning process, the County always provides project notices to adjoining cities if they are in their sphere of influence to offer opportunities for city input to County development review. Depending on the project location, adjoining cities are also provided with project notices and ask to comment.**
10. High housing costs burdens.	**Since the unincorporated area of the County of San Bernardino has low-priced housing relative to other area in the Southern California. The relatively inexpensive housing cost is a natural attracting factor. Although the lack of infrastructure to support new growth is an issue, especially if the proposed projects are outside of a sphere of influence of the County or not in an unincorporated community or town.**

	When considering the Regional Housing Needs Allocation for the County of San Bernardino and the entire SCAG; would it be beneficial to not only track the RHNA Progress of the Permitted Units (New) Issued by Affordability, but to also integrate a tracking mechanism of the foreclosed housing stock which was returned to the housing market during each reporting period according to the RHNA allocation by Income Level?
11. Housing needs of farm workers.	**In a Development Code Amendment effective on October 23, 2008, the County of San Bernardino made changes to 84.01.030 Agricultural Accessory Structures and Uses Section relative to Agritourism. These changes now allow recreational vehicles to be used as temporary labor quarters for agricultural that are limited to three months or less of the year that encompass the harvest season of an agricultural product. A Site Plan Permit is required to ensure proper services are provided, and a Special Use Permit is required to monitor the use. This amendment provided a much need way in which to allow more affordable housing for farm workers.** The latest data for the number of farm workers hired in the 2007 National Agricultural Statistics Service from the United States Department of Agriculture for the County of San Bernardino stated that there were approximately 9,950 workers hired in 2007.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within a member jurisdiction.	**An unincorporated area of the County is within approximately one-half a mile from the campus of California State University, San Bernardino. The area's land use zoning designation is primarily multiple residential or (RM) and therefore are a supportive presence in generating some augmented housing availability for California State University, San Bernardino. The multiple residential land use zoning area includes a number of apartment complexes that provide student occupancy.** Specifically, in the County of San Bernardino unincorporated areas there are no universities or campuses of the California State University or the University of California.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	

ATTACHMENT 2
AB 2158 Factors

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: City of San Jacinto Subregion: WRCOG
Contact Person: Asher Hartel, Planning Director Phone Number/Email: 951-487-7327 ahartel@sanjacintoca.us

Factor	Input
1. Existing and projected job housing balance	The projected jobs and housing shown in the May 2011 Draft Integrated Growth Forecast reflects a significant imbalance in the Western Riverside COG subregion. For example: • While the jobs/household ratio for the entire WRCOG subregion in 2010 was estimated to be 0.8, there was wide variation between cities. "Jobs-rich" cities such as Riverside, Corona, Norco and Temecula had jobs/household ratios of 1.4 to 1.6 while "jobs-poor" cities such as San Jacinto, Beaumont, Canyon Lake, Menifee, Murrieta and Wildomar had jobs/household ratios of 0.2 – 0.4. • SCAG's May 2011 draft forecast shows a favorable increase in the jobs/household ratio for WRCOG as a whole, from 0.8 in 2010 to 1.1 in 2021. However, there is wide variation between individual jurisdictions. Corona, Norco and Riverside were forecasted to have jobs/household ratios of 1.9 – 2.2 while cities such as San Jacinto, Menifee and Canyon Lake had ratio of just 0.3. • While the geographic advantage enjoyed by Corona, Norco and Riverside helps to explain their higher jobs/household ratios, ***SCAG's forecast would drastically exacerbate the imbalance in the WRCOG subregion***. For example, while the cities of Riverside and San Jacinto are forecasted to experience a similar increase in households (13,224 for Riverside vs. 11,948 for San Jacinto), Riverside is projected to have an increase of over 57,000 jobs compared to just 3,300 jobs in San Jacinto during 2011-2021. Temecula, another jobs-rich city, is projected to see an increase of nearly 17,000 jobs but only 3,300 households during this timeframe. In Corona, the contrast is even greater: 22,000 new jobs vs. 2,200 new households, a factor of 10:1. It is difficult to understand these discrepancies in

	light of the statutory mandate in SB 375 to consider jobs/housing balance in regional growth plans.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	To the City's knowledge there are no anticipated water or wastewater service limitations during the 2021 timeframe.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	The Riverside County Multi-Species Habitat Conservation Plan (MSHCP) was developed to ensure preservation of significant habitat areas while accommodating development in less sensitive areas. MSHCP requirements may preclude or delay some development projects in San Jacinto. For example, the proposed widening of the Ramona Expressway is currently being delayed due to additional field surveys recently required by the US Fish & Wildlife Service and California Department of Fish and Game. In addition, there are some significant portions of land designated for residential development in the eastern area of the City abutting the San Jacinto River that are within MSHCP criteria cells with potential habitat for San Bernardino Kangaroo Rat and Los Angeles Pocket Mouse. High Density Residential (HDR) designated lands consist of 7.5 acres, while another 25.2 acres directly adjacent may be potential habitat also. 27.2 acres of Medium Density Residential (MDR) lands are encumbered with habitat overlay.
5. County policies to preserve agricultural land within an unincorporated area.	NA
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Please see #1 above. The forecasted imbalance between jobs and housing would significantly exacerbate regional transportation and air quality problems.
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	NA
8. The market demand for housing.	The current recession has significantly reduced market demand for housing in San Jacinto.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	NA

10. High housing costs burdens.	NA
11. Housing needs of farm workers.	While there is farmland in San Jacinto, the area does not have farmworker concentrations as exist elsewhere in the SCAG region such as the Coachella Valley, Ventura County and Imperial County.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	NA
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	NA

San Marino
Local Planning Factors Survey ("AB 2158 Factors")
Contact: Amanda Thorson
626-300-0784
athorson@cityofsanmarino.org

Factor	Input
1. Existing and projected job housing balance	San Marino anticipates no change to the City's job housing balance. With the exception of the Huntington Library, there are no "destination" work places. The City's commercial businesses consist of several small retail, restaurant and office establishments as well as many bank branches. Many of the small businesses are owned by people who live within the City. Due to the small, local nature of the commercial areas, it is likely the remaining businesses are staffed by people who live close to San Marino.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing the necessary infrastructure for additional development during the planning period.	San Marino has three lots on which new single family housing units can be built. Sewer and water service would be available for these three lots.
3. The availability of land suitable for urban development under existing federal and state programs, or both, designated to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	San Marino has no additional land available for development except for three lots located within established neighborhoods that are zoned for single family development.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	There is no such land in San Marino.
5. County policies to preserve agricultural land within an unincorporated area.	San Marino is an incorporated City and there is no agricultural land in or near the City.

6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	With the exception of the three vacant lots in the City, there is no expectation of household growth and therefore, no opportunity to maximize the use of public transportation or transportation infrastructure.
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	There are no low-income units or assisted housing facilities in San Marino. The City is about 90% residential and all residential lots are zoned for single-family residential units.
8. The market demand for housing.	Market demand for housing is high in San Marino but with the exception of the three vacant lots, there is no place for additional housing units.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas.	There is no such agreement between San Marino and LA County.
10. High housing costs burdens.	High housing costs have not been a prohibitive factor in the sale, improvement or replacement of the housing stock in San Marino. However, the high cost of housing in San Marino has prohibited lower income groups from finding housing in the city.
11. Housing needs of farm workers.	There are no farms in or near San Marino.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	There is no university within the City.
13. Other factors beyond those found in Government Code 65584.04(d)	n/a

Santa Paula Local Planning Factors

As part of the development of an Integrated Growth Forecast, SCAG seeks input from jurisdictions on local planning factors that may affect their forecasted household growth and distribution. These local planning factors are not determined by municipal ordinances or policies. Input received from jurisdictions are considered and incorporated into the Integrated Growth Forecast that is developed for the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), and Regional Housing Needs Assessment (RHNA).

During the development of the 2007 RHNA, SCAG collected and incorporated local planning factor information into the final methodology, which now serves as a starting point for the 2012 SCS, RTP, and RHNA. Currently SCAG is seeking additional input that was not included during the development of the 2007 Integrated Growth Forecast.

Planning factors that may affect a jurisdiction's forecasted household growth are listed below. If your jurisdiction has local planning conditions that have changed since the 2007 survey, please submit the information in the "Input" boxes below.

The input received will be considered for the development of the RTP and SCS, and in addition, will serve as the basis for the AB 2158 factor survey required for the development of the RHNA methodology in April 2012, per Government Code Section 65584.04 (d).

Thank you for your time and assistance! Please do not hesitate to contact Ma'Ayn Johnson at johnson@scag.ca.gov or (213) 236-1975 should you have any questions regarding this survey.

Factor	Input
1. Existing and projected job housing balance	Due to the meager economic outlook and a stagnant census population count in the last ten years, the City of Santa Paula would project an invariable job housing balance.

2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	Development Agreements would include that any development or developers provide water infrastructure in addition to the existing infrastructure.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	34 acres
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	SOAR Initiative
5. County policies to preserve agricultural land within an unincorporated area.	Greenbelt Agreement: City of Santa Paula/City of Ventura, City of Santa Paula/City of Fillmore
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The City of Santa Paula currently exists in a "built-out" development environment. Additionally, the City contains public transportation, but does not contain a "light rail" system such as Metrolink.

7. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	
8. The market demand for housing.	The current market demand for housing is stagnant.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	LAFCo
10. High housing costs burdens.	
11. Housing needs of farm workers.	Low-Income projects/CEDC
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	This scenario does not apply
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	

AB 2158 Factors – City of Sierra Madre

1) ***Existing and projected jobs and housing relationship, i.e. the jobs and housing balance of a jurisdiction.***

Sierra Madre has a significant jobs/housing imbalance. Additional housing units would exacerbate that imbalance.

SCAG's Draft Integrated Growth Forecast determined an estimated 3,271 jobs were in the city in 2010. The 2010 Census counted 5,113 housing units in the city. Sierra Madre therefore has a .63 jobs per housing unit even though planning professionals believe the optimal ratio is roughly 1.50 jobs per housing unit.[1] Stated differently, Sierra Madre has nearly 2.4 times the recommended number of housing units.

Some might argue that the city should be allocated additional units because SCAG projects the city will gain 107 jobs by 2020 and another 61 by 2035. But even if these projections are accurate and no additional housing units were created in 25 years (both questionable assumptions), by 2035, the jobs to housing ratio would increase only slightly, to only .67 jobs per housing unit. In other words, even with these questionable assumptions, the jobs/housing imbalance would remain at well over 2.2 times the recommended ratio.

2) ***Lack of capacity for sewer or waste water service due to external factors beyond the jurisdiction's control that preclude the jurisdiction from providing necessary infrastructure for additional development*****.**

Approximately ten percent of Sierra Madre's residences and commercial establishments are on septic systems. In theory, sewers could be built to those areas in the city where sewers do not currently exist. However, in some instances, due to topographical concerns, the construction or extensions of sewers would be cost prohibitive, rendering the development of multi-family housing infeasible.

Problems encountered in the operation of the City's sewer system include an aged system at risk of lateral or main failure, and root infestation into sewer mains.

3) ***Availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased density. SCAG cannot solely consider local zoning ordinances or land use restrictions in determining suitable available land.***

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[1] *See* Jerry Weitz, *Jobs-Housing Balance*, APA Planning Advisory Service Report No. 516, p.4, available at: http://www.planning.org/pas/reports/subscribers/pdf/PAS516.pdf. The report cites two different studies. One study recommends a housing balance be between 1.4 and 1.6; the other recommends a balance between 1.3 and 1.7.

Sierra Madre is a predominately urbanized, built-out community characterized by low density single-family residential and commercial uses. The residential uses in Sierra Madre occupy 93 percent of the land area and commercial & light manufacturing occupy 4 percent of the land area, with the balance designated for other uses, such as institutional and municipal uses. Little land in this 3.03-square-mile City remains for new development.

Of the mere 610 acres of vacant land in the City, all but one is located within the Hillside Management Zone, a zone that allows development taking into consideration the significant constraints of the San Gabriel Mountains. For numerous reasons, the land within the Hillside Management Zone is unsuitable for high-density residential housing.

First, approximately one-half of the undeveloped hillsides are subject to conservation easements held in trust by the Sierra Madre Mountain Conservancy. Legally, such property cannot be developed.

Second, approximately 40 acres of land in the Hillside Management Zone are subject to flood control easements.

Third, these hillside areas are in the City's Very High Fire Hazard Zone. Within the last 2 to 3 years, the City recommended evacuation from existing hillside communities on numerous occasions due to wildfire concerns. The steep slopes, the high brush areas, and the abutting Angeles National Forest create a significant fire danger (exemplified by the recent Station Fire, just miles from the city boundary). Building multifamily units in this area would greatly increase the potential damage caused by wildfires.

Fourth, the area has been characterized by numerous landslide related dangers throughout the City's history. The urban/wildland interface areas above the city are most prone to major flooding. In the years immediately following a brush fire in the foothills, these areas can be an extreme hazard to persons and property during rainfall events. Flood in these special risk areas can occur rapidly depending on the time transpired since a fire event, the frequency of rainfall events, the duration of rainfall events and the intensity of the precipitation. Moreover, the Sunnyside, Floral, Sierra Madre Dam, and Sturtevant facilities do not have capacity to contain the amount of debris that their watersheds could produce. Therefore, residential areas below these facilities are potentially subject to post-fire debris flow damage. Adding high-density housing close to hillsides would exacerbate the potential danger of landslides.

Fifth, because of the steep slopes, significant grading would be required to allow for any buildable pads. The weight of multifamily housing would require significant and costly engineering improvements that would not be necessary for single family residences. Further, in some instances, construction of the necessary winding roads and infrastructure (sewer, electricity, etc.) would add significant cost. Collectively, these topography-related costs often would make the construction of multifamily housing economically infeasible. Moreover, as noted above, the hillside areas above the city are prone to major flooding and mudslides, especially in the years immediately following a brush fire in the foothills,

rendering these areas extremely hazardous to persons and property during rainfall events. Furthermore, the Sunnyside, Floral, Sierra Madre Dam, and Sturtevant facilities do not have capacity to contain the amount of debris that their watersheds could produce, exposing residential areas below these facilities to significant risks of debris-flow damage.

With respect to potential residential development within commercial areas, just four percent (80 acres) of the Sierra Madre's land area is designated for commercial and light manufacturing use under the General Plan, and thus it is important for Sierra Madre's continued economic viability to maintain its limited commercial base. Parcel sizes in the City's commercial zone are small and shallow, not permitting development of significant structures and their required parking. Moreover, the majority of commercial buildings are over 50 years in age, and are occupied by boutique-type shops which are unlikely to be converted to housing. In addition, there are no remaining vacant lots within the commercial zone to accommodate potential mixed use or multi-family housing.

In sum, Sierra Madre has significant land use constraints, and there are few opportunities for development of additional housing units.

4) *Lands protected by federal or state programs, including open space, farmland, or environmental habitats.*

The Sierra Madre Mountain Conservancy holds a conservation easement over 1,403 acres within City boundaries. These easements prohibit development of housing on these properties.

5) *County policies to preserve farmland within an unincorporated area.*

This is not a factor. The City is incorporated.

6) *Household growth distribution assumed for the RTP and opportunities to maximize existing transit infrastructure.*

In SCAG's May 2011 Draft Integrated Growth Forecast, it is projected that Sierra Madre will add 71 new households within the next 9 years (by year 2020).

The City is served by two MTA bus routes and a City-operated shuttle service designed to service the established pattern of development in Sierra Madre, (i.e. primarily single-family residential homes) and local-serving commercial and retail uses.

The Sierra Madre Villa Station is the light rail station closest to Sierra Madre. The Sierra Madre Villa station is located in Pasadena, and is 2.5 miles from the Sierra Madre's geographic center, and 1.2 miles from the city's nearest border. As the City is not within walking distance of an existing or planned transit station, development of higher density transit-oriented housing is not viable. Moreover, Sierra

Madre is not located along a pass-through route that would make it an appropriate location for transit-oriented development.
The City's main two main arteries are Baldwin Avenue and Sierra Madre Boulevard, and each road is a single lane. There are no traffic signals in the City. Due to the City's distance from highways and major arterials, there is limited demand for new commercial development.

7) *The loss of low-income housing units in assisted housing development due to contract expirations or termination of use restrictions*.

The City has not experienced or is not projected to experience any loss of low-income housing units. Sierra Madre's only assisted housing development, the Esperanza Senior Housing Project constructed in 2006, is subject to a recorded covenant that requires that its 46 units be maintained as low-income units for 55 years.

8) *The market demand for housing*.

Sierra Madre housing prices of $390 a square foot are significantly higher than the County average. To allow for projects that include a component of affordable housing to be economically feasible, the housing would require significant subsidies not available at the local level, combined with densities that cannot be accommodated given the constraints described under Factor No. 3 above.

9) *Agreements between a county and cities in a county to direct growth towards unincorporated areas.*

This is not a factor as there are no such agreements between the City and County.

10) *High-housing cost burdens*.

As documented by the 2000 Census, housing overpayment (>30% income on housing costs) was measured at 27% among the City's renters, compared to 46% Countywide. Among the City's homeowners, housing overpayment was 22%, compared to the Countywide average of 35%. Thus, Sierra Madre residents are not characterized as experiencing high housing cost burdens.

11) *Farmworker housing needs*.

No farmworker housing is needed in the City. No farmland exists in the city, nor does the Zoning Map designate any, nor are there nearby farms necessitating the city to provide such housing.

12) *Student housing needs generated by a university within any member jurisdiction.*

The nearest major universities are Azusa Pacific University in Azusa, the Claremont Colleges in Claremont and California State Polytechnic University, located 14 miles, 24 miles and 23 miles,

respectively, from downtown Sierra Madre. However, due to their distance from the City, it is not expected that a significant number of their students would seek to fulfill their housing needs in the City. Consequently, this should not be considered a factor in allocating very low- to low-income housing to Sierra Madre.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: Signal Hill/Los Angeles
Subregion: Gateway Cities COG
Contact Person: Scott Charney
Phone Number/Email: (562)989-7343/scharney@cityofsignalhill.org

Factor	Input
1. Existing and projected job housing balance	
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	-Oil well constraints * -Earthquake faults * -Steep slope * * See attached letter
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	
5. County policies to preserve agricultural land within an unincorporated area.	
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	

CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, CA 90755-3799

August 8, 2011

Ma'Ayn Johnson
SCAG
818 W. 7th Street, 12th Floor
Los Angeles, CA 90017 -3435

Subject: Signal Hill's AB 2158 Factor Survey

Dear Ms. Johnson:

The City of Signal Hill is responding to SCAG's request for information requested developing a regional determination for the 2012 RHNA. As prescribed under AB 2158, we offer the following factors as constraints to housing development on our community:

AB 2158 Factor No. 3 – "*The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased densities.*"

1. Environmental Hazards – Petroleum Production

   Signal Hill is the site of one of the largest historic oils fields in the State. Over 2,400 wells have been drilled throughout the City and 400 wells and numerous petroleum storage tanks remain (Attachment A). Before a property with existing or previous oil-related activity can be developed, compliance with various Federal, State and local regulations must be achieved.

   Previously Abandoned Oil Wells - In November 2010, the State Division of Oil, Gas and Geothermal Resources (DOGGR) abruptly terminated their methane leak testing of oil wells and their development review and oil well certification program. This testing and certification was required under the City's Oil Code prior to development. Due to DOGGR's abrupt policy change, all development on properties with previously abandoned oil wells has been placed at a stand-still. Unless DOGGR reverses its policy decision or the City accepts the associated liability and ultimately creates its own alternative program for oil well abandonment, development in Signal Hill will be seriously constrained.

   Even if the regulatory issues are resolved, it's important to recognize the cost constraints to development on properties with previously abandoned oil wells. For example, the following chart highlights the impacts of oil well abandonment at previously approved residential projects in Signal Hill:

Aragon	81 condominium units	3 acre site	9 previously abandoned wells	Total Abandonment Cost $3,500,000	Cost Per Well $390,000
Signal Hill Collection	54 condominium units	2.25 acre site	4 Previously abandoned wells	Total Abandonment Cost $950,000	Cost Per Well $238,000

The abandonment work at both of these projects has been completed but not certified by DOGGR (per discussion above).

Active Oil Wells - In addition to the above, the Los Angeles County Fire Code typically requires that new dwellings be setback a minimum of 100 feet from an active oil well even if the well is on an adjacent parcel (Attachment B). In certain circumstances, the setback can be reduced to 50 feet.

Easement Restrictions - Given the City's oil well legacy, oil production easements have been recorded on many properties that may restrict or prevent development of land that appears vacant (Attachment C).

2. Earthquake Faults

Due to the presence of three active splinter faults associated with the Newport-Inglewood Fault, sizable portions of Signal Hill are located within the Alquist-Priolo Special Studies Zone (Attachment D). The Zone cuts diagonally across the City and includes areas designated for residential development.

Section 3603 of the Alquist-Priolo Special Studies Zone Act prohibits structures to be constructed across the trace of an active fault or within fifty feet of either side. This effectively creates a 100-foot no build zone along the length of any fault.

The precise locations of earthquake faults can only be determined upon exhaustive geologic investigation. However, recent investigations in Signal Hill have discovered extensive faulting. In 2001, for example, the approved site plan for the South Slope of the hilltop area had to be modified to respond to the discovery of previously unknown faults. This resulted in a 17% reduction in the number of dwellings built (100 on 36.4 acres instead of 121 – Attachment E).

3. Steep Slopes and Unstable Soil

The predominate characteristic of Signal Hill is the "hill" itself. While the hilltop itself is relatively flat, the slope of the flanks range from 10 to 80 percent. Properties with slopes greater than 20 percent are generally unsuitable for intensive development due to the significant amount of grading required. Recent

low-density development on a portion of the hill included retaining walls up to 43 feet high.

Several portions of the hilltop area have been identified as being earthquake-induced landslides on the State's Seismic Hazards Zone Map (Attachment F). Several landslides occurred in 1998 along the north slope of the hill that resulted in the closure of Panorama Drive between Dawson and Raymond Avenues. The street was subsequently converted to a pedestrian promenade.

These constraints serve as unique and significant disincentives to development in Signal Hill. They limit the number of available sites and should be reflected in our RHNA allocation. Of particular concern is that the mitigation necessary to address these constraints is simply cost prohibitive for affordable projects.

Thank you for the opportunity to comment. If you have any questions or need additional documentation, please contact me at (562) 989-7343.

Sincerely,

Scott Charney
Director of Community Development

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: Simi Valley / Ventura County

Subregion: VCOG

Contact Person: Eric Chen

Phone Number/Email: (805) 583-6773 / echen@simivalley.org

Factor	Input
1. Existing and projected job housing balance.	2010 = 1 : 1.07 (38,509 jobs : 41,237 households) 2020 = 1.08 : 1 (46,201 jobs : 42,846 households) 2035 = 1.15 : 1 (50,700 jobs : 43,977 households)
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	None at this time. The City has just updated its Sewer System Evaluation and Capacity Assurance Plan for 2010. Additionally, the City is currently in the process of reviewing its draft updated Urban Water Master Plan and has recently initiated the process to update its Storm Drain Master Plan.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The City is currently processing a comprehensive General Plan Update that will focus growth in 12 Study Areas as potential infill developments. The Preferred Land Use Plan for the Study Areas proposes higher residential densities and the conversion of underperforming commercial centers to mixed-use developments. Approximately 228 acres of underutilized, underperforming, and/or vacant land are proposed for future infill mixed-use residential developments.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	Approximately 2,831 acres of open space within the City's Area of Interest are currently owned and protected by the Mountains Recreation and Conservation Authority. Additionally, approximately 5,982 acres of un-developable open space also within the City's Area of Interest are owned and protected by the Rancho Simi Recreation and Park District.

5. County policies to preserve agricultural land within an unincorporated area.	SOAR; Tierra Rejada Greenbelt Agreement; and Ventura County Guidelines for Orderly Development.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The City is currently processing a comprehensive General Plan Update that will focus growth in 12 Study Areas as potential infill developments. The Preferred Land Use Plan for the Study Areas proposes higher residential densities, the conversion of underperforming commercial centers to mixed-use developments, creation of a second Metrolink station, and establishing Transit-Oriented Developments around the existing and proposed Metrolink stations.
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	Affordability restrictions for 101 units expired in 2011. Additionally, affordability restrictions at 13 apartment complexes will end prior to 2035, which amounts to the potential for loss of 606 very low- and lower income units. Without significant resources, the City may not able to renegotiate for longer affordability terms.
8. The market demand for housing.	There continues to be long waiting lists at apartment complexes for rent-restricted housing under affordability agreements. Foreclosure activity has forced rental housing vacancy rates down.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	SOAR; Tierra Rejada Greenbelt Agreement; and Ventura County Guidelines for Orderly Development.
10. High housing costs burdens.	Lately, property values have made more housing options (existing, non-new stock) available to buyers. However, the on-going high cost of land and construction plus a weak economy that kept new housing stock to a record low continues to have a negative impact on overall housing costs. Additionally, there is less vacant/underdeveloped property available for new construction. Developers typically request waivers to zoning ordinance requirements (parking, setbacks) and redevelopment fund (Housing Set-Aside) subsidies to develop affordable housing.
11. Housing needs of farm workers.	N/A
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	N/A
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	None at this time.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: Simi Valley / Ventura County

Subregion: VCOG

Contact Person: Eric Chen

Phone Number/Email: (805) 583-6773 / echen@simivalley.org

Factor	Input
1. Existing and projected job housing balance.	2010 = 1 : 1.07 (38,509 jobs : 41,237 households) 2020 = 1.08 : 1 (46,201 jobs : 42,846 households) 2035 = 1.15 : 1 (50,700 jobs : 43,977 households)
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	None at this time. The City has just updated its Sewer System Evaluation and Capacity Assurance Plan for 2010. Additionally, the City is currently in the process of reviewing its draft updated Urban Water Master Plan and has recently initiated the process to update its Storm Drain Master Plan.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The City is currently processing a comprehensive General Plan Update that will focus growth in 12 Study Areas as potential infill developments. The Preferred Land Use Plan for the Study Areas proposes higher residential densities and the conversion of underperforming commercial centers to mixed-use developments. Approximately 228 acres of underutilized, underperforming, and/or vacant land are proposed for future infill mixed-use residential developments.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	Approximately 2,831 acres of open space within the City's Area of Interest are currently owned and protected by the Mountains Recreation and Conservation Authority. Additionally, approximately 5,982 acres of un-developable open space also within the City's Area of Interest are owned and protected by the Rancho Simi Recreation and Park District.

5. County policies to preserve agricultural land within an unincorporated area.	SOAR; Tierra Rejada Greenbelt Agreement; and Ventura County Guidelines for Orderly Development.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The City is currently processing a comprehensive General Plan Update that will focus growth in 12 Study Areas as potential infill developments. The Preferred Land Use Plan for the Study Areas proposes higher residential densities, the conversion of underperforming commercial centers to mixed-use developments, creation of a second Metrolink station, and establishing Transit-Oriented Developments around the existing and proposed Metrolink stations.
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	Affordability restrictions for 101 units expired in 2011. Additionally, affordability restrictions at 13 apartment complexes will end prior to 2035, which amounts to the potential for loss of 606 very low- and lower income units. Without significant resources, the City may not able to renegotiate for longer affordability terms.
8. The market demand for housing.	There continues to be long waiting lists at apartment complexes for rent-restricted housing under affordability agreements. Foreclosure activity has forced rental housing vacancy rates down.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	SOAR; Tierra Rejada Greenbelt Agreement; and Ventura County Guidelines for Orderly Development.
10. High housing costs burdens.	Lately, property values have made more housing options (existing, non-new stock) available to buyers. However, the on-going high cost of land and construction plus a weak economy that kept new housing stock to a record low continues to have a negative impact on overall housing costs. Additionally, there is less vacant/underdeveloped property available for new construction. Developers typically request waivers to zoning ordinance requirements (parking, setbacks) and redevelopment fund (Housing Set-Aside) subsidies to develop affordable housing.
11. Housing needs of farm workers.	N/A
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	N/A
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	None at this time.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: Stanton/Orange_____ Subregion: OCCOG_____
Contact Person: Kelly Scott, Planning Specialist_____ Phone Number/Email: (714) 890-4228, kscott@ci.stanton.ca.us_

Factor	Input
1. Existing and projected (yr 2021) job housing balance	The existing jobs/housing ratio is .70 (8,005 jobs, 11,315 housing units). The projected jobs/housing balance is .73 (8,785 jobs, 11,977 housing units). As such, the City of Stanton is considered housing rich and jobs poor.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	According to the adopted Sewer Master Plan for the City of Stanton, there are four locations within the City that are currently operating at capacity for the existing sewer lines. These locations include: Western Avenue between Cerritos Avenue and College Drive; Sycamore Street between Acacia Avenue and Garden Grove Blvd.; Beach Blvd. at Catherine Avenue; and Cerritos Avenue between Beach and Rose Street. There are several additional areas within the City that are operating near capacity. Although the above stated areas are operating at or near capacity, this is not due to any federal and state law, or other regulations or regulatory actions.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The City of Stanton is 97% built-out. As such, most if not all new development is in-fill in nature. While the City is in the process of allowing for mixed-use development in some commercial zones, many of these areas are occupied by long-established businesses and development of mixed-use projects is not expected within the next 3-4 years due to the downturn in the housing market. In addition, the City of Stanton is a jobs poor/housing rich City which is now exacerbated by the lack of jobs and high

	unemployment in the City. For example, according to the Orange County Register, there are 24 unemployed persons in the City for every job available, the worst ratio in Orange County which has a ratio of 2:1 overall. Therefore, the goal of the City of Stanton is to intensify existing commercial centers and promote jobs, but not necessarily for conversion to residential.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	There are no lands preserved or protected from urban development in the City of Stanton.
5. County policies to preserve agricultural land within an unincorporated area.	This question is not applicable to the City of Stanton.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The City of Stanton has two existing bus lines running through the City. OCTA Route 29 runs along Beach Blvd. and connects to Brea and Huntington Beach; Route 50 runs along Katella Avenue and connects Long Beach and Orange; Route 54 runs along Chapman Avenue and connects to Garden Grove and Orange; and Route 56 runs along Garden Grove Blvd. and connects Garden Grove and Orange. Based on the latest RTP, there are two Bus Rapid Transit lines that are expected to be implements between 2012-2014. These lines would run along Beach Blvd. and Katella Avenue. Based on the latest information provided by SCAG and CDR, the majority of the projected housing growth the City of Stanton is projected to occur in the TAZ groups adjacent to the bus lines. As such, the housing growth is expected to be in areas surrounding the existing and projected public transportation lines.
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	There are no affordability covenants in the City that have expired or have been terminated.
8. The market demand for housing.	Developers with projects in the City indicate that they are selling approximately one unit per week, which is considered a slow pace in the industry. In addition, in Orange County the sales volume

	has decreased 13.9% in June 2011 compared to the sales volume in June 2010. Finally, based off of the latest Real Estate reports, there are approximately 261 units for sale, 121 of which are for sale due to foreclosure.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	The City has not entered into any agreements with the County of Orange to direct growth towards incorporated areas in the county.
10. High housing costs burdens.	The median value of a home in the City of Stanton for the month of June, 2011 is $240,000 (Source: Orange County Register), which is the lowest median housing sales cost in the County of Orange. As such, the City of Stanton does not have a high housing cost burden.
11. Housing needs of farm workers.	The City of Stanton does not contain any parcels designated for farmland. As such, there are no housing needs for farmers in the City.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	There are no college campuses within the City boundaries. As such, this factor is not applicable to the City of Stanton.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	-Based on the latest economic projections, the economy is expected to stay stagnant over the next four years, followed by a slow but steady growth of approximately 2% GDP annually through the conclusion of the RHNA cycle. In addition, the 2010 Census has shown a slowing trend in the California population growth. As such, these factors should also be taken into account when calculating the RHNA. With the slow economy, people are less likely to purchase property, and with the population growth slowing, there is less demand. -The average price of a home at $240,000 shows that the City of Stanton is the most affordable City in the County and surrounding areas. The City of Stanton has met and surpassed its obligation to provide affordable housing and should not be overburdened with providing additional affordable housing compared to other cities.

Thousand Oaks Local Planning Factors

As part of the development of an Integrated Growth Forecast, SCAG seeks input from jurisdictions on local planning factors that may affect their forecasted household growth and distribution. These local planning factors are not determined by municipal ordinances or policies. Input received from jurisdictions are considered and incorporated into the Integrated Growth Forecast that is developed for the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), and Regional Housing Needs Assessment (RHNA).

During the development of the 2007 RHNA, SCAG collected and incorporated local planning factor information into the final methodology, which now serves as a starting point for the 2012 SCS, RTP, and RHNA. Currently SCAG is seeking additional input that was not included during the development of the 2007 Integrated Growth Forecast.

Planning factors that may affect a jurisdiction's forecasted household growth are listed below. If your jurisdiction has local planning conditions that have changed since the 2007 survey, please submit the information in the "Input" boxes below.

The input received will be considered for the development of the RTP and SCS, and in addition, will serve as the basis for the AB 2158 factor survey required for the development of the RHNA methodology in April 2012, per Government Code Section 65584.04 (d).

Thank you for your time and assistance! Please do not hesitate to contact Ma'Ayn Johnson at johnson@scag.ca.gov or (213) 236-1975 should you have any questions regarding this survey.

Factor	Input
1. Existing and projected job housing balance	

2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	Many steeply sloping parcels east of Conejo Ridge Drive, west of Foothill Road and south of the 101 Freeway lack water service. They are higher in elevation than the existing water tanks and it is impractical to build additional water storage to serve the area.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Most of the remaining vacant land is not suitable for development because it is very steep, subject to fire and flood hazards, occupied by rare and endangered plants and/or dedicated for public parks and public open space.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	Thousands of acres in Thousand Oaks is preserved for open space and is under the ownership of the Conejo Open Space Conservation Agency or other public agencies. Homeowners associations own additional land that is protected from development. These areas are fuel modification zones that protect existing homes from wildfire.
5. County policies to preserve agricultural land within an unincorporated area.	
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	From a regional planning perspective, the growth in Thousand Oaks will not maximize the use of public transportation infrastructure. The Metrolink commuter rail line is located far to the north of the City.

7. The loss of low-income units in assisted housing developments due to contract expirations or terminations of use restrictions.	No low-income units in assisted housing developments are anticipated to be lost due to contact expirations or terminations of use restrictions.
8. The market demand for housing.	
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	There is an agreement between Ventura County and local cities to direct urban growth toward cities, known as the Guidelines for Orderly Development.
10. High housing costs burdens.	Thousand Oaks is a high housing cost area. The median sales price in December of 2010 was $480,000 while the median price in S. California was 270,000 in January of 2011.
11. Housing needs of farm workers.	No farming takes place in Thousand Oaks. There is no demand for farm worker housing.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	California Lutheran University is a small private university. The University has the capacity to build housing on campus to serve its projected student population.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	

AB 2158 Factors

As part of its development of proposed RHNA allocation methodology, SCAG is required by state housing law to consider factors that could affect a jurisdiction's RHNA allocation. Known as the AB 2158 factors, the factors are listed under Government Code 65584.04 (d) and SCAG is required to survey the following:

1. Existing and projected jobs and housing relationship, i.e. the jobs and housing balance of a jurisdiction
2. Lack of capacity for sewer or water service due to external factors beyond the jurisdiction's control that preclude the jurisdiction from providing necessary infrastructure for additional development
3. Availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased density. SCAG cannot solely consider local zoning ordinances or land use restrictions in determining suitable available land
4. Lands protected by federal or state programs, including open space, farmland, or environmental habitats
5. County policies to preserve farmland within an unincorporated area
6. Household growth distribution assumed for the RTP and opportunities to maximize existing transit infrastructure
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions
8. The market demand for housing
9. Agreements between a county and cities in a county to direct growth towards incorporated areas
10. High-housing cost burdens
11. Farm worker housing needs
12. Student housing needs generated by a university within any member jurisdiction
13. Other factors adopted by SCAG

It is important to note that these factors cannot be used to reduce the total regional need. Moreover, SCAG cannot consider local policies or voter-approved measures that limit the number of residential building permits issued to reduce a jurisdiction's RHNA allocation.

If your jurisdiction submitted the corresponding local planning survey as part of the Sustainable Communities Strategy (SCS) planning workshops earlier this year, those survey responses are attached to this packet for confirmation. Please note that Factor #7, which might be relevant to your jurisdiction, has been updated for the attached AB 2158 factor survey.

If you have any questions, please contact Ma'Ayn Johnson, Senior Regional Planner, at johnson@scag.ca.gov or 213-236-1975. Please fill out the attached survey and return it no later than Friday, July 15 to:

Southern California Association of Governments
Attn: Ma'Ayn Johnson
818 W 7th Street, 12th Floor
Los Angeles, CA 90017
Email: johnson@scag.ca.gov
Fax: 213-236-1963

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: City of Twentynine Palms
Contact Person: Charles LaClaire

Subregion: _____
Phone Number/Email: (760) 367-6799 / claclarie@29palms.org

Factor	Input
1. Existing and projected job housing balance	Per the City's General Plan adopted June 27, 2000, "Affordable housing, both for sale and for rent, is generally available in the City. There remains a healthy stock of apartment units for rent and single family residences for sale. The key issue is attracting employers to provide jobs so that the people can afford to purchase available stock. The challenge will be to stay abreast as the new progress raises the values of the area which could force lower income segments out of affordable opportunities." It should be noted that the City of Twentynine Palms is currently undertaking a comprehensive General Plan update that should be available late 2011.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	Except for three localized, project specific septic treatment facilities (Turtle Rock and Desert Knoll subdivisions and the Holiday Inn Express hotel) the City of Twentynine Palms' sewage disposal is through septic tanks and leach fields. A priority of the City Council in 2012 will be to update the 2008 study of the need for a community sewer system. The City's water supplier indicates no problems in water quality or water quality availability during the planning period.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Land zoned for residential uses comprises 78.96% of the City's 58.82 square miles. The California Department of Finance estimates the City's 2010 population, including the Marine Corps Base to be 30,649. Due to the slowdown in development

	statewide and the downturn in economic conditions, it can be predicted that the City population will not increase as expected by SCAG estimates.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	The City is bounded on the north by the Marine Corps Air Ground Combat Center and on the south by the Joshua Tree National Park, both are Federally held lands. There are no such programs currently in place.
5. County policies to preserve agricultural land within an unincorporated area.	The City of Twentynine Palms is an incorporated area and allows for agricultural use with residential land use districts as accessory to the primary residential use.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Multi-family residential housing districts are located in the core of the City along established public transportation routes to maximize the use of public transportation infrastructure.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	No low-income housing units will not be affected because of the expiring of affordability restrictions.
8. The market demand for housing.	The market demand for housing units is down. This decline can be linked to the downturn in economic and development conditions.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	There are no agreements between the City and the County to direct growth towards incorporated areas of the county.

10. High housing costs burdens.	County of San Bernardino Economic Development Department update from July of 2009 indicates that Twentynine Palms has significantly lower housing costs than other communities in the Morongo Basin. In 2009 the median home price for Twentynine Palms was estimated at $69,000 while the communities of Joshua Tree and Yucca Valley to the west ranged from $98,000 to 109,000 respectively. Twentynine Palms is significantly lower than the County of San Bernardino's median price of $140.000. As indicated in the draft General Plan, Twentynine Palms has long been and remains one of the most affordable cities in San Bernardino County for both renters and owners.
11. Housing needs of farm workers.	Establishment of agricultural land is only allowed as an accessory use to the primary residential use. No agricultural land requiring the utilization of farm workers is located within the City of Twentynine Palms.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	No university or campus of the California State University or University of California exist in the City of Twentynine Palms.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	The City of Twentynine Palms has historically been, as an outlying remote community, the last to see the effects of economic growth and one of the first communities to feel the effects of economic downturn. Most of the housing in the City is considered low to moderate income entry housing. Affordable housing is the norm not the exception within the community.

AB 2158 Factors

As part of its development of proposed RHNA allocation methodology, SCAG is required by state housing law to consider factors that could affect a jurisdiction's RHNA allocation. Known as the AB 2158 factors, the factors are listed under Government Code 65584.04 (d) and SCAG is required to survey the following:

1. Existing and projected jobs and housing relationship, i.e. the jobs and housing balance of a jurisdiction
2. Lack of capacity for sewer or water service due to external factors beyond the jurisdiction's control that preclude the jurisdiction from providing necessary infrastructure for additional development
3. Availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased density. SCAG cannot solely consider local zoning ordinances or land use restrictions in determining suitable available land
4. Lands protected by federal or state programs, including open space, farmland, or environmental habitats
5. County policies to preserve farmland within an unincorporated area
6. Household growth distribution assumed for the RTP and opportunities to maximize existing transit infrastructure
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions
8. The market demand for housing
9. Agreements between a county and cities in a county to direct growth towards incorporated areas
10. High-housing cost burdens
11. Farmworker housing needs
12. Student housing needs generated by a university within any member jurisdiction
13. Other factors adopted by SCAG

It is important to note that these factors cannot be used to reduce the total regional need. Moreover, SCAG cannot consider local policies or voter-approved measures that limit the number of residential building permits issued to reduce a jurisdiction's RHNA allocation.

If your jurisdiction submitted the corresponding local planning survey as part of the Sustainable Communities Strategy (SCS) planning workshops earlier this year, those survey responses are attached to this packet for confirmation. Please note that Factor #7, which might be relevant to your jurisdiction, has been updated for the attached AB 2158 factor survey.

If you have any questions, please contact Ma'Ayn Johnson, Senior Regional Planner, at johnson@scag.ca.gov or 213-236-1975. Please fill out the attached survey and return it no later than Friday, July 15 to:

Southern California Association of Governments
Attn: Ma'Ayn Johnson
818 W 7th Street, 12th Floor
Los Angeles, CA 90017
Email: johnson@scag.ca.gov
Fax: 213-236-1963

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: City of Upland
Contact Person: Jennifer Fortuna, Assistant Planner

Subregion: _____
Phone Number/Email: (909) 931-4335 jfortuna@ci.upland.ca.us

Factor	Input
1. Existing and projected job housing balance	**The 2008-2014 Housing Element identifies 39,247 jobs and 26,628 housing units, resulting in 1.47 jobs for every housing unit.**
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	**The City's existing sewer and water systems are sufficiently developed to allow developers to extend necessary infrastructure into new developments. In addition, the City has established a development impact fee for water and sewer facilities that helps fund the implementation of the water and sewer master plans.**
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	**Upland has both vacant and underutilized land within its boundaries. Upland has a total of 287.75 acres of land that have been identified as infill and redevelopment opportunity sites that are located in residential and mixed use zones.**
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	**Approximately 778 acres (approximately 7.8%) of the City is actively utilized for mining of mineral resources.**
5. County policies to preserve agricultural land within an unincorporated area.	**N/A**
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	**The distribution of household growth assumed for the RTP for Upland was 25,428 in 2008 and 25,823 in 2010, and is 25,833 in 2011. Projections for 2020, 2021, and 2035 are 28,274, 28,531, and 31,279 respectively. Upland is served by the 10 Freeway on its southern border and the 210 Freeway which runs through the northern portion of the City. It is also served by a Metrolink**

	Station in downtown and Omnitrans transit services. The Pacific Electric trail is an east/west corridor that serves pedestrians and cyclists and connects with Claremont, Rancho Cucamonga, Fontana, and Rialto. The Montclair Transportation Center is located approximately 300 feet outside of City limits. Opportunities exist to maximize public transportation and existing infrastructure by concentrating mixed use and higher density development near the Metrolink station and the Montclair Transportation Center.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	**The 2008-2014 Housing Element identifies a total of 859 publically assisted, affordable housing units within the City. Of these 859 units, 196 may be converted to market rate housing within the next ten years. However, the City has goals in place to conserve and improve the affordable housing stock and solicit participation of nonprofit housing developers to acquire and preserve at-risk units.**
8. The market demand for housing.	**Development-specific market studies that were generally limited to 1-2 mile radius of specific development sites conducted in June 2011 revealed that townhomes are generally priced at lower prices than single family homes (approximately 35%) and sold at a lower rate per square foot as well. However, townhomes are priced at a higher rental rate than single family homes of similar size (approximately 5%). The difference is primarily attributable to the fact that available townhomes for rent are much newer than single family homes in the area and many have conveniences not routinely found in the older single family homes.**
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	**N/A**
10. High housing costs burdens.	**The 2008-2014 Housing Element shows that the median sales prices in November 2007 and 2008 were $592,000 and $480,000 respectively, and reflect a 19% decrease in median price as a result of the mortgage crisis. In 2008, this still meant that the median sales price of housing in Upland was generally out of reach of very low to**

	moderate income persons and families, as median income for a single person was $43,400 and for a family of four was $62,000. Recent studies show that the current median sales price for Upland is $380,000. This was determined by utilizing the last 12 months of residential sales. There were 473 residential sales starting with a $30,000 sales price up to $1,298,000. Moderate income households would be able to afford a mortgage at this median sales price.
11. Housing needs of farm workers.	**None.**
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	**The Claremont Colleges generate a number of students who seek housing in Upland. There are approximately 4,403 college students living in Upland, or approximately 7 percent of the total population.**
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: Vernon – Los Angeles Subregion: Gateway COG
Contact Person: Kevin Wilson, Director of Community Services & Water Phone Number/Email: (323) 583-8811

Factor	Input
1. Existing and projected job housing balance	The City of Vernon is not a jobs/housing balanced community. The City is an industrial community with low housing and high job potential.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	The existing infrastructure in the City, including water, sewer and all dry utilities, is sufficient to accommodate the existing industrial community and housing in the City and could accommodate future industrial development.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The City of Vernon is about 5 square miles, in area, and is virtually built out. In Vernon, there is no land available which would be suitable for the development of housing. Although the Housing Element inventory of vacant and underutilized sites identifies eleven potential sites, serious environmental conditions render these sites unsuitable for residential development.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	There is no land available which would be suitable for urban development due to safety and environmental concerns.

5. County policies to preserve agricultural land within an unincorporated area.	No agricultural uses are permitted under the current zoning designation.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The City of Vernon encourages the enhancement of public transportation for the City's 50,000 workers.
7. The loss of low-income housing units in assisted housing developments due to contract expirations or term restrictions.	There has been no loss of housing in Vernon.
8. The market demand for housing.	There is no land available which would be suitable for residential development due to safety and environmental concerns.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	There is no land available which would be suitable for residential development due to safety and environmental concerns.
10. High housing costs burdens.	There is no land available which would be suitable for residential development due to safety and environmental concerns.
11. Housing needs of farm workers.	There is no land available which would be suitable for residential development due to safety and environmental concerns.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	There are no universities in close proximity to Vernon.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	None.

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: Victorville Subregion: San Bernardino
Contact Person: Chris Borchert Phone Number/Email: (760) 955-5135 cborchert@ci.victorville.ca.us

Factor	Input
1. Existing and projected job housing balance	The 2008 General Plan Housing Element identifies a jobs to housing ratio of .66. No change is projected in the current planning period. Future development of SCLA could result in a more balanced number, however, that development could be in the 10-20 year range.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	Not aware of any restrictions.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	Victorville has thousands of acres of vacant land suitable for urban development. There is currently no ability to convert existing urban development to residential and infill development. Increased densities were addressed in the Housing Element.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	Any land of this type within the city is designated as Open Space and intense development is not allowed.
5. County policies to preserve agricultural land within an unincorporated area.	Not aware of any restrictions.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	The City of Victorville, and the High Desert in general, are not in a good position to benefit from public transportation due to the low density and commuter nature. The only public transportation are buses and park-and-ride lots.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	There is currently only 1 complex, with 100 units, which will be expiring in 2012 although it appears they will also choose to continue with affordability covenants. All others have extensions for a minimum of 7 more years.
8. The market demand for housing.	Single family homes have obviously slowed, although several builders continue at a slow pace. There have been no new multi-family construction projects within the city for several years.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	None
10. High housing costs burdens.	Victorville, and the High Desert in general, offers affordable land, reasonable plan check fees, and low development impact fees.
11. Housing needs of farm workers.	N/A
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	N/A
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	

Walnut
(MO)

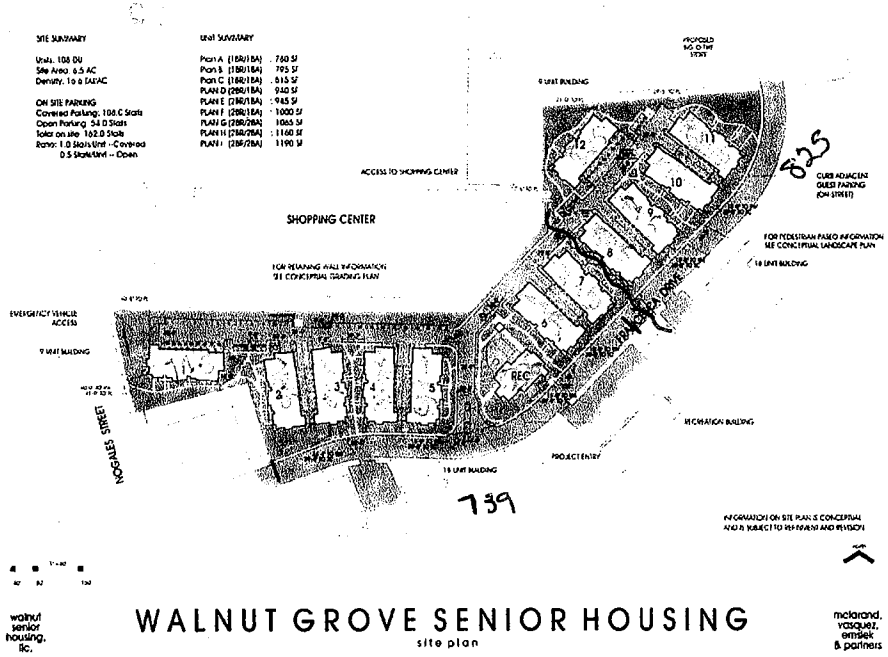
Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: _____ Subregion: _____
Contact Person: _____ Phone Number/Email: _____

Factor	Input
1. Existing and projected job housing balance	
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	
5. County policies to preserve agricultural land within an unincorporated area.	
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	
8. The market demand for housing.	
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	
10. High housing costs burdens.	
11. Housing needs of farm workers.	
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	

LAND USE SUMMARY



WALNUT GROVE SENIOR HOUSING
site plan

walnut senior housing, llc.

melarand, vasquez, emsiek & partners

108 Condo Units (17 du/ac)

9-Unit Building Complex Design

- 3 1Bd/1Bth (780-815 sf)
- 3 1Bd/2Bth (940-1,000 sf)
- 3 2Bd/2Bth (1,065-1,190 sf)

Recreation Facility at Entrance

Gathering/Garden Areas

1.5 parking/unit

- 1.0 Covered (Garage)
- 0.5 Open

15-Foot Front Set Back (min.)

Gated

City of West Hollywood - Local Planning Factors

As part of the development of an Integrated Growth Forecast, SCAG seeks input from jurisdictions on local planning factors that may affect their forecasted household growth and distribution. These local planning factors are not determined by municipal ordinances or policies. Input received from jurisdictions are considered and incorporated into the Integrated Growth Forecast that is developed for the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), and Regional Housing Needs Assessment (RHNA).

During the development of the 2007 RHNA, SCAG collected and incorporated local planning factor information into the final methodology, which now serves as a starting point for the 2012 SCS, RTP, and RHNA. Currently SCAG is seeking additional input that was not included during the development of the 2007 Integrated Growth Forecast.

Planning factors that may affect a jurisdiction's forecasted household growth are listed below. If your jurisdiction has local planning conditions that have changed since the 2007 survey, please submit the information in the "Input" boxes below.

The input received will be considered for the development of the RTP and SCS, and in addition, will serve as the basis for the AB 2158 factor survey required for the development of the RHNA methodology in April 2012, per Government Code Section 65584.04 (d).

Thank you for your time and assistance! Please do not hesitate to contact Ma'Ayn Johnson at johnson@scag.ca.gov or (213) 236-1975 should you have any questions regarding this survey.

Factor	Input
1. Existing and projected job housing balance	West Hollywood's job/housing balance is approximately 1.3 as of 2000, and is expected to remain stable.

2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	All of the City's utilities are provided by outside agencies. Under the General Plan (anticipated adoption in Spring 2011) new development will be required to provide proof of adequate capacity from the service provider. Lack of fire hydrant capacity occasionally restricts height and density of new residential/mixed use.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The City of West Hollywood is a fully built out City, and there is very little underutilized land, and few vacant parcels.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	Historically designated properties projected through loca/state/potential programs. No farmland or designated habitats exist within the City.
5. County policies to preserve agricultural land within an unincorporated area.	n/a
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	It is not possible for the City to determine the location of household growth, with respect to location and proximity to public transit. Many different areas impact household growth that are outside of the City's control.

7. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	In response to the additional AB 2158 factor survey question regarding loss of low-income units in assisted housing developments, the City of West Hollywood only has one project in that category, and the units are not considered at risk. (copied from email to M. Johnson June 27, 2011)
8. The market demand for housing.	n/a
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	n/a
10. High housing costs burdens.	land costs>$300/sf inhibits feasibility of low/mod workforce housing in absense of subsidy.
11. Housing needs of farm workers.	n/a
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	n/a
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	Affordability of existing housing stock diminished through Costa-Hawkins and Ellis Acts.

AB 2158 Housing Factors Survey
Answers to Questions provided by the Southern California Association of Governments

Question No. 1

According to the City's adopted 2008 Housing Element, there were 18,873 jobs within the City. Retail trade accounted for 30-percent of all of the jobs within Westminster. According to the U.S. Department of Labor, the labor force within the Santa Ana/Anaheim/Irvine Metropolitan Division shrunk from 1,622,098 in July 2008 to 1,572,532 in January, 2011. The unemployment rate within the same area rose from 5.3-percent in July 2008 to 9.2-percent in January 2011. During this same period, there has been a slight net gain of housing units within the City. Therefore, since the time of the Housing Element's adoption in 2008, the ratio of jobs to housing has shifted towards a greater number of housing units for the available number of local jobs. Because the City's Housing Element promotes new residential development, it is anticipated that this trend will continue.

Question No. 2

According to the Initial Study prepared for the City's adopted 2008 Housing Element, there is adequate water and sewer service to accommodate the future residential development (including the full development of underutilized parcels) specified in the Housing Element. In addition, there are no federal or state laws, which hamper the City's ability to provide water for domestic consumption.

Question No. 3

The City is fully developed and the City's Housing Element identifies each parcel that is underutilized and available for additional residential development. The City's small lot subdivision standards, enacted in 2010, promote in-fill development because such standards are less restrictive than the City's traditional subdivision requirements. In addition, the City has looked favorably on previous proposals to re-designate parcels to allow for residential development.

Question No. 4

There are no lands within the City's jurisdiction preserved or protected by any existing federal or state program. Furthermore, there are no known environmental habitats within the City.

Question No. 5

There are no agricultural lands located within the unincorporated areas, which are designated as being part of the City's sphere of influence.

Question No. 6

SCAG's prior distribution of household growth has proven to be incorrect since many of the sites identified for such growth were developed and zoned for single-family use. Furthermore, public transportation within the City is limited to a limited to a few OCTA bus lines, located along the City's major roadways.

Question No. 7

There has been no loss of low-income housing units in assisted housing developments during the current RHNA period. Furthermore, none of the existing contracts will expire prior to 2026.

Question No. 8

The local market demand for housing is reflective of the broader demand of the region, state and nation. Compared to 2008, when the City's Housing Element was last updated and adopted, there has been a significant drop in the number or proposed residential projects, even though both the City's development regulations are less restrictive than they were in 2008 and the City's development review process has been streamlined since 2008. When the regional economy improves, it is likely that local market conditions will again favor housing construction.

Question No. 9

There are no agreements between the County and the City to direct growth towards any unincorporated area, as such areas are fully developed.

Question No. 10

The City's 2008 adopted and certified Housing Element indicates that there are no specific City development standards and/or processes that create housing cost burdens. During the past year, the City has streamlined its development review process for residential development, altered the methodology for calculating residential density so that additional units can be achieved, and created small lot subdivision standards, which allows for reduced setbacks and smaller lots, compared to traditional subdivisions. Therefore, housing cost burdens within the community may be attributed to non-governmental housing constraints, such as land value, construction costs, etc.

Question No. 11

The City's 2008 Housing Element indicates that less than one-percent of the City's population was employed in agriculture in 2004. Furthermore, the City's remaining agriculture land includes a few isolated parcels (each no more than 10 acres). Since the City is fully developed

and the few remaining agricultural parcels are designated for non-agricultural use, it is likely that the housing needs of farm workers will further diminish within the Community.

Question No. 12

There are no private universities, CSU or UC campus located within the City.

Question No. 13

No comments at this time.

City of Whittier

13230 Penn Street, Whittier, California 90602-1772
(562) 464-3380 Fax (562) 464-3509

July 13, 2011

Ma' Ayn Johnson, Senior Regional Planner
Southern California Association of Governments
818 West 7th Street, 12th Floor
Los Angeles, CA 90017

SUBJECT: AB2158 Factors/Survey

Dear Ms. Johnson:

As requested by the Southern California Association of Governments, the City of Whittier is providing some input on the AB 2158 factors which affect our jurisdiction. Our responses include the following:

Factor Number	Comment
1	Unemployment has diminished the demand for housing in Whittier over the past couple of years and may do so in the immediate future. During the past five years, the number of unemployed persons has increased by 1,700 persons. Source: City of Whittier 2010-2015 Consolidated Plan
2	No comments at this time.
3	The City of Whittier is considered built-out. Projects resulting in conversion to residential use are also limited due to the statewide economic downturn and the fact that there are fewer developers that have the financial ability for substantial residential development.
4	The City has hillside areas that have protected open space for endangered animal and plant species.
5	Not applicable. There are no County policies to preserve farmland within unincorporated area, which affects the City of Whittier.
6	No comments at this time. Requires further research.
7	No comments at this time. Requires further research.
8	Market demand for housing has been affected by slower population growth in the last 10 years and a rise in unemployment during the last five years.

9	Not applicable. There are currently no agreements between the County and City of Whittier to direct growth towards unincorporated areas.
10	No comments at this time. Further research required.
11	Not applicable. There are no designated agricultural uses in or adjacent to Whittier.
12	Whittier is home to a private college (Whittier College) that serves a total of 1,500 students. Whittier College currently provides on-campus housing for up to 900 students. The remaining students reside in Whittier's existing housing stock or choose to live outside of the City.
13	No comments at this time.

If you have any questions regarding our responses, please feel free to contact Sonya Lui, Principal Planner or myself at (562) 567-9320.

Sincerely,

Don Dooley
Planning Manager

Letter prepared by Sonya Lui, Principal Planner

cc: Case File

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: YUCAIPA
Subregion: SANBAG
Contact Person: JOHN McMAINS
Phone Number/Email: (909) 797-2489 x 231
jmcmains@yucaipa.org

Factor	Input
1. Existing and projected job housing balance	
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	Yucaipa Valley Water District Resolution No. 11-2008 establishes a Water Resource Validation Program that requires the purchase and physical "deposit" of between 7 and 15.68 acre feet of imported supplemental water to the "water bank" prior to the issuance of a building permit. If imported water is not available, no building permits will be issued.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	As indicated on the California Protected Areas Database (CPAD), the City of Yucaipa has substantial areas of protected open space that are under public ownership and subject to deed restrictions that will preclude all development activity.
5. County policies to preserve agricultural land within an unincorporated area.	
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	
8. The market demand for housing.	
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	
10. High housing costs burdens.	
11. Housing needs of farm workers.	
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	

3.2.3 Low Income Projected Water Demands

The water use projections required by Section 10631 shall include projected water use for single-family and multifamily residential housing needed for lower income households, as defined in Section 50079.5 of the Health and Safety Code, as identified in the housing element of any city, county, or city and county in the service area of the supplier (10631.1(a)).

As discussed above, the Yucaipa Valley Water District is confident that the water use targets established within this plan are achievable for all classes of customers. The water use projections also are applicable for single-family and multifamily residential housing needed for lower income households.

On November 7, 2007, the Yucaipa Valley Water District adopted Resolution No. 16-2007 that establishes policies and procedures for providing priority water and sewer service to affordable housing projects pursuant to California Government Code Section 65589.7. This Resolution provided the following:

1. Based upon availability of water and sewer service, as determined by the General Manager, the District will, to the extent reasonably feasible, grant priority to proposed developments that include housing units affordable to lower income households, as defined in Government Code Section 65589.7(d).

2. The District will devote its best efforts to plan and provide for water service and sewer connections for proposed developments that include housing units affordable to lower income households, taking into account (i) the housing element of the general plan adopted by each county or city within the District's boundaries, and (ii) other plans, documents, and information that provide a reasonable basis for making service determinations.

3. Applications for proposed developments that include housing units affordable to lower income households shall not be denied, nor shall conditions be imposed thereon or services which are applied for be reduced, unless the District makes specific written findings that the denial, condition, or reduction is necessary due to the existence of one or more of the following:

    a. Insufficient water supply or insufficient water treatment or distribution capacity;

    b. A State Department of Health Services order prohibiting new water connections;

    c. Insufficient sewer treatment or collection capacity;

    d. A Regional Water Quality Control Board order prohibiting new sewer connections; or

    e. The applicant has failed to agree to reasonable terms and conditions relating to the provision of service.

4. The District shall not discriminate in any manner when processing and considering requests for water or sewer service for developments that include housing units affordable to lower income households.

5. On or before July 1, 2011, and at least every five (5) years thereafter, the District shall adopt new or revised written policies and procedures, if necessary, with specific objective standards for the provision of water or sewer service on a priority basis with respect to developments that include housing units affordable to lower income households.

As part of the Urban Water Management Plan, the Yucaipa Valley Water District estimates the following lower income projections for water use.

Table 3-10 Low Income Water Use Projections

Description	2010	2015	2020	2025	2030	2035
Estimated Very Low and Low-Income Households Water Use	293.400	332.520	371.640	410.760	441.143	293.400

Senate Bill 1087 requires that water use projections of an Urban Water Management Plan include the projected water use for single-family and multi-family residential housing for lower income households as identified in the housing element of any city, county, or city and county in the service area of the supplier. The Yucaipa Valley Water District contains three primary jurisdictions that have been included in this planning process, the City of Yucaipa and the City of Calimesa, and unincorporated County of San Bernardino.

3.2.3.1 City of Yucaipa

The City of Yucaipa revised their Housing Element in November 2008. The City of Yucaipa's Housing Needs Assessment utilizes data from the 2000 U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data was obtained through field surveys and from private vendors. A shortfall of lower-income sites compared to the City of Yucaipa's share of regional housing need was determined with the November 2008 Housing Element Study. The City of Yucaipa's Community Development Department will identify and rezone a minimum of 59 acres for multi-family development "as-of-right" at a density of 20-24 units/acre (excluding any density bonus) to bridge this gap. Rezoned sites will have a capacity of at least 16 units.

In 2000, approximately 1,835 extremely-low-income households resided in Yucaipa, representing 12.1% of the total households. The projected housing need for extremely-low-income households is assumed to be 50% of the very-low-income regional housing need of 476 units. As a result, the City has a projected need for 238 extremely-low-income units. The Yucaipa Valley Water District has determined approximately 80% of the City of Yucaipa's low income households fall within the service area of the Yucaipa Valley Water District. The remaining low income households will be located in service areas of South Mesa Mutual Water Company or Western Heights Mutual Water Company (Yucaipa Housing Element, November 2008).

3.2.3.2 City of Calimesa

Using these definitions, the Southern California Association of Governments (SCAG) estimated the distribution of City of Calimesa households by income category in the course of developing its Regional Housing Needs Assessment. SCAG's estimates indicate that the City of Calimesa's population is predominantly low and moderate income. This is further supported by

a citywide household income survey conducted by the City of Calimesa in 2004, which was funded by a CDBG Planning and Technical Assistance Grant that documented approximately 55 percent of the City's households as being lower income (i.e., low income, very low income and extremely low income).

Lower income households, in general, present a special housing need. These households are least able to afford increases in housing costs without sacrificing the purchase of food, medicine, clothing, or other essentials. Lower income households are also less likely to have funds available for home improvements, repairs, and maintenance (City of Calimesa, Housing Element 2006-2014). The Yucaipa Valley Water District has determined approximately 60% of Calimesa's Low Income Households fall within the service area of the Yucaipa Valley Water District. The remaining low income households will be located in the service area of the South Mesa Mutual Water Company.

3.3 Water Demand Projections

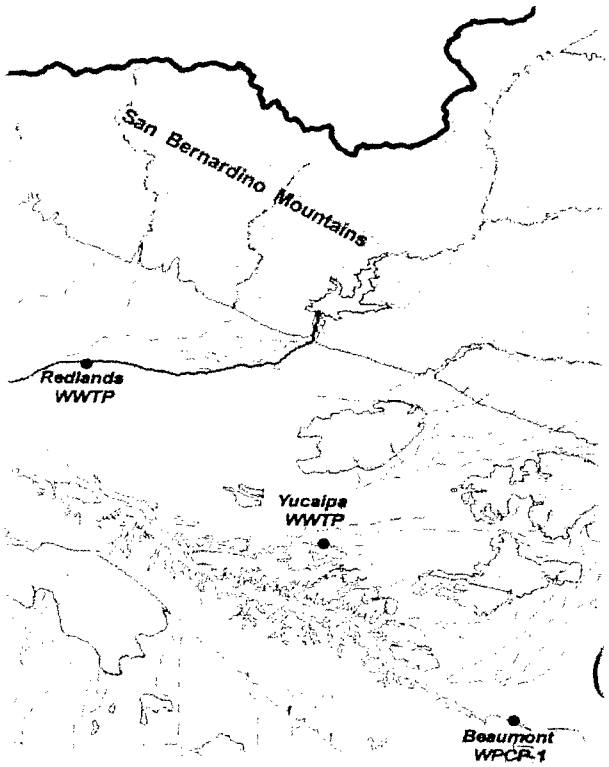
Urban water suppliers that rely upon a wholesale agency for a source of water shall provide the wholesale agency with water use projections from that agency for that source of water in five-year increments to 20 years or as far as data is available. The wholesale agency shall provide information to the urban water supplier for inclusion in the urban water supplier's plan that identifies and quantifies, to the extent practicable, the existing and planned sources of water as required by subdivision (b), available from the wholesale agency to the urban water supplier over the same five-year increments, and during various water-year types in accordance with subdivision (c). An urban water supplier may rely upon water supply information provided by the wholesale agency in fulfilling the plan informational requirements of subdivisions (b) and (c) (California Water Code Section 10631(k)).

The Yucaipa Valley Water District receives imported water from the San Bernardino Valley Municipal Water District and the San Gorgonio Pass Water Agency. During the development of the Urban Water Management Plan, the Yucaipa Valley Water District worked closely with both wholesale agencies to develop their regional plans as well as supplement the Yucaipa Valley Water District's Plan.

Table 3-11 - State Water Contractors Serving Yucaipa Valley Water District

Description	San Bernardino Valley Municipal Water District	San Gorgonio Pass Water Agency
Formation Date	February 17, 1954	1961
Size of Service Area	325 square miles	225 square miles
Governing Act	Municipal Water District Act of 1911 - California Water Code Sections 71000	San Gorgonio Pass Water Agency Act, California Water Code Chapter 101
Maximum Annual State Water Project Entitlement	102,600 Acre Feet	17,300 Acre Feet
Number of Board Members	Five	Seven

Section 3 – Growth and Development



The Yucaipa Valley is located in the upper portion of the Santa Ana Watershed, south of Mill Creek and the Santa Ana River. By not having a significant watercourse in our Valley, the local groundwater basins do not naturally refill with precipitation and melting snowpack as compared to immediate neighboring agencies that benefit from the surface water recharge of the Santa Ana River and Mill Creek. For this reason, the Yucaipa Valley Water District has long planned to connect to the State Water Project to augment our water supplies from imported water. As a matter of fact, the 1984 Water Master Plan prepared by John Carollo Engineers identified a water filtration facility approximately two miles north of the existing Yucaipa Valley Regional Water Filtration Facility.

Water supply is clearly one of the most critical issues facing the Yucaipa Valley. In the past, the area has relied on local sources of surface and groundwater for our supply. Continued growth has caused the water demands to exceed the locally available supply. The District recognizes that in order for development to occur, there must be a reliable source of water delivered to the District to meet the new demands. The water for new development is in addition to the existing demands and replenishment required to recover the previously depleted groundwater basins.

This section is dedicated to developing a methodology to protect current customers while allowing new development to occur. It is necessary to establish priorities for imported water to ensure the continued growth and prosperity of the community. While some may view the proposed methodology as punitive, others recognize that the intent is to develop a reasonable mechanism that provides certainty to new development in spite of the failing infrastructure our imported water is dependent upon.

A Diversified Portfolio

Just like an individual's financial investment portfolio, the District maintains a diversified portfolio of available water resources as a strategy to maintain a reliable water supply for existing and future customers. Specifically, the District has access to the following water supplies to meet existing and future water demands:

- Currently Unadjudicated Ground Water Supplies
    - Crafton Subbasin
    - Gateway Subbasin

    - Triple Falls Subbasin
    - Oak Glen Subbasin
    - Wilson Creek Subbasin
    - Calimesa Subbasin
    - Singleton Canyon Subbasin
    - San Timoteo Subbasin
    - Western Heights Subbasin
    - Wildwood Subbasin
- Adjudicated Groundwater Supplies
    - Beaumont Storage Unit
- Surface Water Supplies
    - Oak Glen Surface Water
- Supplemental Water Supplies – Direct Delivery
    - Yucaipa Valley Regional Water Filtration Facility
    - Yucaipa Source - San Bernardino Valley Municipal Water District
    - Calimesa Source - San Gorgonio Pass Water Agency
- Recycled Water Supplies
    - Henry N. Wochholz Regional Water Recycling Facility
- Non-Potable Water Supplies
    - Groundwater sources not suitable for drinking water
    - Yucaipa Source - San Bernardino Valley Municipal Water District
    - Calimesa Source - San Gorgonio Pass Water Agency

While the District relies on a variety of water resources, the most significant sources of imported water from northern California has recently become less reliable. To ensure sufficient water supplies exist for new development, it is important to provide a clear roadmap for developers and builders to understand the process for demonstrating a guaranteed source of water prior to receiving a building permit for construction.

This section focuses on an implementation strategy to allow new development to occur without creating a negative impact to the existing community under wet, normal and dry year conditions. Certain development projects requiring the compliance with the California Environmental Quality Act may use this section with additional reference material discussed in this document to meet the criteria of a water supply assessment from the Yucaipa Valley Water District.

Overview of Water Supply Assessments

On October 9, 2001 Governor Gray Davis signed into law Senate Bills 610 (Costa) and 221 (Kuehl) that require a water supply assessment in conjunction with development project reviews under the California Environmental Quality Act (CEQA), and a written verification of water supply where a development is proposed for approval.

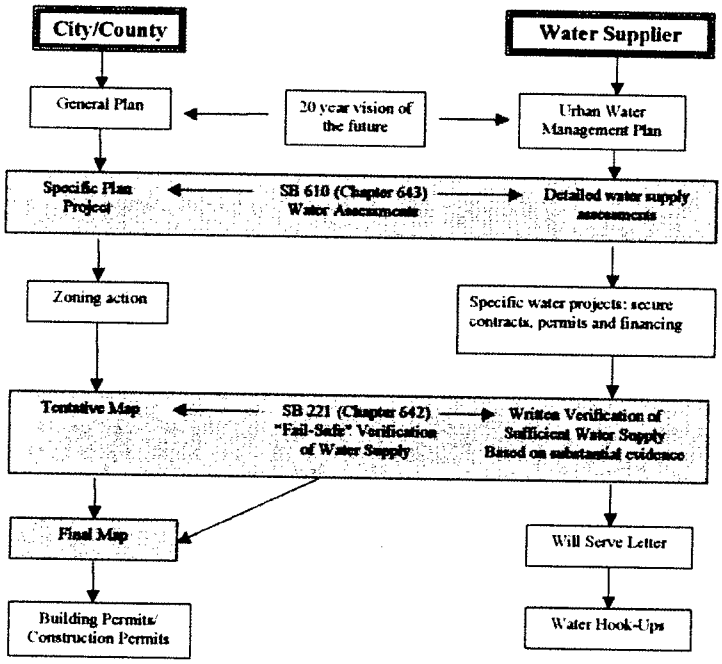
Since the implementation of Senate Bills 610 and 221, the District prepared and adopted three water supply assessments for various projects within our service area. While the District and the developers worked closely to develop a thoughtful, credible and specific strategy for the developments, the plans were quickly outdated with two of the three developments adding units following the adoption of the water supply assessments and all of the three plans being subjected to changed conditions in the reliability of imported water from the State Water Project.

Therefore, to resolve these issues, the District has developed the Water Resource Validation Program to apply to all new development within our service area. Additionally, the District reviewed the latest requirements for water supply assessments and has determined that the following program will provide a sufficient water supply to serve the needs of all new development during normal, single dry, and multiple dry water years during a 20-year projection, in addition to existing and planned future uses, including agricultural and manufacturing uses.

Requirements of Senate Bill 221 and Senate Bill 610

The intent of Senate Bill 221 and Senate Bill 610 was to create additional assurance that certain new developments could be provided a reliable supply of water and that the effect of certain new developments upon existing water users both within the service area of the public water provider and those dependent on common sources of water were informed regarding the proposed water use, its impacts and plans to maintain reliable supplies. The legislation also serves to better inform decision makers regarding the water supply implications of development addressed by the measures.

The following chart illustrates the relationship between a local land use agency and the water supplier in their planning processes. The General Plan, prepared by a city or county planning department, and the Urban Water Management Plan prepared by a water supplier are the critical source documents used to substantiate the information required by Senate Bill 221 and Senate Bill 610 at the local level.



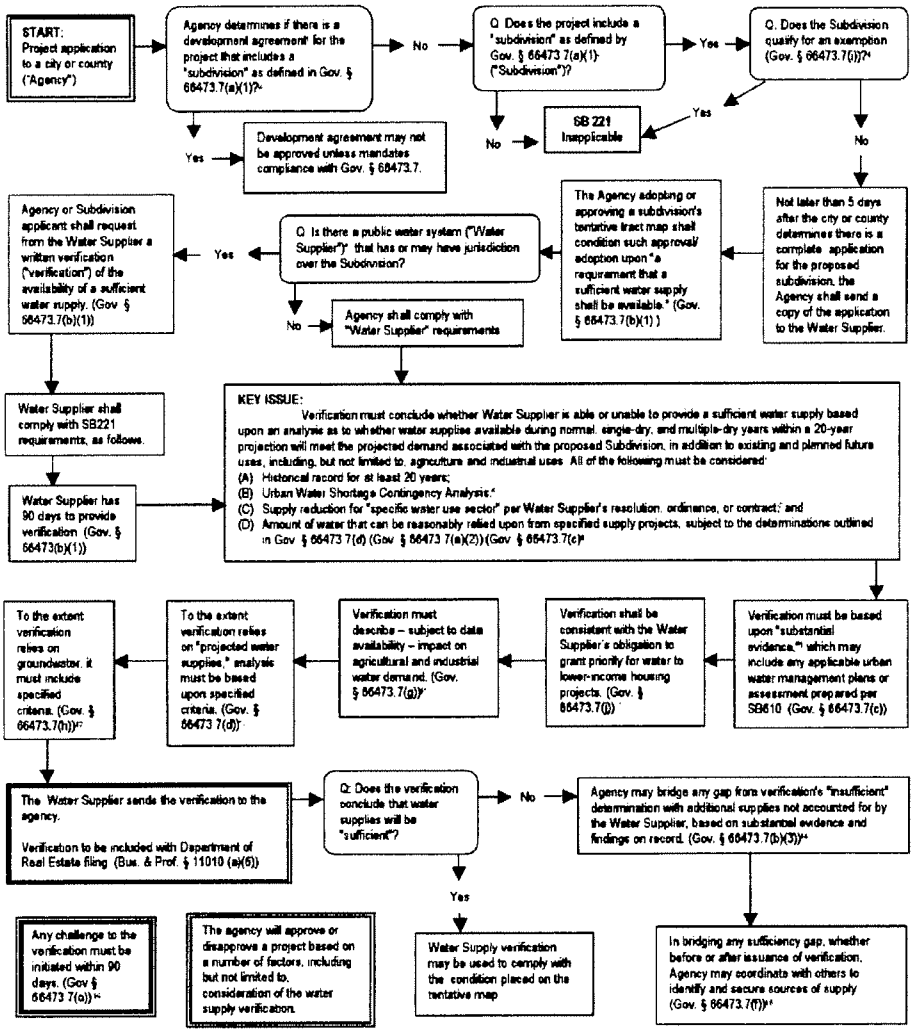
Source: Guidebook for Implementation of Senate Bill 610 and Senate Bill 221 of 2001, California Department of Water Resources, October 8, 2003, page v.

Senate Bill 221

Senate Bill 221 creates a specific requirement for a written verification that a sufficient supply of water exists for any residential development of 500 or greater units as a condition of approval of a tentative tract or parcel map. Local land use approval authorities may not approve such maps if a sufficient supply cannot be demonstrated. Under the statute, a sufficient supply is defined as the total water supply available during normal, single dry and multiple dry years within a 20-year projection that will meet the water suppliers existing and planned future uses (Government Code 66473.7(a)(2). This does not mean that 100 percent of the development's unrestricted water demand must be met 100 percent of the time, nor does it mean the new development may not have any impact on the service level of existing customers. A "sufficient water supply" may be found to exist for a proposed subdivision and for existing customers, even where a

drought-induced shortage will be known to occur, as long as a minimum water supply can be estimated and planned for during a record drought (ACWA, 2002).

SB 221 Flowchart

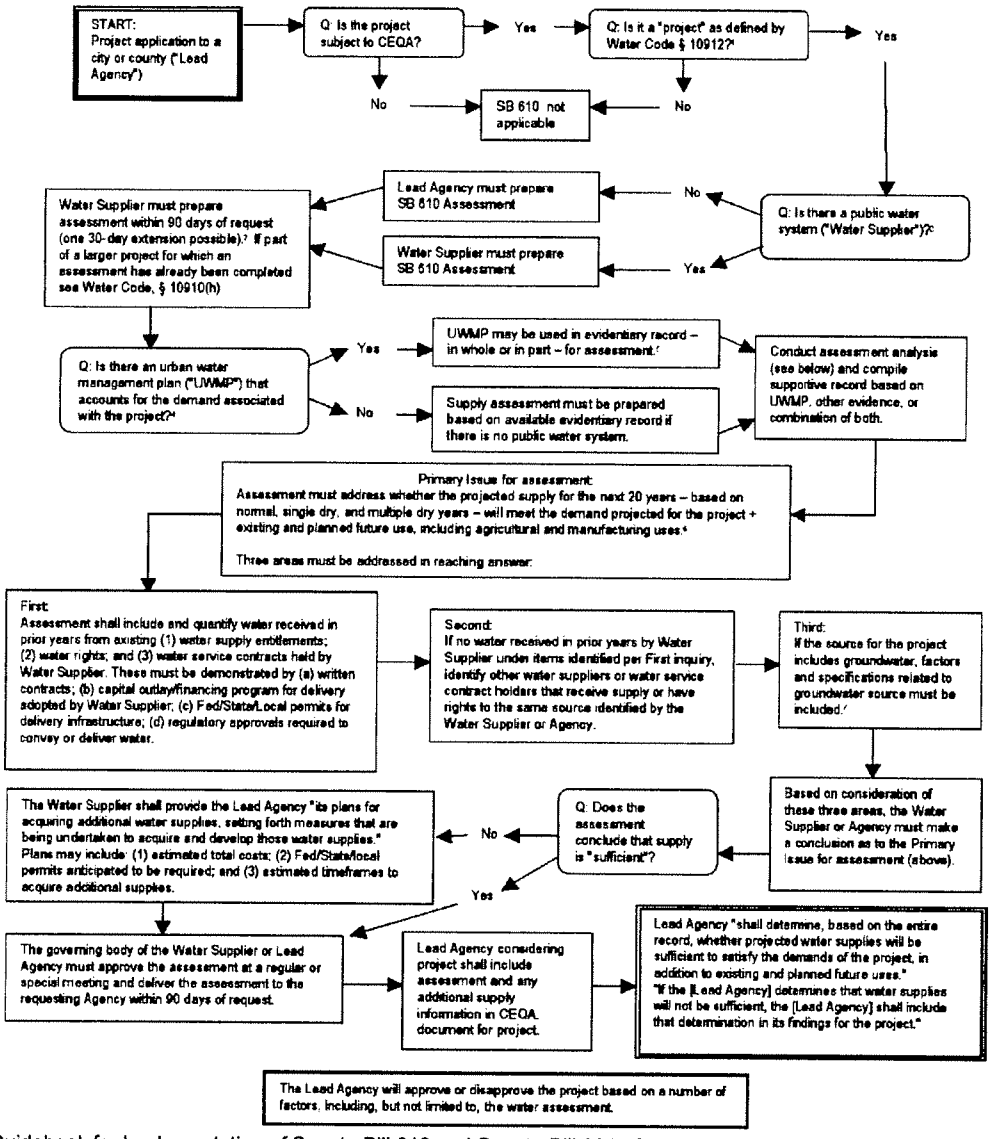


Source: Guidebook for Implementation of Senate Bill 610 and Senate Bill 221 of 2001, California Department of Water Resources, October 8, 2003, page viii (chart courtesy of the Building Industry Legal Defense Foundation.

Senate Bill 610

Senate Bill 610 (Costa) became effective January 1, 2002. The stated intent of SB 610 is to strengthen the process by which local agencies determine the adequacy and sufficiency of current and future water supplies to meet current and future demands. SB 610 amended the California Public Resources Code to incorporate Water Code findings within the CEQA process for certain types of projects, amended the Water Code to broaden the types of information included in Urban Water Management Plans ((UWMP) – Water Code Section 10620 et. seq.) and added to Water Code Part 2.10 Water Supply Planning to Support Existing and Planned Future Uses (Section 10910 et. seq.). Part 2.10 clarifies the roles and responsibilities of the Lead Agency under CEQA and the "water supplier" with respect to describing current and future supplies compared to current and future demands.

SB 610 Flowchart



Source: Guidebook for Implementation of Senate Bill 610 and Senate Bill 221 of 2001, California Department of Water Resources, October 8, 2003, page vi (chart courtesy of the Building Industry Legal Defense Foundation.

Overall, Senate Bill 610 requires that a water supply assessment be prepared for certain developments, including residential developments in excess of 500 units, where an environmental impact report or negative declaration is being prepared under CEQA. The requirement is one that adds a specific water supply assessment protocol for land use jurisdictions to follow and consider in evaluating the environmental impacts for a proposed project. The Water Supply Assessment must be included in any CEQA document prepared for the project.

The Urban Water Management Act

The Urban Water Management Planning Act requires municipal water providers serving over 3,000 acre-feet (AF) of water (1 AF = 325,900 gallons) or having at least 3,000 service

connections to prepare plans (urban water management plans) on a five-year, ongoing basis demonstrating their continued ability to provide water supplies for current and future expected development under normal, single dry and multiple dry year scenarios. These plans also require the assessment of urban water conservation measures and wastewater recycling, and a water shortage contingency plan, pursuant to Section 10632 of the California Water Code, outlining how the municipal water provider will manage water shortages of up to 50 percent of their normal supplies in a given year.

Like Senate Bill 610 and Senate Bill 221, specific levels of supply reliability are not mandated (i.e., whether a specific level of demand can be met over a designated frequency); rather, the law provides that it is a local policy decision of the water provider as part of the planning process. The Yucaipa Valley Water District's most recent Urban Water Management Plan describes the reliability of groundwater supplies that the District relies upon.

As discussed above, the Urban Water Management Planning Act requires the supplier to document water supplies available during normal, single dry, and multiple dry water years during a 20-year projection and the existing and projected future water demand during a 20-year projection. The Act requires that the projected supplies and demands be presented in 5-year increments for the 20-year projection. In order to comply with the SB 610 requirements the Water Supply Assessment is based on the information analyzed as part of the District's latest Urban Water Management Plan which, as always, is available for public review.

Water Demand Projections

The Yucaipa Valley Water District will require all new development to provide bundled water, wastewater and non-potable water services for all new construction. Bundled services are a critical component in order for the District to make a firm and guaranteed commitment of water for at least two decades. This requirement is further discussed below.

Overall, the District's water facilities are designed to serve single family, multi-family, commercial and industrial properties. The water required to serve each type of land use is related to the water required to serve one single family residence, referred to as one Equivalent Dwelling Unit (EDU). Every service connection is assigned an EDU based on meter size and historical consumption data. When meter sizes have not yet been determined, as for the commercial developments, parks, and schools, consumption is based on acreage and historical data for water use per acre. The total consumption per parcel is then converted to EDU's.

Water demand criteria for new development was updated by the Board of Directors and included as the basis for the most recently adopted Water Master Plan. Resolution No. 32-2002 set demand requirements for facility design as follows:

- Average Day Demand (gallons) = (Number of EDU's) x (700 gallons per day per EDU)
- Maximum Day Demand = 200% of Average Day Demand
- Peak Hour Demand = 400% of Average Day Demand

A key component within the 2005 Water Master Plan is the District's commitment to utilizing non-potable water. The Board of Director's have adopted a policy stating "...recycled or other non-potable water be used, for any purpose approved for non-domestic water use, to the maximum extent possible." Use of non-potable water will have the following direct benefits:

- Reduced dependency on high quality ground water;
- Preservation of ground water supplies for potable use;

- Reduced dependency on imported water from Northern California; and
- Reduced operating cost of the Yucaipa Valley Regional Water Filtration Facility.

Based on this policy, all new developments with non-potable water accessible will be required to connect to existing non-potable water (recycled water) infrastructure to irrigate all greenbelt areas, commercial landscape areas, roadway medians, front yards of individual homes and rear yards of individual homes. The benefits to the development include:

- An additional highly reliable, drought tolerant water source; and
- Reduction in the Yucaipa Valley Regional Water Filtration Facility Development Impact Fees.

Based on analyses of similar dual plumbed water systems in other water agencies, the potable water demand for a standard residential home will be estimated at 40% of the regular total water demand, reduced by 60% through the use of non-potable water for outside irrigation. Therefore, potable water facilities will be reduced from the District's standard design criteria of 700 gallons of total water per day per EDU to 280 gallons of potable water per day per residential EDU.

Dual Plumbed Home Water Allocation for a Typical Residential Dwelling Unit

Water Type	Percentage of Total Demand	Gallons per Day (per EDU)
Potable Water	40%	280
Non-Potable Water	60%	420
Total Water Demand	100%	700

Based on an analysis of similar dual plumbed water systems in other water agencies, the non-potable water demand makes up approximately 60% of the total residential water demand. Therefore, non-potable facilities will generally be sized at 420 gallons per day per residential EDU.

Water Demand Analysis

The total water demand for a standard residential unit (EDU) will require over five million gallons of water (5,100,000 gallons) per unit over a twenty year period. Considering the quantity of water needed for each new home, the Board of Directors has recognized the need to implement the Water Resource Validation Program for each new unit of residential, commercial, institutional, and industrial development.

Water Demand Analysis for a Typical Residential Dwelling Unit

Water Demand	Gallons (per EDU)	Acre Feet (per EDU)
Total water demand for one day	700	0.00215
Total water demand for one year	255,500	0.784
Total water demand for twenty years	5,100,000	15.68

Crystal Status Development Program

With the implementation of the Crystal Status Development Program, the Yucaipa Valley Water District (or District) will have sufficient water supplies to meet the needs of existing and future customers within our service area. Specifically, this program will provide sufficient water supplies to serve the needs of all new development during normal, single dry, and multiple dry water years during a 20-year period, in addition to existing and planned future uses, including agricultural and manufacturing uses.

The Crystal Status Development Program will rely upon the use of several groundwater basins currently under the management and control of the Yucaipa Valley Water District and our neighboring water providers to ensure a sufficient water supply exists for existing customers and new development. The intent of the Program is to provide the development community with a water supply that is credible, reliable, and robust such to minimize legal challenges while ensuring existing customers are not adversely impacted by the demand for water by new development.

Available Water Resources

Oak Glen Watershed

The District traditionally receives about 1,000 acre feet of surface water supplies from the Oak Glen watershed. Production from these sources has recently been declining to less than 500 acre feet annually. These sources are both minor and relatively unreliable due to their greater availability only in wet periods.

Mill Creek

Through the Santa Ana – Mill Creek Cooperative Water Project Agreement, Yucaipa Valley Water District is able to exchange up to 32 cubic feet per second (cfs) of water from the State Water Project for Mill Creek water when available. This water can be delivered by gravity to the Wilson Creek spreading grounds and when the Yucaipa Valley Regional Water Filtration Facility was completed in 2007, this water can serve direct delivery needs. In exchange for the Mill Creek supply, the District can deliver water to the City of Redlands Hinckley or Tate water treatment plants. This source is variable, however, depending upon local hydrology. Flows in the creek can range from 10,000 to 120,000 acre feet per year with the bulk of high water flows in the winter months. This is the least expensive supplemental surface water supply for the District. However, lack of storage limits the ability to exchange this water often available in wet years, for water during dry years.

Santa Ana River and Seven Oaks Dam

In addition to the Mill Creek surface water supply, the District will be able to receive exchange water from Santa Ana River water rights holders following the completion of the Yucaipa Valley Regional Water Filtration Facility. Phase II of the Department of Water Resources East Branch Extension project will expand transmission capacity to the Yucaipa area to 88 cfs, with 48 cfs of capacity rights held by San Gorgonio Pass Water Agency and 40 cfs by the San Bernardino Valley Municipal Water District (SBVMWD). Santa Ana River water availability to Yucaipa would be subject to availability and exchange of SWP water, which is provided under SBVMWD's exchange plan.

The Seven Oaks Dam operated by the U.S. Army Corps of Engineers will operate with a conservation pool of between 10,000 and 50,000 acre feet. The precise amount is the subject of ongoing negotiations. With the East Branch extension pipeline and water filtration facility complete, water from Seven Oaks could be delivered to Yucaipa for direct delivery to consumers. The long-term average yield for the 50,000 acre foot conservation pool is about 11,700 acre feet annually. Flow from this conservation pool would be available to the SBVMWD

generally from late spring through early fall, after the prime flood control obligations of the facility have ended each year.

State Water Project Supply

The San Bernardino Valley Municipal Water District is a wholesale water agency delivering water to retail purveyors such as Yucaipa Valley Water District. SBVMWD encompasses much of the District, and holds an entitlement to SWP water in the amount of 102,600 acre feet annually. The San Gorgonio Pass Water Agency serves the remainder of the District's service area in Riverside County through its SWP entitlement of 17,300 acre feet per year. SWP water is now available directly or by exchange through the East Branch extension pipeline. The Yucaipa Valley Regional Water Filtration Facility is able to provide direct delivery of State water to both cities of Yucaipa and Calimesa.

Yucaipa Valley Water District recognizes that the SWP will not be able to reliably deliver its full State Water Contractor deliveries (basic contracted amounts of water from the SWP) to the San Bernardino Valley Municipal Water District or San Gorgonio Pass Water Agency. Accordingly, the District plans to utilize SWP surface water when available in average or wetter years in gradually increasing amounts as capacity of the Yucaipa Valley Regional Water Filtration Plant is increased from its initial capacity of 12 million gallons per day (mgd) (13.4 taf) to 30 mgd (33.5 taf).

The following table reflects an assessment of State Water Project reliability by the State Department of Water Resources indicating the amount of allocation available to SWP customers in average and various drought scenarios.

State Water Project Average and Dry Year Table A Delivery from the Delta in Five-year Intervals for Studies 2007 and 2027 (in percent of Table A Allocation)

Year	Average	Single Dry Year (1977)	2-Year Drought (1976-1977)	4-Year Drought (1931-1934)	6-Year Drought (1987-1992)	6-Year Drought (1929-1934)
2007	63%	6%	34%	35%	35%	34%
2012	64-65%	6%	32%	34-38%	35%	34-35%
2017	65-68%	7%	30-31%	34-36%	34-35%	34-35%
2022	66-68%	7%	28-29%	33-37%	34-35%	33-36%
2027	66-69%	7%	26-27%	32-37%	33-35%	33-36%

Source: The State Water Project Delivery Reliability Report 2007 – Draft, page 52

This analysis above indicates that even in severe drought scenarios, the District can expect some water from the State Water Project even though under our Urban Water Management Plan, the District is assuming in some dry years no State Water Project supply is available. Additionally, the State Department of Water Resources generally operates a dry year supply program where agricultural users and others in the Central Valley sell water to the State to make up shortfalls in State Water Project supply. The District would be able to participate in such purchases. In wet years, the State Water Project is able to deliver 100 percent or more of allocation, which would allow the District to maximize surface water deliveries in those years, and reduce groundwater pumping, thus reserving groundwater supplies for dryer years as necessary.

Recycled Water

The Yucaipa Valley Water District has been implementing a recycled water project throughout the 1990s. Recycled water meeting Title 22 requirements is available through the Wochholz Regional Water Recycling Facility, and dual plumbing is currently being installed in new developments. Delivery amounts are expected to grow to about 6,700 acre feet by 2020, or about 24 percent of total agency water demands. Ultimately, the District expects to deliver about 8,000 acre feet per year of recycled water.

Water Conservation

Yucaipa Valley Water District conducted an analysis of implementing the Best Management Practices (BMPs) for Urban Water Conservation in California as part of its Urban Water Management Plan and found a number of the BMPs to be cost-effective. Through State grant funding under Proposition 13, the District has refined this analysis to look at the financial benefits of water conservation in deferring and lowering its need for infrastructure investments, refining the cost-effectiveness analysis in the Urban Water Management Plan. In summary, Yucaipa Valley Water District found that investments in indoor conservation have a value of $352/acre foot, small outdoor landscape conservation $292/acre foot, and large outdoor turf conservation, which would otherwise have availability of recycled water, has a value of $138/acre foot. This means that the District could spend up to these amounts on the various types of conservation and have a net economic benefit.

Yucaipa Valley Water District will continue to evaluate BMP program alternatives, and consider implementing those that can be performed at costs at or below these thresholds.

Water Supply Reliability Strategy

Through build-out, Yucaipa Valley Water District will provide a reliable supply of water to serve the community, despite rapidly growing water demands. This will be accomplished by prioritizing the importation of water based on availability in the following order:

- Priority One – Direct Delivery for Existing Customers. The direct delivery of imported water to meet the needs of existing potable water and non-potable water demands will be the highest priority of the District. This priority ensures sufficient water supply is allocated to meet current water demands. If the supply of imported water exceeds the existing direct delivery demand, imported water will be allocated to the next priority.

- Priority Two – Groundwater Adjudication Obligations. The District is responsible for meeting the obligations of groundwater adjudications in the Beaumont and Yucaipa Basins. This is the second highest priority to ensure sufficient storage and replenishment obligations under court orders have been achieved. This priority also ensures sufficient water supply is allocated to meet current water demands. If the supply of imported water exceeds the first and second priorities, imported water will be allocated to the following priority.

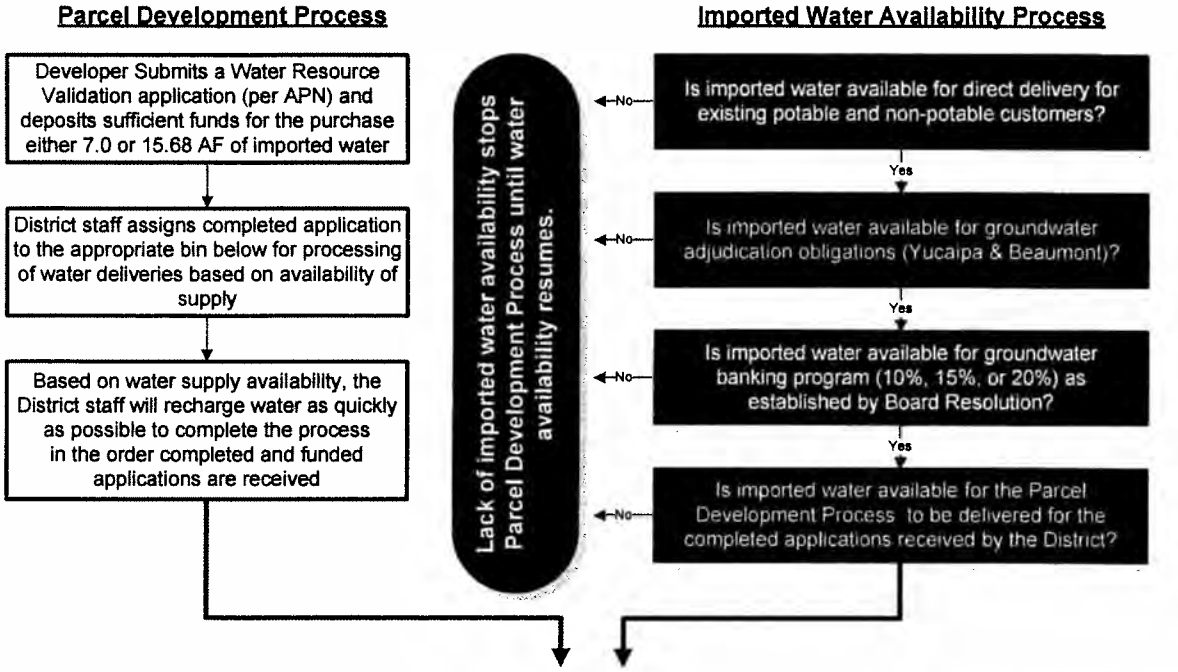
- Priority Three – Groundwater Banking for Future Reliability. The Board of Directors will establish a groundwater banking of 15% of the total water used by District customers to recover our groundwater basins for future reliability. Each month, customers will be charged the cost for importing an additional 15% of the water consumed. The water will

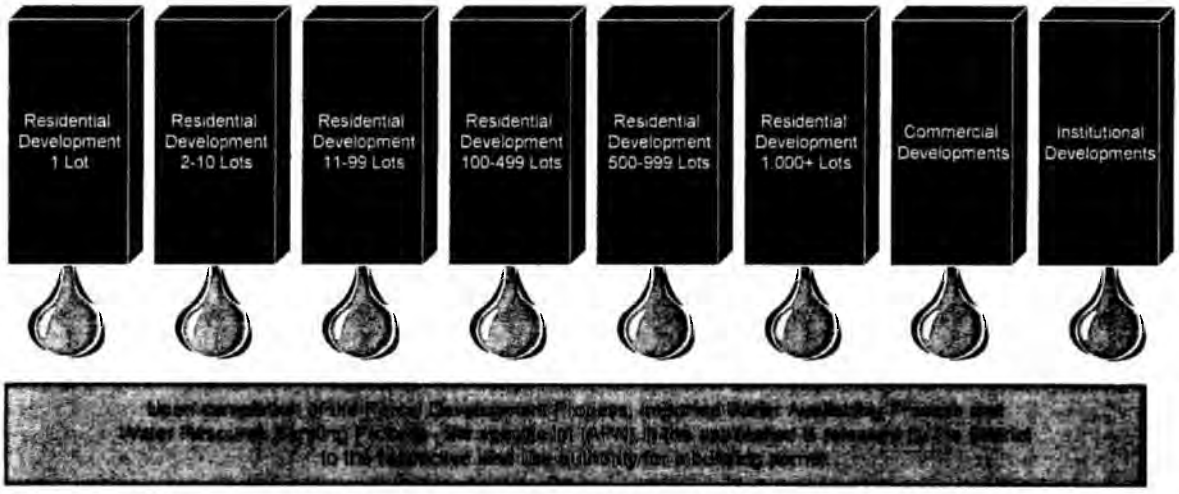
be stored in the groundwater basins to establish a credit and future drinking water supply to allow the community to use this local source during times of droughts and disruptions to the State Water Project. As with the first two priorities, this third priority also ensures sufficient water supply is allocated to meet current water demands, and is different from the Parcel Development Process needed for new development to occur. If the available supply of imported water exceeds the first, second and third priorities, imported water will be allocated to the following priority.

- Priority Four – Parcel Development Process. The Parcel Development Process provides for the storage of 7.0 acre feet per EDU for all new developments and 15.68 acre feet per EDU of imported water for the Crystal Status Development Program. This water is sufficient to clearly demonstrate a 20 year supply of water is available for the development to occur. The cost of imported supplemental water will be linked directly to the availability and anticipated cost for water delivered by either the San Bernardino Valley Municipal Water District or the San Gorgonio Pass Water Agency as established by the Yucaipa Valley Water District.

Based on this strategy, new development will contribute to the capital assets of the District as well as the water supply strategy to ensure a long-term and reliable water supply is available. This strategy allows the District to serve its customer's water demands entirely through groundwater or surface water allowing the District to insulate itself from periodic drought by utilizing available surface waters in wetter years relying more on groundwater in dryer years when surface water is less available. The District is able to switch between the two sources, or use both sources simultaneously, depending on hydrology and water availability.

Surface supply availability from the SWP, San Bernardino Basin Bunker Hill Pressure Zone, Seven Oaks Dam, Mill Creek and Santa Ana River can be used interchangeably, depending upon local and statewide hydrology, to supplement a stable local groundwater yield. Additionally, the District will incorporate recycled water delivery systems into new development, focusing service of new irrigation demands on recycled water. Recycled water will give the District a new local source of water of high reliability, both lessening the dependence on imported sources and increasing reliability of total supply. Overall, as noted in the District's Urban Water Management Plan, there are sufficient water resources to meet its current and projected growth in demands.





Water Supply Sufficiency Analysis

The Water Resource Validation Program will allow the Yucaipa Valley Water District to be well positioned to provide a safe and secure water supply for new development into the future.

Availability of Water Filtration and Delivery System Capacity

The first phase of the Yucaipa Valley Regional Water Filtration Facility has been completed and provides up to 12 mgd of filtration capacity of imported water in addition to the 0.8 mgd of capacity at the existing Oak Glen Surface Water Filtration Facility. Additional increments of

capacity at the Yucaipa Valley Regional Water Filtration Facility will be constructed as needed to bring the ultimate capacity to 30 mgd to meet future demands.

Water Distribution System Analysis

The District will conduct a water distribution system analysis with each new development project to determine the backbone infrastructure needs on a case-by-case basis. Any needed backbone pipelines, reservoirs and related facilities will be included in a development agreement for each project.

Regulatory Permits Necessary for Water Supply Delivery

Yucaipa Valley Water District's local and supplemental imported surface water supplies from the State Water Project are fully permitted. Imported supplemental supplies can be delivered in accordance with the rules and regulations of the San Bernardino Valley Municipal Water District and the San Gorgonio Pass Water Agency. The District is exempt from local building codes with respect to construction of water treatment and delivery facilities. However, Yucaipa Valley Water District does have to comply with State Fish and Game and U.S. Army Corps of Engineers requirements where construction will require streambed alteration agreements or placement of fill materials in waters of the United States, respectively. Generally, however, the District has some facility location flexibility, which allows infrastructure to be moved or constructed in a manner to avoid significant environmental effects.

Effect on Agricultural and Industrial Reliant on the Same Water Supply Sources

Yucaipa Valley Water District plans to begin utilization of SWP supplies to effectively manage demands on the Yucaipa and Beaumont groundwater basins, allowing for management of the basins to a safe yield. As such, any adverse effect by the District pumping in these basins upon other agricultural users of the basins will be eliminated as the current Yucaipa basin overdraft can be halted and the basin managed for sustained yield, benefiting all its users. The adjudication within the Beaumont Basin and Yucaipa Basin will protect existing agricultural user's supplies from any impacts which might be created by additional use of this basin.

Yucaipa Valley Water District's utilization of SWP water as part of the San Bernardino Valley Municipal Water District and the San Gorgonio Pass Water Agency's entitlements will tend to make fewer surpluses of SWP water available to others, including agricultural users. However, this outcome has been a planned event for the past 40 years since the conception of the State Water Project and agricultural users have expected gradual diminution of such surplus supplies. The fact that the SWP is not expected to ever consistently supply its maximum contractual entitlement supplies to its users has created additional stress on all SWP customers to develop alternate supplies to meet their needs.

The District's ability to begin utilization of the Yucaipa and Beaumont groundwater basins conjunctively with SWP water creates opportunities for the State or other water districts to engage in storage agreements with the District that could make additional supplies available to agricultural or urban users outside the District. Under such agreements, the District would agree to take another users surface water supplies in wet years, in effect storing additional water in groundwater basins in-lieu of surface deliveries. In dry years the District would forgo its surface water deliveries from the SWP allowing those deliveries to go to others, including agricultural users.

Requirements of Water Supply Sufficiency

The allocation of water in California has always been a contentious issue. The requirement of a water supply analysis to firmly commit limited local and regional water supplies to new development is an arduous task that places a great deal of responsibility upon the District. As part of the analysis, the District has established the following requirements to make this firm water supply commitment for all new development.

The long-term dedication of water resources to meet the needs of new development requires the commitment of local, regional and statewide water supplies and infrastructure. While the overall potable water supply, non-potable water supply and wastewater demands have all been carefully evaluated for the District, the specific infrastructure requirements will need to be evaluated on a project-by-project basis to determine the best method for providing potable water, non-potable water and wastewater service. Any modification or change of the following basic requirements will be included in the development agreement adopted for each project.

Bundled Services. Potable water, non-potable water, recycled water, and wastewater service as provided by the Yucaipa Valley Water District shall be bundled and supplied to each parcel within all new developments.

Dry Sewer Installation. In the first quarter of 2008, the District worked with engineers and financial consultants to convert approximately 215 homes in Calimesa from septic systems to the sewer collection system. The District pursued this project for two main reasons:

- First, several property owners requested information to connect the sewers. The District recognized that the most cost effective way for a property owner to connect to the sewer would be with the formation of a sewer assessment district to spread the costs over a larger number of units.
- Second, the District under the Basin Plan adopted by the Regional Water Quality Control Board is required to limit the amount of nitrogen and total dissolved solids that enter the groundwater basin.

Following an intensive informational campaign, the District concluded with an informational survey in March 2008 to determine the level of interest of the homeowners. The results of the survey indicated that the majority of the homeowners were not interested in sewers due primarily to the high cost of retrofitting their homes in the neighborhood.

Based on this experience, the District will require new developments to provide dry sewers within the development based on the attached resolution. The District will provide a reimbursement agreement to collect funds for the first ten years for any off-site connections to the extended sewer system at a rate established by Board resolution.

Annexation. Any parcel within a development to be served shall be annexed to the District at the sole cost of the property owner prior to entering into a development agreement with the District.

Dual Plumbed Community. Non-potable water shall be used to irrigate all greenbelt areas, commercial landscape areas, roadway medians, front yards of individual homes and rear yards of individual homes prior to occupancy.

Construction of Surface Water Detention Basins. The District will require the construction of soft bottom channels throughout the development to maintain the percolation rates currently

experienced onsite and provide flood control consistent with the authority of the respective agency. All surface water detention basins will require design approval by the District to ensure subsurface facilities are not impacted by the recharge of surface water.

Fixed Base Automatic Meter Reading. Each new development will be required to install the necessary infrastructure and facilities to provide a fixed base automatic water meter reading system for potable and non-potable water meters within the development.

Construction of Infrastructure. Any water facilities constructed for this project shall adhere to strict District requirements to meet functional, operational and aesthetic criteria.

Temporary Facilities. The District recognizes that temporary facilities may be constructed to allow for initial phasing of development projects. The District will provide time dependent limitations on all temporary facilities and unit count dependencies, regardless of economic conditions and phasing schedules.

Agricultural Use Conversion to Non-Potable Water. Any current agricultural practices on-site that relies upon groundwater sources shall be converted to non-potable use.

Summary of Water Supply Sufficiency Determination

Pursuant to the California Water Code and based upon the forgoing analysis, the Yucaipa Valley Water District has determined that projects adhering to these latest standards will have a sufficient supply of water for existing customers and new development during normal, single dry and multiple dry years during the next twenty years.

Pursuant to California Government Code Section 66473.7 the Yucaipa Valley Water District has determined that, based upon the foregoing analysis, it has sufficient water supplies available to meet the needs of new development.

Appendix A –Resolution No. 11-2008

RESOLUTION OF THE BOARD OF DIRECTORS OF THE YUCAIPA VALLEY WATER DISTRICT ADOPTING A LONG-TERM WATER RESOURCE SUSTAINABILITY STRATEGY POLICY FOR THE AREA SERVED BY THE YUCAIPA VALLEY WATER DISTRICT

WHEREAS, water is a basic and essential need of every living creature, and, as such, the health, comfort, and standard of living of the citizens of the Yucaipa Valley Water District (the "District") depend on an adequate and reliable long-term supply of potable water; and

WHEREAS, water resources are recognized as a limited and precious natural resource in Southern California; and

WHEREAS, the Yucaipa Valley Water District relies upon imported water as supplemental water supplies to meet the existing and future potable water demands of our customers; and

WHEREAS, declining groundwater levels and unreliable surface water supplies have made it necessary for the District to efficiently use its available potable water supplies and to fully develop all existing water resources in order to assure a sustainable supply of water resources for future generations; and

WHEREAS, the Yucaipa Valley Water District has determined that it is prudent, practical and sensible given the uncertainty of importing supplemental water to demonstrate the adequacy of water supply availability by physically receiving supplemental water prior to the issuance of building permits for new development; and

WHEREAS, it is in the best interest of the community to provide local solutions to the regional and statewide water issues that are anticipated on impacting the water resources we rely on for our economic prosperity and quality of life; and

WHEREAS, this resolution has been prepared based on the extensive review, discussion, and public input associated with the document entitled, *A Strategic Plan for a Sustainable Future - The Integration and Preservation of Resources* adopted on August 20, 2008 (the "Strategic Plan").

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the Board of Directors of the Yucaipa Valley Water District does hereby order as follows:

SECTION 1. Concepts of Sustainability

A. The document entitled, *A Strategic Plan for a Sustainable Future - The Integration and Preservation of Resources* adopted on August 20, 2008, is hereby adopted by the Board of Directors and posted to the District's website to provide a basic foundation for the understanding of this Resolution.

B. This Resolution has been drafted to provide the implementation strategy of the concepts contained within the *A Strategic Plan for a Sustainable Future - The Integration and Preservation of Resources*. This Strategic Plan makes known the uncertainty, unreliability and unpredictable nature of our imported water supplies while providing a route for navigating the future to protect the interests of our current and future customers. Therefore, while not a guarantee of future conditions or actions by the Board of Directors, this Resolution provides a mechanism to allow for the economic development and expansion of the region based on an understanding of the circumstances as they currently exist.

C. In the future, when imported water supplies may become unambiguous and certain, the concepts of the Strategic Plan are intended to continue as sound policy for existing customers and new development.

SECTION 2. Planning and Development

A. Financial Planning. To ensure the safety and reliability of our resources, it is important to ensure adequate finances are available to cover routine operational costs as well as the costs of maintaining and upgrading infrastructure.

1. Financial plans shall be developed every five years and include a forecast of a ten-year period that will illustrate the District's anticipated financial position, financial operations and cash flow.

2. When applicable, the District staff shall present water, wastewater and non-potable rate resolutions for consideration that provide a minimum five year projection of rates to allow customers the ability to plan accordingly for rate adjustments based on the information included in the financial plans.

3. The District staff shall maintain a financial reserve policy outlining the objectives for adequately funding an operating reserve, a capital and equipment replacement reserve, a rate stabilization reserve, and a debt service reserve.

B. Infrastructure Planning: The planning of infrastructure shall be based on the following general principles and strategies:

1. The District staff shall implement planning tools necessary to reasonably forecast a fifty (50) year planning horizon for Urban Water Management Plans, infrastructure master plans, and other related resource planning documents to ensure long-term objectives are incorporated into the planning process.

2. The District staff shall update infrastructure master planning documents every ten (10) years. Upon adoption of this Resolution, the District staff shall provide a recommendation to the Board of Directors for the completion of a master planning document.

C. Development Planning. The goal of development planning is to support development based on a diverse portfolio of water resources in order to minimize impacts related to drought, contamination, and other potential source water problems. Common planning techniques may include the following sustainable planning and development strategies:

1. Long-term water resource planning that incorporates sustainable growth principles;

2. Cooperating with other regional governing agencies and water users in the development planning process;

3. Addressing water quality and quantity issues to provide long-term protection of our natural resources;

4. The District staff shall maximize the use of non-potable water for developments with the use of dual plumbing and other measures to provide for a more reliable water supply system.

SECTION 3. Surface Water Supplies

A. Storm Water Capture. The District staff is encouraged to coordinate with local planning agencies to develop consistent guidelines for managing storm water on properties in such a manner to maximize recharge and minimize pollution.

SECTION 4. Groundwater Supplies

A. Groundwater Supplies. It is in the best interested of the District to maintain groundwater withdrawals in existing wells by:

   1. Avoiding pumping of existing well fields beyond long-term recharge capability; and

   2. Cooperating on a regional level in safe sustainable groundwater withdrawal.

B. Local Water Banks. The District will implement local groundwater banks ("Groundwater Banks") to store water for existing customers and new development. The Groundwater Banks shall be used in conjunction with the dual-plumbed requirements to ensure sufficient water supplies exist to serve the needs of all new development during normal, single dry, and multiple dry water years. The location of the proposed Groundwater Banks may include, but not be limited to: the Yucaipa Management Zone, Beaumont Management Zone, San Timoteo Management Zone or any other location that provides similar benefits.

   1. Existing Customer Groundwater Deposits. It shall be a priority of the District to secure additional imported water supplies when available to meet the needs of existing customers. Therefore, the District shall collect sufficient funds necessary to obtain an additional 15% of the total annual potable water for future use. Funds collected for this program shall be used solely for the purchase of imported supplemental water to augment the groundwater basins for future groundwater extraction, which includes, but is not limited to: direct groundwater recharge; groundwater injection; in lieu groundwater recharge; or any other form of supplemental water deposited into a groundwater basin for future potable use.

   2. New Development Groundwater Requirements. For provisions related to the requirements of new development, see Section 9.

SECTION 5. Recycled (Non-Potable) Water

A. Non-Potable Water. The District shall strive to maximize the use of non-potable water for beneficial reuse and prioritize non-potable water use over potable water use where regulations permit. This shall be accomplished by:

1. Enhancing the Wochholz Regional Water Recycling Facility to maintain an exceptional quality of recycled water to maximize the beneficial use of the water resource.

2. Developing a strategy to expand the District's existing non-potable water distribution system to provide for cost-effective delivery of non-potable water.

3. Aggressively develop and market the use of recycled water as a substitute for potable water where regulations permit.

4. The District staff shall maximize the use of non-potable water for developments with the use of dual plumbing and other measures to provide for a more reliable water supply system.

SECTION 6. Water Conservation and Use Efficiency

A. Water Use Efficiency. The District shall develop and maintain policies that reduce peak seasonal water demands and encourages the reduction of per capita/per day consumption of potable water through:

1. The use of non-potable water for residential, commercial, institutional and agricultural irrigation demands;

2. Educational programs;

3. Rate structures;

B. Statewide Conservation Efforts. The District shall participate in the California Urban Water Conservation Council and implement those best management practices (BMPs) that provide the District with a reasonable cost : benefit relationship.

C. Conservation Programs. The District shall develop and implement water conservation tools that focus on education based programs that can be implemented at the local schools and information campaigns for our current customers.

SECTION 7. Allocation of Imported Supplemental Water

A. Allocation of Supplemental Water Resources. Due to the limitations on imported supplemental water as the result of drought conditions, lawsuits, environmental regulations and possibly climate change, the District will hereby allocate supplemental water resources as follows:

1. Priority One - Direct Delivery for Existing Customers. The highest priority for supplemental water shall be for the direct delivery of filtered water delivered to our customers from the Yucaipa Valley Regional Water Filtration Facility. Upon fulfilling this priority, any remaining available supplemental water shall be allocated to the next priority.

2. Priority Two - Groundwater Adjudication Obligations. The second highest priority for supplemental water shall be for the replenishment obligations associated with any groundwater adjudication. This priority shall generally be achieved with the production of water from the Yucaipa Valley Regional Water Filtration Facility. Upon fulfilling this priority, any remaining available supplemental water shall be allocated to the next priority.

3. Priority Three - Groundwater Banking for Future Reliability. Existing residential, business and institutional customers above shall contribute 15% of their potable water consumption to the Water Bank for the next year. Delivery of this water shall be based on the ability of District staff to fulfill this priority within the following calendar year. This priority shall be required of all existing water customers and begin immediately upon establishment of water service for new customers. Upon fulfilling this priority, any remaining available supplemental water shall be allocated to the next priority.

4. Priority Four - Parcel Development Process. The Parcel Development Process is a component of the Water Resource Validation Program which accomplishes the objectives of (A) demonstrating that sufficient water supplies exist for development to occur; and (B) providing sufficient water to enhance the resource reliability and sustainability of new development. This Program requires the deposit of supplemental water to the Water Bank prior to the issuance of a building permit. The provisions for the Parcel Development Process are included below as part of the Water Resource Validation Program.

SECTION 8. Compatibility with Water Shortage Response Stages

A. Water Shortage Response Stages. The 2005 Urban Water Management Plan provides for voluntary and mandatory levels of progressively more aggressive water demand reduction requirements. The triggers for these stages will likely be those affecting imported water sources, provided the Yucaipa, Beaumont and San Timoteo Management Zones continues to be managed in a safe yield condition over the long-term. The response stages may also be invoked during an emergency to handle short-term events, such as earthquake damage, pipeline ruptures, and water quality issues.

The Board of Directors will determine the appropriate state of implementation, with authority hereby delegated to the General Manager for the implementation of Stage 1 and Stage 2 Water Shortage Response Stages.

The following Water Use Restrictions have been modified from the 2005 Urban Water Management Plan to more accurately incorporate the operation of the filtration facility and include anticipated impacts on new development based upon consideration and implementation of Water Shortage Response Stages 3, 4 and 5 by the Board of

Directors. The implementation of Water Shortage Response Stages 3, 4 and 5 shall explicitly state the allowable uses of water and impacts on new developments. The Board reserves the right to modify and implement any number of water curtailment activities based on the actual conditions at the time.

	Program Type	Water Use Restrictions	Overall % Goal	Anticipated Impact on New Development
Stage 1	Voluntary	Up to a 10% Reduction from Selected Areas	- -	No anticipated impacts to new development.
Stage 2	Voluntary	Up to 10% District-wide	10% Reduction	New applicants for the Crystal Development Program may not be accepted under Stage 2.
Stage 3	Mandatory	Up to 20% District-wide	20% Reduction	Previously secured Crystal developments may proceed. New applicants for the Crystal Development Program may not be accepted under State 3.
Stage 4	Mandatory	Up to 35% District-wide	35% Reduction	Crystal Standard developments may be restricted. New applicants for the Crystal Development Program may not be accepted.
Stage 5	Mandatory	Up to 50% District-wide	50% Reduction	No new standard developments of Crystal development projects.

SECTION 9. Growth and Development

A. Dual Plumbing for New Developments. Each new residential, commercial, industrial and institutional development shall design and construct infrastructure sufficient to provide potable drinking water and non-potable irrigation water to each lot.

1. At a minimum, each new home shall be constructed with the necessary on-site improvements to receive potable water and non-potable water from two separate water meters. These two water service connections shall be installed per District standards and regulations to allow for non-potable irrigation service and potable water service to each property. In cases where non-potable water unavailable, the non-potable irrigation meter shall be supplied potable water in the interim.

2. For developments of ten units or more, the District shall require on-site improvements as provided above, in addition to in tract non-potable infrastructure to support the non-potable irrigation system.

3. The District staff shall consider the size of the development, the proximity to existing non-potable infrastructure, and other pertinent information when off-site non-potable water infrastructure is required as part of a development agreement.

B. Elimination of Septic Systems. The stringent water quality objectives established by the Regional Water Quality Control Board requires the Yucaipa Valley Water District to minimize the salinity impacts to the groundwater supplies in the Yucaipa Management Zone, the San Timoteo Management Zone and the Beaumont Management Zone. See Section 12 for the pollution prevention requirements associated with new development.

C. Groundwater Deposits for New Development. The District provides potable water based

on a long-term average of approximately 50% groundwater and 50% imported supplemental water to our existing customers. This average will fluctuate based on the water resource management strategies of the District.

Any supplemental imported water provided during the entitlement process shall become the property of the District at the time building permits are issued.

1. All New Developments. For all building permits issued after July 1, 2009, new development shall be required to appropriately fund the purchase of seven (7) acre feet of imported supplemental water prior to the issuance of a grading or building permit. The rate for this supplemental imported water shall be based on the anticipated imported water delivery rate charged by the State Water Project Contractor providing service to the location of the new development. The District shall accommodate the early payment of this fee for any parcel proposed to be developed.

   In response to water shortage conditions, the Board of Directors may at any time cease the authorization of grading or building permits based on the implementation of certain Water Shortage Response Stages. Based on information at the time this Resolution was prepared, the District staff anticipates recommending that the Board of Directors cease the authorization of grading and building permits for Standard Developments during Water Shortage Response Stages 3, 4 and 5, except as provided below.

2. Achieving a Crystal Status Development. Any new development may achieve the status of a Crystal Development by securing the physical delivery of 15.68 acre feet of imported supplemental water per Equivalent Dwelling Unit (EDU). The rate for this supplemental imported water shall be based on the charges to the District by the respective State Water Project Contractor.

   In response to water shortage conditions, the Board of Directors may at any time cease the authorization of grading or building permits based on the implementation of certain Water Shortage Response Stages. Based on information at the time this Resolution was prepared, the District staff anticipates recommending that the Board of Directors cease the authorization of grading and building permits for Crystal Developments during Water Shortage Response Stage 5 with possible restrictions impacting development during Water Shortage Response Stage 4.

   a. The developer shall submit an application for each parcel within the proposed development (by Assessor's Parcel Number) and deposits sufficient funds for the purchase and delivery of imported supplemental water.

   b. The District staff will assign a completed application to the appropriate processing bin for supplemental imported water deliveries based on the availability of supply and facilities required to deposit (by recharge or injection) the supplemental water into the Groundwater Bank.

   c. The availability of supplemental imported water to fulfill the requests associated with the Crystal Status Development Program shall be based on the priorities provided in the *Allocation of Supplemental Water Resources* provisions above.

d. Based on the total size of the tract, parcel map, or planning area (not including phased portions of developments), the District staff shall deposit (by recharge or injection) imported supplemental water into the Water Bank equally from each of the following categories based on the completed applications:

   i. Residential Development - 1 lot development

   ii. Residential Development - 2-10 lot development

   iii. Residential Development - 11-50 lot development

   iv. Residential Development - 51-100 lot development

   v. Residential Development - 101-150 lot development

   vi. Residential Development - 151-200 lot development

   vii. Residential Development - 200 or more lot development

   viii. Commercial Development

   ix. Institutional Development

e. The District shall charge the developer for any additional costs related to the deposit (by recharge or injection) of supplemental water into the Water Bank and payment shall be received prior to issuing the Crystal Status Achievement for the project.

f. Upon completing the deposit (by recharge or injection) of imported supplemental water into the Groundwater Bank, the District shall issue a Notice of Crystal Status Development. This Notice provides documentation of achieving one component of the development process by the District and does not relieve the developer from completing any other requirements established by the District.

g. The Board of Directors may elect to consider other creative conservation measures to be used to achieve the status of a Crystal Development. Upon adoption of a subsequent resolution that provides quantifiable comparable benefits this program may be expanded to include automatic meter reading, existing home retrofits, landscape retrofits, etc..

3. Parcel Boundary Changes (Splits and Divisions). Imported supplemental water previously paid and delivered as part of the standard development process or a Crystal Status Development shall be allocated equally to all new parcels in the event of a realignment of the parcel boundary or a division of the parcel. This may change the compliance of properties, whereby additional funds will be needed for compliance with this section. In the event new parcels results in an excess of groundwater supply, the property owner shall provide a written request for reimbursement at the cost previously paid to secure the imported supplemental water.

SECTION 10. Watershed Management

A. Management Zone Protection. Develop programs for the Yucaipa Management Zone and the Beaumont Management Zone that maintain the water quality and quantity in a manner that protects the local water supplies and is consistent with the 2004 Basin Plan adopted by the Regional Water Quality Control Board.

B. Sanitary Surveys. Conduct a routine sanitary survey of the Yucaipa Management Zone and develop a sanitary survey that identifies active and potential points of pollution.

C. Pollution Prevention. Develop methods for eliminating pollution sources related to the contribution of salinity in excess of the objectives set by the Regional Water Quality Control Board for the Yucaipa

SECTION 11. Energy Management

A. Energy Conservation. Research methods to utilize less power at District facilities and lessen dependence of bundled power generators.

SECTION 12. Pollution Prevention

A. Basin Plan Objectives. The District staff shall develop methods for eliminating pollution sources related to the contribution of salinity in excess of the objectives set by the Regional Water Quality Control Board for the Yucaipa, Beaumont and San Timoteo Management Zone in the 2004 Basin Plan.

B. Sanitary Survey. The District staff shall conduct a routine sanitary survey of the Yucaipa Management Zone and develop a sanitary survey that identifies active and potential points of pollution as required by the Department of Public Health.

C. Requirement to Connect to the Sewer System. In order to protect the Yucaipa and Beaumont Groundwater Management Zones in a manner consistent with Section 12, paragraph A above, the District shall require new developments consisting of five or more Equivalent Dwelling Units within 1,000 feet of any existing or previously agreed upon sewage collection facility must extend the public sewer line to serve said development.

D. Dry Sewer Collection System. In order to protect the groundwater quality as required by the Basin Plan adopted by the Santa Ana Regional Water Quality Control Board, the District shall require new developments to install dry sewer collection systems if existing active sewer collection facilities are not available.

1. Construction of One to Four Units or Development on Five Acres or More. Developments consisting of one to four Equivalent Dwelling Units, or a development on more than five acres (average gross) per lot shall not be required to install dry sewers or connect to the sewer collection system unless any portion of the property being developed is within 500 feet from the sewer system which could serve the parcel.

2. Installation of Dry Sewer Collection Infrastructure. The installation of a dry sewer collection system shall extend the full length of the property to the property boundary generally upstream of the parcel/development. The dry sewer collection system shall also be extended downstream offsite of the subject property a distance of 100 feet per Equivalent Dwelling Unit (EDU) after the first EDU. For example, a development of five EDUs shall extend the dry sewer collection system 400 feet downstream toward the existing sewer collection system.

E. Sewer Septic System Offset Program. Any new development not connected to an active sewer collection system shall be required to participate in a Sewer Septic System Offset Program to mitigate the pollution created by the addition of a new septic system. This Program requires the conversion/connection of existing septic systems to the sewer in the service area of the Yucaipa Valley Water District. Participation in this program does not relieve the property owner from future participation in the construction of sewer infrastructure when available or paying current fees for the property receiving the septic system offset.

SECTION 13. Infrastructure Management

A. Implement a program of sufficient detail to record the procurement, maintenance, management, and disposal of assets related to the divisions of the District.

B. Propose operating budgets and price structures that maintain full cost pricing of services provided while maintaining full depreciation funding of assets.

ADOPTED this 20th day of August 2008.

/s/ Tom Shalhoub, President of the Board of Directors

/s/ Joseph B. Zoba, Secretary of the Board of Directors

AB 2158 Factors

As part of its development of proposed RHNA allocation methodology, SCAG is required by state housing law to consider factors that could affect a jurisdiction's RHNA allocation. Known as the AB 2158 factors, the factors are listed under Government Code 65584.04 (d) and SCAG is required to survey the following:

1. Existing and projected jobs and housing relationship, i.e. the jobs and housing balance of a jurisdiction
2. Lack of capacity for sewer or water service due to external factors beyond the jurisdiction's control that preclude the jurisdiction from providing necessary infrastructure for additional development
3. Availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased density. SCAG cannot solely consider local zoning ordinances or land use restrictions in determining suitable available land
4. Lands protected by federal or state programs, including open space, farmland, or environmental habitats
5. County policies to preserve farmland within an unincorporated area
6. Household growth distribution assumed for the RTP and opportunities to maximize existing transit infrastructure
7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions
8. The market demand for housing
9. Agreements between a county and cities in a county to direct growth towards incorporated areas
10. High-housing cost burdens
11. Farmworker housing needs
12. Student housing needs generated by a university within any member jurisdiction
13. Other factors adopted by SCAG

It is important to note that these factors cannot be used to reduce the total regional need. Moreover, SCAG cannot consider local policies or voter-approved measures that limit the number of residential building permits issued to reduce a jurisdiction's RHNA allocation.

If your jurisdiction submitted the corresponding local planning survey as part of the Sustainable Communities Strategy (SCS) planning workshops earlier this year, those survey responses are attached to this packet for confirmation. Please note that Factor #7, which might be relevant to your jurisdiction, has been updated for the attached AB 2158 factor survey.

If you have any questions, please contact Ma'Ayn Johnson, Senior Regional Planner, at johnson@scag.ca.gov or 213-236-1975. Please fill out the attached survey and return it no later than Friday, July 15 to:

Southern California Association of Governments
Attn: Ma'Ayn Johnson
818 W 7th Street, 12th Floor
Los Angeles, CA 90017
Email: johnson@scag.ca.gov
Fax: 213-236-1963

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: _Yucca Valley/ San Bernardino County_____ Subregion: _____

Contact Person: ____Shane Stueckle_____Phone Number/Email: ___(760) 369-6575 X 305 sstueckle@yucca-valley.org

Factor	Input
1. Existing and projected job housing balance	The Town of Yucca Valley is not a jobs/housing balanced community. The Town is housing rich and jobs poor. This can be attested by the Southern California Association of Governments, 2008 RTP Growth forecast. In 2003 the household forecast was 7,264 and employment was 3,924. This results in a ratio of .54. The 2035 projection for household is 16,856 and employment of 11,308. This will be a ratio of .67. Though in the future the ratio will slightly increase, it is well below the regional average ratio of jobs to households of 1.25 jobs per household. Since the Town of Yucca Valley is a remotely located desert community with no rail service, no interstate or freeways, a small private airport and minimal industrial land use activities, it is unlikely that the Town will be able to balance jobs and housing in the foreseeable future.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	The Town of Yucca Valley does not have a wastewater collection and treatment system. All commercial and residential structures dispose of wastewater through septic systems. The California Regional Water Quality Control Board passed Resolution R7-2011-004 on May 19, 2011 which requires the development of a centralized wastewater

	treatment system within phase one of the wastewater plan by May 29, 2016, phase two by May 19, 2019 and phase three by May 19, 2022. Wastewater authority and jurisdiction has been granted to the Hi Desert Water District by LAFCO. Water supply for the Town of Yucca Valley is provided by the Hi Desert Water District. The District's boundaries extend outside of the Town boundaries. The water supply/source is the groundwater contained within the Warren Valley Basin. The Warren Valley Basin was adjudicated in 1977 due to overdraft conditions. In approximately 1995, the Hi Desert Water District began receiving water deliveries from the State Water Project. The District is entitled to approximately 7,000 acre feet per year of water deliveries, based upon the availability of water resources through the State Water delivery system. Current water consumption for the HDWD is estimated at approximately 3,000 to 3,500 acre feet annually.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The Town of Yucca Valley encompasses approximately 39 square miles. According to the Town of Yucca Valley 2009 Housing Element there are 1,750 acres that can be used for affordable single family units. These properties are designated RS-2/ RS-5 (2 units to the acre/5 units to the acre). This acreage could result in approximately 4,000 single family units. For units in the very low income categories, there are approximately 117.55 acres which equates to approximately 1,498 multi-family units. This vacant land provides adequate area for affordable housing to be constructed provided there is market demand.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental	The Bureau of Land Management (BLM) holds approximately 925 acres of land in three different locations within the Town of Yucca Valley. The first location is

habitats, and natural resources on a long-term basis.	along the Town's southern boundary with Joshua Tree National Park. Here, the BLM holds approximately 205 acres. Properties surrounding this area are primarily vacant land with land use designations of one single family residential unit per 2.5 acres or larger parcel. The second location is in the north central portion of the Town. This area includes 480 acres of BLM Land and approximately 264 acres by the UC Regents. These properties are intended to be left as open space areas and are surrounded by rural (one single family residential unit per 2.5 acre or larger) properties and land use designations. The third area is located on the Towns far northwestern boundary. In this area there are 240 acres of BLM and 320 adjacent acres owned by San Bernardino County. These areas result in a total of 1,245 acres of open space.
5. County policies to preserve agricultural land within an unincorporated area.	There are no agricultural lands within the Town of Yucca Valley or within close proximately of the Town.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Proper land use planning principles require that an adequate and appropriate transportation system be in place that can support the land uses proposed. The Town is not served by any rail roads, is not served by the interstate highway system, and contains a small private airport. The Town has historically been a low density single family residential bedroom community. The Town is isolated from the urban areas of the Inland Empire. The area is separated from the San Bernardino Valley to the west by the San Bernardino Mountains and from the Coachella Valley to the south by Joshua Tree National Park/Little San Bernardino Mountains. The only connection to the urban areas are State Route 62 (4 lane State Highway) to Interstate 10 (which east takes you to the Coachella Valley and west to the Inland Empire State Route 62 continues to travel east through the unincorporated community of

	Joshua Tree, the City of Twentynine Palms and on to Arizona.). State Route 247 (2 lane highway) provides access to the Victor Valley area and Interstate 15. There is no rail service within the Morongo Basin. The Morongo Basin Transit Service provides public transit service to the Morongo Basin communities and has worked to increase service and efficiency by constructing new transfer stations in Yucca Valley and Twentynine Palms. Minimal service is provided outside of the Morongo Basin.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	The Town of Yucca Valley has no information on any potential expirations or terminations of use restrictions for assisted housing developments.
8. The market demand for housing.	As a remotely located dessert community, market demand for housing has been relatively low. The following are numbers of building permits issued for single family residences by fiscal year since incorporation: 91-92 16 92-93 31 93-94 13 94-95 24 95-96 11 96-97 6 97-98 21 98-99 44 99-00 54 00-01 82 01-02 118 02-03 188 03-04 353 04-05 384

	05-06 244 06-07 99 07-08 36 08-09 7 09-10 11 10-11 2 As the numbers show new single family home construction in the Town have remained low since incorporation, however the acreage is in place to permitted additional affordable units. In December of 2007 the Town approved the Old Town Specific Plan. The plan provides for mixed use development and increased residential development densities, up to 40 units per acre. However, until a wastewater collection and treatment system is available, the Old Town Specific Plan area will not be able to reach its full potential.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	There are no agreements between the County and the Town to direct growth towards unincorporated areas of the County.
10. High housing costs burdens.	The cost of housing in Yucca Valley is much lower than other areas of southern California. This is illustrated by housing sales in Yucca Valley for the last 6 months. According to data obtained from local realtors, the average price for a single family home in Yucca Valley was Sixty-Nine ($69) dollars per square foot. The average selling price of a single family home in the last six (6) months was $106,058. These prices illustrate the affordability of housing in the Town of Yucca Valley. The Town of Yucca Valley has some of the lowest

	development impact fees in the region, with total impact fees for a single family home currently set at $5,200 per unt.
11. Housing needs of farm workers.	There are no agricultural lands within the Town of Yucca Valley or within close proximately of Town.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	There are no colleges or Universities within the Town of Yucca Valley. There is a small community college located in the unincorporated community of Joshua Tree. Approximately 3,330 part and full time students attend the college. The college serves the existing population and does not attract students from outside the area.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	

Appendix III
Jobs/Housing Balance and Index of Dissimilarity Analysis of SCAG Integrated Growth Forecast Result

The Index of Dissimilarity (IOD) can be used to measure the spatial distribution of jobs-housing balance. An IOD ranges from 0 to 1. If IOD is 0, then the region is completely balanced because each zone will be exactly same as a regional figure across the region. If IOD is 1, then the region is completely imbalanced. An IOD indicates that the percentage of regional jobs would have to change their locations in order to have each zone equal the overall housing distribution. For example, if IOD is 0.3, then 30 percent of regional jobs would need to move in order for the region's jobs to have the same distribution as the region's housing. The IOD can be calculated in the following way:

$$IOD = 0.5\sum_{i=1}^{r}\left|\mathrm{e_i} - h_i\right|$$

where e_i is percentage of an area's jobs area i at time t, h_i represents the percentage of the area's housing in area i and r is the number of areas.

IOD was computed using SCAG's recent job and housing (occupied housing) database at the local jurisdictional level for 2000, 2011, and 2021. There are 203 local jurisdictions, 14 subregions, and 6 counties in the region.

Table 1. Jobs Housing Ratio and Index of Dissimilarity

	Observations	2000	2011	2021
Region's J/H Ratio	1	1.39	1.25	1.29
40th-60th Percentile	203	1.07-1.39	0.92-1.25	0.97-1.31
Gap between 40th and 60th Percentile	203	0.32	0.33	0.34
IOD (City)	203	0.1478	0.1667	0.1605
IOD (Subregion)	14	0.0488	0.0588	0.0420
IOD (County)	6	0.0429	0.0486	0.0277

Source: SCAG, Growth Forecasts PL-94, May 2011.

Table 1 shows the regional job-housing ratio sharply declines from 1.39 in 2000 to 1.25 in 2011, and then slowly increases from 1.25 in 2011 to 1.29 in 2021. The sharp decline in the period of 2000-2011 is due to the recent economic recession and its impact on the job growth. The gap in the jobs housing ratio of the 40th and 60th percentile of the regional job-housing balance is slightly growing from 0.32 in 2000 to 0.34 in 2021.

IODs in table 1 indicate that the spatial distribution of job-housing ratio using three different levels of geography (e.g., city, subregion, and county) shows a similar pattern between three different time periods. The IODs for three different levels of geography increase between 2000 and 2011, then decline between 2011 and 2021. The SCAG growth forecast suggests that the gap in job housing ratio across the region will be smaller over time than the gap observed between 2000 and 2011.

Appendix IV
Preliminary Projected Household Allocation
Revised Using Local Input and Latest Data from 2010 Census, California Employment Development Department (EDD), and California Department of Finance (DOF)
May 2011

			Existing Population Forecast				Growth Delta		Adjusted Population Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008** (July 1)	**2010** (April 1)	**2020** (July 1)	**2035** (July 1)	**2010-2020**	**2020-2035**	**2008** (July 1)	**2010** (Census)	**2011** (DOF E-5)	**2020** (July 1)	**2021** (Sept. 30)	**2035** (July 1)	**2011-2021**
Imperial	Imperial CTC	Brawley	26,680	28,637	39,873	50,503	11,237	10,630	24,248	24,953	25,304	36,190	37,078	46,820	11,774
Imperial	Imperial CTC	Calexico	38,961	41,083	53,271	65,333	12,188	12,062	37,814	38,572	39,077	50,760	51,769	62,822	12,692
Imperial	Imperial CTC	Calipatria	7,935	8,157	9,429	10,337	1,273	908	7,430	7,705	7,665	8,978	9,053	9,886	1,388
Imperial	Imperial CTC	El Centro	43,706	45,052	52,783	63,787	7,731	11,004	41,339	42,598	43,145	50,329	51,249	61,333	8,104
Imperial	Imperial CTC	Holtville	6,479	6,598	7,280	7,916	682	636	5,839	5,939	6,015	6,621	6,674	7,257	659
Imperial	Imperial CTC	Imperial	12,836	13,732	18,875	21,836	5,143	2,961	14,212	14,758	15,089	19,901	20,149	22,862	5,060
Imperial	Imperial CTC	Westmorland	2,412	2,555	3,373	4,099	819	726	2,196	2,225	2,255	3,044	3,104	3,770	849
Imperial	Imperial CTC	Unincorporated	38,432	43,681	73,825	79,325	30,144	5,500	36,925	37,778	37,708	67,922	68,382	73,422	30,674

			Existing Household Forecast				Growth Delta		Adjusted Household Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008** (July 1)	**2010** (April 1)	**2020** (July 1)	**2035** (July 1)	**2010-2020**	**2020-2035**	**2008** (July 1)	**2010** (Census)	**2011** (DOF E-5)	**2020** (July 1)	**2021** (Sept. 30)	**2035** (July 1)	**2011-2021**
Imperial	Imperial CTC	Brawley	8,119	8,689	12,609	16,831	3,920	4,222	7,525	7,623	7,632	11,543	11,905	15,765	4,273
Imperial	Imperial CTC	Calexico	9,897	10,471	14,415	19,199	3,944	4,784	10,075	10,116	10,116	14,060	14,470	18,844	4,354
Imperial	Imperial CTC	Calipatria	1,048	1,082	1,320	1,574	238	254	987	1,008	1,008	1,246	1,267	1,500	259
Imperial	Imperial CTC	El Centro	13,288	13,670	16,301	19,890	2,631	3,589	12,923	13,108	13,108	15,739	16,046	19,328	2,938
Imperial	Imperial CTC	Holtville	1,828	1,868	2,147	2,480	279	333	1,797	1,799	1,799	2,078	2,106	2,411	307
Imperial	Imperial CTC	Imperial	3,963	4,227	6,044	7,451	1,817	1,407	4,309	4,405	4,446	6,222	6,342	7,629	1,896
Imperial	Imperial CTC	Westmorland	711	754	1,046	1,362	292	316	633	631	631	923	950	1,239	319
Imperial	Imperial CTC	Unincorporated	10,937	12,319	21,817	25,914	9,499	4,097	10,362	10,436	10,457	19,935	20,285	24,032	9,828

			Existing Employment Forecast				Growth Delta		Adjusted Employment Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008**	**2010**	**2020**	**2035**	**2010-2020**	**2020-2035**	**2008**	**2010**	**2011** (Jan. 1)	**2020**	**2021** (Sept. 30)	**2035**	**2011-2021**
Imperial	Imperial CTC	Brawley	7,527	6,244	11,283	13,547	5,039	2,264	7,527	7,248	7,547	12,287	12,533	14,551	4,987
Imperial	Imperial CTC	Calexico	9,037	7,302	14,118	17,361	6,816	3,243	9,037	8,476	8,880	15,292	15,645	18,535	6,765
Imperial	Imperial CTC	Calipatria	2,337	1,858	3,740	4,689	1,882	949	2,337	2,157	2,268	4,039	4,142	4,988	1,874
Imperial	Imperial CTC	El Centro	18,569	15,021	28,959	35,553	13,938	6,594	18,569	17,435	18,262	31,373	32,092	37,967	13,829
Imperial	Imperial CTC	Holtville	1,601	1,342	2,360	2,790	1,018	430	1,601	1,558	1,618	2,576	2,623	3,006	1,004
Imperial	Imperial CTC	Imperial	2,845	2,315	4,398	5,400	2,083	1,002	2,845	2,687	2,811	4,770	4,879	5,772	2,069
Imperial	Imperial CTC	Westmorland	648	547	943	1,102	396	159	648	635	659	1,031	1,048	1,190	390
Imperial	Imperial CTC	Unincorporated	18,940	15,932	27,749	32,489	11,817	4,740	18,940	18,493	19,194	30,310	30,826	35,050	11,632

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COUNTY	**SUBREGION**	**CITY**	**2008** (July 1)	**2010** (April 1)	**2020** (July 1)	**2035** (July 1)	**2010-2020**	**2020-2035**	**2008** (July 1)	**2010** (Census)	**2011** (DOF E-5)	**2020** (July 1)	**2021** (Sept. 30)	**2035** (July 1)	**2011-2021**
Los Angeles	North LA County Subregion	Lancaster	144,293	147,318	165,492	191,995	18,174	26,503	154,518	156,633	157,795	174,807	177,023	201,310	19,228
Los Angeles	North LA County Subregion	Palmdale	148,778	153,193	179,717	206,586	26,524	26,869	149,242	152,750	153,334	179,274	181,521	206,143	28,187
Los Angeles	North LA County Subregion	Santa Clarita	176,590	180,715	205,502	241,494	24,787	35,992	175,880	176,320	176,971	201,107	204,116	237,099	27,145
Los Angeles	North LA County Subregion	Unincorporated	162,547	172,401	231,598	301,353	59,197	69,755	172,289	173,052	173,648	232,250	238,083	302,005	64,434

			Existing Household Forecast				Growth Delta		Adjusted Household Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008** (July 1)	**2010** (April 1)	**2020** (July 1)	**2035** (July 1)	**2010-2020**	**2020-2035**	**2008** (July 1)	**2010** (Census)	**2011** (DOF E-5)	**2020** (July 1)	**2021** (Sept. 30)	**2035** (July 1)	**2011-2021**
Los Angeles	North LA County Subregion	Lancaster	45,003	45,051	50,263	56,836	5,212	6,573	46,339	46,992	47,246	52,204	52,767	58,777	5,521
Los Angeles	North LA County Subregion	Palmdale	42,132	42,209	50,530	58,030	8,321	7,500	41,948	42,952	42,993	51,273	51,915	58,773	8,922
Los Angeles	North LA County Subregion	Santa Clarita	56,896	56,994	67,603	79,363	10,609	11,760	59,334	59,507	59,557	70,116	71,123	81,876	11,566
Los Angeles	North LA County Subregion	Unincorporated	48,217	48,446	73,152	100,002	24,706	26,850	53,015	53,259	53,292	77,965	80,263	104,815	26,971

			Existing Employment Forecast				Growth Delta		Adjusted Employment Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008**	**2010**	**2020**	**2035**	**2010-2020**	**2020-2035**	**2008**	**2010**	**2011** (Jan. 1)	**2020**	**2021** (Sept. 30)	**2035**	**2011-2021**
Los Angeles	North LA County Subregion	Lancaster	49,724	48,580	53,074	55,444	4,494	2,370	49,724	47,370	47,637	51,864	52,122	54,234	4,486
Los Angeles	North LA County Subregion	Palmdale	32,697	30,319	39,662	47,923	9,343	8,261	32,697	29,564	30,118	38,907	39,807	47,168	9,689
Los Angeles	North LA County Subregion	Santa Clarita	92,870	86,724	110,869	124,739	24,145	13,870	92,870	84,563	85,997	108,708	110,220	122,578	24,224
Los Angeles	North LA County Subregion	Unincorporated	38,608	29,389	65,607	98,495	36,218	32,888	38,608	28,657	30,807	64,875	68,459	97,763	37,653

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COUNTY	**SUBREGION**	**CITY**	**2008** (July 1)	**2010** (April 1)	**2020** (July 1)	**2035** (July 1)	**2010-2020**	**2020-2035**	**2008** (July 1)	**2010** (Census)	**2011** (DOF E-5)	**2020** (July 1)	**2021** (Sept. 30)	**2035** (July 1)	**2011-2021**
Los Angeles	City of LA Subregion	Los Angeles	4,044,018	4,069,667	4,223,761	4,447,601	154,094	223,840	3,770,498	3,792,621	3,810,129	3,946,715	3,965,433	4,170,555	155,304
Los Angeles	City of LA Subregion	San Fernando	25,188	25,316	26,083	27,200	767	1,117	23,559	23,645	23,712	24,412	24,506	25,529	794
Los Angeles	City of LA Subregion	Unincorporated	57,384	58,007	61,746	66,211	3,739	4,465	53,787	54,025	54,211	57,764	58,138	62,229	3,927

			Existing Household Forecast				Growth Delta		Adjusted Household Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008** (July 1)	**2010** (April 1)	**2020** (July 1)	**2035** (July 1)	**2010-2020**	**2020-2035**	**2008** (July 1)	**2010** (Census)	**2011** (DOF E-5)	**2020** (July 1)	**2021** (Sept. 30)	**2035** (July 1)	**2011-2021**
Los Angeles	City of LA Subregion	Los Angeles	1,338,541	1,339,676	1,462,245	1,598,127	122,569	135,882	1,309,947	1,318,168	1,320,563	1,440,737	1,452,369	1,576,619	131,806
Los Angeles	City of LA Subregion	San Fernando	5,911	5,914	6,193	6,505	280	312	5,943	5,967	5,967	6,247	6,273	6,559	306
Los Angeles	City of LA Subregion	Unincorporated	13,742	13,751	14,731	15,780	980	1,049	13,362	13,423	13,431	14,403	14,493	15,452	1,062

			Existing Employment Forecast				Growth Delta		Adjusted Employment Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008**	**2010**	**2020**	**2035**	**2010-2020**	**2020-2035**	**2008**	**2010**	**2011** (Jan. 1)	**2020**	**2021** (Sept. 30)	**2035**	**2011-2021**
Los Angeles	City of LA Subregion	Los Angeles	1,735,157	1,692,583	1,859,832	1,948,977	167,249	89,145	1,735,157	1,650,417	1,660,344	1,817,666	1,827,381	1,906,811	167,037
Los Angeles	City of LA Subregion	San Fernando	14,965	14,721	15,681	16,222	960	541	14,965	14,354	14,411	15,314	15,373	15,855	962
Los Angeles	City of LA Subregion	Unincorporated	28,368	28,125	29,081	29,321	956	240	28,368	27,424	27,481	28,380	28,407	28,620	926

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COUNTY	**SUBREGION**	**CITY**	**2008** (July 1)	**2010** (April 1)	**2020** (July 1)	**2035** (July 1)	**2010-2020**	**2020-2035**	**2008** (July 1)	**2010** (Census)	**2011** (DOF E-5)	**2020** (July 1)	**2021** (Sept. 30)	**2035** (July 1)	**2011-2021**
Los Angeles	Arroyo Verdugo Cities Subregion	Burbank	107,747	109,260	118,347	121,199	9,088	2,852	103,291	103,340	104,304	112,428	112,666	115,280	8,362
Los Angeles	Arroyo Verdugo Cities Subregion	Glendale	206,642	207,834	214,995	225,391	7,161	10,396	191,631	191,719	192,473	198,880	199,749	209,276	7,276
Los Angeles	Arroyo Verdugo Cities Subregion	La Canada Flintridge	21,187	21,214	21,376	21,605	162	229	20,246	20,246	20,301	20,408	20,427	20,637	126
Los Angeles	Arroyo Verdugo Cities Subregion	Unincorporated	18,978	19,018	19,262	24,720	244	5,458	18,950	19,034	19,099	19,277	19,734	24,735	635

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COUNTY	**SUBREGION**	**CITY**	**2008** (July 1)	**2010** (April 1)	**2020** (July 1)	**2035** (July 1)	**2010-2020**	**2020-2035**	**2008** (July 1)	**2010** (Census)	**2011** (DOF E-5)	**2020** (July 1)	**2021** (Sept. 30)	**2035** (July 1)	**2011-2021**
Los Angeles	Arroyo Verdugo Cities Subregion	Burbank	42,808	42,846	46,871	47,874	4,026	1,003	41,903	41,940	42,213	45,966	46,051	46,969	3,838
Los Angeles	Arroyo Verdugo Cities Subregion	Glendale	72,918	72,946	75,923	79,229	2,977	3,306	72,206	72,269	72,351	75,246	75,529	78,552	3,178
Los Angeles	Arroyo Verdugo Cities Subregion	La Canada Flintridge	6,903	6,904	7,043	7,196	139	153	6,847	6,849	6,848	6,988	7,001	7,141	153
Los Angeles	Arroyo Verdugo Cities Subregion	Unincorporated	6,807	6,807	6,876	7,976	69	1,100	7,051	7,083	7,088	7,152	7,246	8,252	158

			Existing Employment Forecast				Growth Delta		Adjusted Employment Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008**	**2010**	**2020**	**2035**	**2010-2020**	**2020-2035**	**2008**	**2010**	**2011** (Jan. 1)	**2020**	**2021** (Sept. 30)	**2035**	**2011-2021**
Los Angeles	Arroyo Verdugo Cities Subregion	Burbank	1,735,157	1,692,583	1,859,832	1,948,977	167,249	89,145	1,735,157	1,650,417	1,660,344	1,817,666	1,827,381	1,906,811	167,037
Los Angeles	Arroyo Verdugo Cities Subregion	Glendale	14,965	14,721	15,681	16,222	960	541	14,965	14,354	14,411	15,314	15,373	15,855	962
Los Angeles	Arroyo Verdugo Cities Subregion	La Canada Flintridge	28,368	28,125	29,081	29,321	956	240	28,368	27,424	27,481	28,380	28,407	28,620	926
Los Angeles	Arroyo Verdugo Cities Subregion	Unincorporated	90,280	85,440	104,454	116,817	19,014	12,363	90,280	83,311	84,440	102,325	103,673	114,688	19,233

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Los Angeles	San Gabriel Valley COG	Alhambra	88,963	89,615	93,532	98,934	3,917	5,402	82,989	83,089	83,450	87,006	87,458	92,408	4,008
Los Angeles	San Gabriel Valley COG	Arcadia	56,358	56,899	60,147	64,846	3,249	4,699	56,212	56,364	56,548	59,613	60,005	64,312	3,457
Los Angeles	San Gabriel Valley COG	Azusa	48,704	49,220	52,323	56,652	3,103	4,329	46,290	46,361	46,399	49,464	49,826	53,793	3,427
Los Angeles	San Gabriel Valley COG	Baldwin Park	81,284	81,746	84,523	88,560	2,777	4,037	75,390	75,390	75,664	78,167	78,505	82,204	2,841
Los Angeles	San Gabriel Valley COG	Bradbury	948	951	965	1,004	15	39	1,009	1,048	1,059	1,063	1,066	1,102	7
Los Angeles	San Gabriel Valley COG	Claremont	37,419	37,619	38,816	40,556	1,198	1,740	34,848	34,926	35,053	36,124	36,269	37,864	1,216
Los Angeles	San Gabriel Valley COG	Covina	49,406	49,558	50,471	51,971	913	1,500	47,796	47,796	47,931	48,709	48,834	50,209	903
Los Angeles	San Gabriel Valley COG	Diamond Bar	60,211	60,742	63,932	68,531	3,190	4,599	55,336	55,544	55,766	58,734	59,119	63,333	3,353
Los Angeles	San Gabriel Valley COG	Duarte	22,958	23,095	23,914	25,163	820	1,249	21,187	21,321	21,380	22,141	22,245	23,390	865
Los Angeles	San Gabriel Valley COG	El Monte	125,822	127,625	138,453	154,253	10,828	15,800	113,446	113,475	113,785	124,303	125,624	140,103	11,839
Los Angeles	San Gabriel Valley COG	Glendora	52,271	52,740	55,556	59,404	2,816	3,848	49,693	50,073	50,260	52,889	53,211	56,737	2,951
Los Angeles	San Gabriel Valley COG	Industry	796	796	799	804	3	5	219	219	451	222	222	227	-229
Los Angeles	San Gabriel Valley COG	Irwindale	1,721	1,793	2,221	2,845	428	624	1,422	1,422	1,426	1,850	1,902	2,474	476
Los Angeles	San Gabriel Valley COG	La Puente	43,139	44,003	49,192	56,670	5,190	7,478	39,816	39,816	39,930	45,006	45,631	52,484	5,701
Los Angeles	San Gabriel Valley COG	La Verne	33,920	34,239	36,156	38,742	1,917	2,586	31,053	31,063	31,153	32,980	33,196	35,566	2,043
Los Angeles	San Gabriel Valley COG	Monrovia	39,317	39,505	40,638	42,276	1,133	1,638	36,273	36,590	36,686	37,723	37,860	39,361	1,174
Los Angeles	San Gabriel Valley COG	Montebello	65,479	66,122	69,985	70,009	3,863	24	62,494	62,500	62,792	66,363	66,365	66,387	3,573
Los Angeles	San Gabriel Valley COG	Monterey Park	64,525	65,798	73,447	83,252	7,649	9,805	60,148	60,269	60,435	67,918	68,738	77,723	8,303
Los Angeles	San Gabriel Valley COG	Pasadena	148,739	149,776	156,003	165,160	6,228	9,157	135,318	137,122	138,915	143,350	144,115	152,507	5,200
Los Angeles	San Gabriel Valley COG	Pomona	163,044	166,278	185,708	214,666	19,430	28,958	149,058	149,058	149,243	168,488	170,909	197,446	21,666
Los Angeles	San Gabriel Valley COG	Rosemead	57,345	57,639	59,407	61,983	1,768	2,576	53,641	53,764	54,034	55,532	55,747	58,108	1,713
Los Angeles	San Gabriel Valley COG	San Dimas	36,774	37,044	38,661	39,279	1,618	618	33,371	33,371	33,465	34,989	35,040	35,607	1,575
Los Angeles	San Gabriel Valley COG	San Gabriel	42,675	43,187	46,259	50,388	3,072	4,129	39,718	39,718	39,839	42,790	43,136	46,919	3,297
Los Angeles	San Gabriel Valley COG	San Marino	13,386	13,396	13,452	13,532	57	80	13,147	13,147	13,185	13,204	13,210	13,284	25
Los Angeles	San Gabriel Valley COG	Sierra Madre	11,067	11,072	11,099	11,115	28	16	10,917	10,917	10,948	10,945	10,946	10,961	-2
Los Angeles	San Gabriel Valley COG	South El Monte	22,440	22,556	23,249	24,253	694	1,004	20,116	20,116	20,174	20,810	20,893	21,814	719
Los Angeles	San Gabriel Valley COG	South Pasadena	25,738	25,784	26,055	26,467	272	412	25,619	25,619	25,692	25,891	25,925	26,303	233
Los Angeles	San Gabriel Valley COG	Temple City	35,614	35,839	37,187	39,231	1,348	2,044	35,435	35,558	35,673	36,906	37,077	38,950	1,404
Los Angeles	San Gabriel Valley COG	Walnut	32,299	32,862	36,242	36,880	3,381	638	28,990	29,172	29,439	32,553	32,605	33,191	3,166
Los Angeles	San Gabriel Valley COG	West Covina	112,335	113,352	119,461	127,491	6,109	8,030	106,098	106,098	106,400	112,207	112,878	120,237	6,478
Los Angeles	San Gabriel Valley COG	Unincorporated	348,793	351,644	368,768	443,003	17,124	74,235	334,876	336,359	337,517	353,483	359,690	427,718	22,173

			Existing Household Forecast				Growth Delta		Adjusted Household Forecast						Growth Delta
COUNTY	SUBREGION	CITY	2008 (July 1)	2010 (April 1)	2020 (July 1)	2035 (July 1)	2010-2020	2020-2035	2008 (July 1)	2010 (Census)	2011 (DOF E-5)	2020 (July 1)	2021 (Sept. 30)	2035 (July 1)	2011-2021
Los Angeles	San Gabriel Valley COG	Alhambra	29,285	29,304	31,374	33,342	2,070	1,968	29,170	29,217	29,263	31,287	31,455	33,255	2,192
Los Angeles	San Gabriel Valley COG	Arcadia	19,487	19,500	20,954	22,566	1,454	1,612	19,531	19,592	19,601	21,046	21,184	22,658	1,583
Los Angeles	San Gabriel Valley COG	Azusa	13,135	13,146	14,235	15,265	1,090	1,030	12,691	12,716	12,690	13,806	13,894	14,836	1,204
Los Angeles	San Gabriel Valley COG	Baldwin Park	17,424	17,430	18,112	18,868	682	756	17,184	17,189	17,203	17,871	17,935	18,627	732
Los Angeles	San Gabriel Valley COG	Bradbury	304	304	314	328	10	14	341	354	356	364	365	378	9
Los Angeles	San Gabriel Valley COG	Claremont	11,932	11,937	12,422	12,960	486	538	11,577	11,608	11,624	12,094	12,140	12,632	516
Los Angeles	San Gabriel Valley COG	Covina	16,141	16,145	16,532	17,023	388	491	15,858	15,855	15,855	16,243	16,285	16,734	430
Los Angeles	San Gabriel Valley COG	Diamond Bar	18,080	18,093	19,540	21,059	1,447	1,519	17,806	17,880	17,900	19,327	19,457	20,846	1,557
Los Angeles	San Gabriel Valley COG	Duarte	6,798	6,802	7,218	7,681	417	463	6,966	7,013	7,013	7,430	7,469	7,893	456
Los Angeles	San Gabriel Valley COG	El Monte	28,105	28,130	30,754	33,581	2,625	2,827	27,796	27,814	27,811	30,439	30,680	33,266	2,869
Los Angeles	San Gabriel Valley COG	Glendora	17,049	17,058	17,959	18,325	901	366	17,004	17,141	17,157	18,042	18,074	18,408	917
Los Angeles	San Gabriel Valley COG	Industry	120	120	120	120	0	0	69	69	69	69	69	69	0
Los Angeles	San Gabriel Valley COG	Irwindale	415	416	492	578	76	86	375	374	374	450	458	536	84
Los Angeles	San Gabriel Valley COG	La Puente	9,517	9,528	10,731	11,945	1,203	1,214	9,453	9,451	9,451	10,654	10,758	11,868	1,307
Los Angeles	San Gabriel Valley COG	La Verne	11,211	11,218	11,957	12,819	739	862	11,253	11,261	11,263	12,000	12,074	12,862	811
Los Angeles	San Gabriel Valley COG	Monrovia	13,768	13,773	14,261	14,802	489	541	13,637	13,762	13,759	14,251	14,297	14,792	538
Los Angeles	San Gabriel Valley COG	Montebello	19,012	19,025	20,489	20,503	1,464	14	19,003	19,012	19,047	20,476	20,477	20,490	1,430
Los Angeles	San Gabriel Valley COG	Monterey Park	20,132	20,141	21,125	21,835	984	710	19,915	19,963	19,961	20,947	21,008	21,657	1,047
Los Angeles	San Gabriel Valley COG	Pasadena	55,266	55,296	58,466	61,446	3,170	2,980	54,521	55,270	55,851	58,440	58,695	61,420	2,844
Los Angeles	San Gabriel Valley COG	Pomona	39,453	39,499	44,413	49,874	4,915	5,461	38,476	38,477	38,502	43,392	43,859	48,853	5,357
Los Angeles	San Gabriel Valley COG	Rosemead	14,286	14,293	15,019	15,823	726	804	14,209	14,247	14,279	14,973	15,042	15,777	763
Los Angeles	San Gabriel Valley COG	San Dimas	12,264	12,270	12,887	13,093	617	206	12,043	12,030	12,031	12,647	12,665	12,853	634
Los Angeles	San Gabriel Valley COG	San Gabriel	12,935	12,947	14,189	15,234	1,243	1,045	12,547	12,542	12,545	13,785	13,874	14,830	1,329
Los Angeles	San Gabriel Valley COG	San Marino	4,282	4,282	4,284	4,287	2	3	4,332	4,330	4,330	4,332	4,332	4,335	2
Los Angeles	San Gabriel Valley COG	Sierra Madre	4,832	4,833	4,904	5,039	71	135	4,837	4,837	4,837	4,908	4,920	5,043	83
Los Angeles	San Gabriel Valley COG	South El Monte	4,694	4,696	4,901	5,128	205	227	4,579	4,569	4,569	4,774	4,794	5,001	225
Los Angeles	San Gabriel Valley COG	South Pasadena	10,636	10,638	10,802	10,985	164	183	10,471	10,467	10,467	10,631	10,647	10,814	180
Los Angeles	San Gabriel Valley COG	Temple City	11,593	11,599	12,276	13,026	677	750	11,561	11,606	11,611	12,283	12,347	13,033	736
Los Angeles	San Gabriel Valley COG	Walnut	8,514	8,526	9,795	10,036	1,270	241	8,476	8,533	8,586	9,803	9,823	10,044	1,237
Los Angeles	San Gabriel Valley COG	West Covina	32,165	32,175	33,184	34,457	1,010	1,273	31,588	31,596	31,596	32,606	32,714	33,879	1,118
Los Angeles	San Gabriel Valley COG	Unincorporated	95,074	95,119	99,891	118,892	4,773	19,001	94,689	95,125	95,184	99,897	101,524	118,898	6,340

			Existing Employment Forecast				Growth Delta		Adjusted Employment Forecast						Growth Delta
COUNTY	SUBREGION	CITY	2008	2010	2020	2035	2010-2020	2020-2035	2008	2010	2011 (Jan. 1)	2020	2021 (Sept. 30)	2035	2011-2021
Los Angeles	San Gabriel Valley COG	Alhambra	29,624	28,903	31,735	33,217	2,832	1,482	29,624	28,183	28,351	31,015	31,176	32,497	2,825
Los Angeles	San Gabriel Valley COG	Arcadia	26,672	25,973	28,718	30,155	2,745	1,437	26,672	25,326	25,489	28,071	28,228	29,508	2,739
Los Angeles	San Gabriel Valley COG	Azusa	18,160	17,881	18,976	19,635	1,095	659	18,160	17,436	17,501	18,531	18,602	19,190	1,102
Los Angeles	San Gabriel Valley COG	Baldwin Park	17,565	17,161	18,748	19,584	1,587	836	17,565	16,733	16,828	18,320	18,412	19,156	1,584
Los Angeles	San Gabriel Valley COG	Bradbury	245	241	258	266	17	8	245	235	236	252	253	260	17
Los Angeles	San Gabriel Valley COG	Claremont	18,147	17,570	19,837	21,000	2,267	1,163	18,147	17,132	17,267	19,399	19,526	20,562	2,259
Los Angeles	San Gabriel Valley COG	Covina	12,930	12,765	13,413	13,901	648	488	12,930	12,447	12,485	13,095	13,148	13,583	663
Los Angeles	San Gabriel Valley COG	Diamond Bar	15,512	15,143	16,594	17,343	1,451	749	15,512	14,766	14,852	16,217	16,298	16,966	1,447
Los Angeles	San Gabriel Valley COG	Duarte	6,743	6,607	7,140	7,441	533	301	6,743	6,442	6,474	6,975	7,008	7,276	534
Los Angeles	San Gabriel Valley COG	El Monte	36,256	35,662	37,995	39,299	2,333	1,304	36,256	34,774	34,912	37,107	37,249	38,411	2,337
Los Angeles	San Gabriel Valley COG	Glendora	12,299	11,981	13,230	13,838	1,249	608	12,299	11,683	11,757	12,932	12,998	13,540	1,241
Los Angeles	San Gabriel Valley COG	Industry	84,070	83,409	86,006	87,679	2,597	1,673	84,070	81,331	81,485	83,928	84,110	85,601	2,625
Los Angeles	San Gabriel Valley COG	Irwindale	13,403	13,297	13,714	14,041	417	327	13,403	12,966	12,990	13,383	13,418	13,710	428
Los Angeles	San Gabriel Valley COG	La Puente	8,037	7,832	8,637	9,042	805	405	8,037	7,637	7,685	8,442	8,486	8,847	801
Los Angeles	San Gabriel Valley COG	La Verne	9,385	9,078	10,283	11,005	1,205	722	9,385	8,852	8,923	10,057	10,136	10,779	1,212
Los Angeles	San Gabriel Valley COG	Monrovia	17,728	17,382	18,742	19,495	1,360	753	17,728	16,949	17,030	18,309	18,391	19,062	1,361
Los Angeles	San Gabriel Valley COG	Montebello	25,673	25,210	27,030	28,026	1,820	996	25,673	24,582	24,690	26,402	26,510	27,398	1,821
Los Angeles	San Gabriel Valley COG	Monterey Park	30,426	29,626	32,770	34,411	3,144	1,641	30,426	28,888	29,074	32,032	32,211	33,673	3,136
Los Angeles	San Gabriel Valley COG	Pasadena	117,274	113,866	127,253	134,186	13,387	6,933	117,274	111,029	111,824	124,416	125,172	131,349	13,348
Los Angeles	San Gabriel Valley COG	Pomona	54,668	53,416	58,334	60,952	4,918	2,618	54,668	52,085	52,377	57,003	57,289	59,621	4,911
Los Angeles	San Gabriel Valley COG	Rosemead	16,414	16,103	17,326	17,971	1,223	645	16,414	15,702	15,774	16,925	16,995	17,570	1,221
Los Angeles	San Gabriel Valley COG	San Dimas	13,141	12,878	13,912	14,424	1,034	512	13,141	12,557	12,618	13,591	13,647	14,103	1,029
Los Angeles	San Gabriel Valley COG	San Gabriel	14,249	13,887	15,308	16,085	1,421	777	14,249	13,541	13,626	14,962	15,047	15,739	1,421
Los Angeles	San Gabriel Valley COG	San Marino	4,785	4,660	5,151	5,399	491	248	4,785	4,544	4,573	5,035	5,062	5,283	489
Los Angeles	San Gabriel Valley COG	Sierra Madre	3,382	3,355	3,462	3,523	107	61	3,382	3,271	3,278	3,378	3,385	3,439	107
Los Angeles	San Gabriel Valley COG	South El Monte	15,700	15,686	15,740	15,762	54	22	15,700	15,295	15,299	15,349	15,352	15,371	53
Los Angeles	San Gabriel Valley COG	South Pasadena	9,038	8,793	9,755	10,252	962	497	9,038	8,574	8,631	9,536	9,590	10,033	959
Los Angeles	San Gabriel Valley COG	Temple City	6,673	6,509	7,154	7,496	645	342	6,673	6,347	6,385	6,992	7,029	7,334	644
Los Angeles	San Gabriel Valley COG	Walnut	9,012	8,773	9,712	10,204	939	492	9,012	8,554	8,610	9,493	9,547	9,985	937
Los Angeles	San Gabriel Valley COG	West Covina	27,676	26,897	29,957	31,554	3,060	1,597	27,676	26,227	26,409	29,287	29,461	30,884	3,052
Los Angeles	San Gabriel Valley COG	Unincorporated	44,921	42,938	50,730	59,864	7,792	9,134	44,921	41,868	42,331	49,660	50,656	58,794	8,325

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Preliminary Projected Household Allocation
Revised Using Local Input and Latest Data from 2010 Census, California Employment Development Department (EDD), and California Department of Finance (DOF)
May 2011

			Existing Population Forecast				Growth Delta		Adjusted Population Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008** (July 1)	**2010** (April 1)	**2020** (July 1)	**2035** (July 1)	**2010-2020**	**2020-2035**	**2008** (July 1)	**2010** (Census)	**2011** (DOF E-5)	**2020** (July 1)	**2021** (Sept. 30)	**2035** (July 1)	**2011-2021**
Los Angeles	Westside Cities COG	Beverly Hills	35,932	36,081	36,974	38,282	893	1,308	34,109	34,109	34,210	35,002	35,112	36,310	902
Los Angeles	Westside Cities COG	Culver City	40,561	40,636	41,084	41,721	449	637	38,883	38,883	38,973	39,332	39,385	39,969	412
Los Angeles	Westside Cities COG	Santa Monica	91,710	92,151	94,800	97,100	2,649	2,300	89,121	89,736	90,174	92,385	92,578	94,685	2,404
Los Angeles	Westside Cities COG	West Hollywood	37,464	37,579	38,270	39,285	691	1,015	34,399	34,399	34,636	35,090	35,175	36,105	539
Los Angeles	Westside Cities COG	Unincorporated	28,255	28,255	28,255	34,156	0	5,901	27,441	27,563	27,657	27,563	28,056	33,464	399

			Existing Household Forecast				Growth Delta		Adjusted Household Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008** (July 1)	**2010** (April 1)	**2020** (July 1)	**2035** (July 1)	**2010-2020**	**2020-2035**	**2008** (July 1)	**2010** (Census)	**2011** (DOF E-5)	**2020** (July 1)	**2021** (Sept. 30)	**2035** (July 1)	**2011-2021**
Los Angeles	Westside Cities COG	Beverly Hills	15,329	15,333	15,677	16,062	345	385	14,904	14,869	14,871	15,214	15,246	15,599	375
Los Angeles	Westside Cities COG	Culver City	16,628	16,630	16,848	17,115	218	267	16,796	16,779	16,770	16,997	17,020	17,264	250
Los Angeles	Westside Cities COG	Santa Monica	46,536	46,558	48,880	51,080	2,322	2,200	46,577	46,917	47,007	49,239	49,428	51,439	2,421
Los Angeles	Westside Cities COG	West Hollywood	23,527	23,532	24,132	24,798	600	666	22,721	22,511	22,602	23,111	23,168	23,777	566
Los Angeles	Westside Cities COG	Unincorporated	12,895	12,895	12,895	14,862	0	1,967	12,991	13,051	13,059	13,051	13,219	15,018	160

			Existing Employment Forecast				Growth Delta		Adjusted Employment Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008**	**2010**	**2020**	**2035**	**2010-2020**	**2020-2035**	**2008**	**2010**	**2011** (Jan. 1)	**2020**	**2021** (Sept. 30)	**2035**	**2011-2021**
Los Angeles	Westside Cities COG	Beverly Hills	57,986	56,337	62,814	66,182	6,477	3,368	57,986	54,934	55,318	61,411	61,778	64,779	6,459
Los Angeles	Westside Cities COG	Culver City	45,438	44,219	49,009	51,545	4,790	2,536	45,438	43,117	43,402	47,907	48,184	50,443	4,782
Los Angeles	Westside Cities COG	Santa Monica	99,500	97,963	104,000	106,652	6,037	2,652	99,500	95,523	95,881	101,560	101,848	104,212	5,968
Los Angeles	Westside Cities COG	West Hollywood	32,301	31,277	35,299	37,424	4,022	2,125	32,301	30,498	30,737	34,520	34,751	36,645	4,015
Los Angeles	Westside Cities COG	Unincorporated	18,875	18,875	18,875	20,755	0	1,880	18,875	18,405	18,405	18,405	18,610	20,285	205

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May 2011

			Existing Population Forecast				Growth Delta		Adjusted Population Forecast						Growth Delta
COUNTY	SUBREGION	CITY	2008 (July 1)	2010 (April 1)	2020 (July 1)	2035 (July 1)	2010-2020	2020-2035	2008 (July 1)	2010 (Census)	2011 (DOF E-5)	2020 (July 1)	2021 (Sept. 30)	2035 (July 1)	2011-2021
Los Angeles	South Bay Cities COG	Carson	97,989	98,957	104,767	113,205	5,811	8,438	91,714	91,714	91,548	97,525	98,230	105,963	6,682
Los Angeles	South Bay Cities COG	El Segundo	16,951	17,000	17,293	17,309	293	16	16,652	16,654	16,708	16,947	16,948	16,963	240
Los Angeles	South Bay Cities COG	Gardena	61,620	62,460	67,505	74,456	5,045	6,951	58,824	58,829	59,009	63,874	64,455	70,825	5,446
Los Angeles	South Bay Cities COG	Hawthorne	89,739	90,623	95,931	102,579	5,309	6,648	84,293	84,293	84,854	89,602	90,157	96,250	5,303
Los Angeles	South Bay Cities COG	Hermosa Beach	19,459	19,472	19,550	19,680	78	130	19,431	19,506	19,557	19,584	19,595	19,714	38
Los Angeles	South Bay Cities COG	Inglewood	118,535	118,904	121,123	122,751	2,219	1,628	109,673	109,673	110,028	111,892	112,028	113,520	2,000
Los Angeles	South Bay Cities COG	Lawndale	33,470	33,780	35,642	38,364	1,862	2,722	32,748	32,769	32,860	34,631	34,859	37,353	1,999
Los Angeles	South Bay Cities COG	Lomita	20,963	21,086	21,829	22,775	743	946	20,256	20,256	20,319	20,999	21,078	21,945	759
Los Angeles	South Bay Cities COG	Manhattan Beach	36,517	36,575	36,924	37,444	349	520	35,135	35,135	35,248	35,484	35,528	36,004	280
Los Angeles	South Bay Cities COG	Palos Verdes Estates	14,007	14,012	14,046	14,046	34	0	13,420	13,438	13,480	13,472	13,472	13,472	-8
Los Angeles	South Bay Cities COG	Rancho Palos Verdes	42,760	42,772	42,841	42,857	70	16	41,576	41,643	41,766	41,713	41,714	41,729	-52
Los Angeles	South Bay Cities COG	Redondo Beach	67,373	67,858	70,771	74,077	2,913	3,306	66,474	66,748	66,970	69,661	69,938	72,967	2,968
Los Angeles	South Bay Cities COG	Rolling Hills	1,963	1,965	1,976	1,995	11	19	1,857	1,860	1,868	1,871	1,873	1,890	5
Los Angeles	South Bay Cities COG	Rolling Hills Estates	8,144	8,152	8,197	8,265	45	68	8,067	8,067	8,093	8,112	8,118	8,180	25
Los Angeles	South Bay Cities COG	Torrance	148,613	149,500	154,831	162,566	5,331	7,735	145,019	145,438	145,927	150,769	151,416	158,504	5,489
Los Angeles	South Bay Cities COG	Unincorporated	118,849	120,043	127,216	148,431	7,173	21,215	109,254	109,738	110,116	116,911	118,685	138,126	8,569

			Existing Household Forecast				Growth Delta		Adjusted Household Forecast						Growth Delta
COUNTY	SUBREGION	CITY	2008 (July 1)	2010 (April 1)	2020 (July 1)	2035 (July 1)	2010-2020	2020-2035	2008 (July 1)	2010 (Census)	2011 (DOF E-5)	2020 (July 1)	2021 (Sept. 30)	2035 (July 1)	2011-2021
Los Angeles	South Bay Cities COG	Carson	25,762	25,781	27,777	29,992	1,997	2,215	25,511	25,432	25,313	27,429	27,618	29,644	2,305
Los Angeles	South Bay Cities COG	El Segundo	7,161	7,162	7,247	7,263	85	16	7,081	7,085	7,088	7,170	7,172	7,186	84
Los Angeles	South Bay Cities COG	Gardena	20,781	20,799	22,669	24,338	1,871	1,669	20,548	20,558	20,563	22,429	22,571	24,098	2,008
Los Angeles	South Bay Cities COG	Hawthorne	29,158	29,168	30,167	31,274	1,000	1,107	28,487	28,486	28,594	29,486	29,580	30,593	986
Los Angeles	South Bay Cities COG	Hermosa Beach	9,514	9,514	9,514	9,514	0	0	9,509	9,550	9,548	9,550	9,550	9,550	2
Los Angeles	South Bay Cities COG	Inglewood	37,121	37,135	38,682	39,569	1,547	887	36,404	36,389	36,404	37,936	38,012	38,823	1,608
Los Angeles	South Bay Cities COG	Lawndale	9,657	9,661	10,127	10,644	466	517	9,671	9,681	9,680	10,147	10,191	10,664	511
Los Angeles	South Bay Cities COG	Lomita	8,036	8,037	8,085	8,134	48	49	8,080	8,068	8,070	8,116	8,120	8,165	50
Los Angeles	South Bay Cities COG	Manhattan Beach	14,956	14,957	15,007	15,064	50	57	14,073	14,038	14,042	14,088	14,093	14,145	51
Los Angeles	South Bay Cities COG	Palos Verdes Estates	5,083	5,083	5,088	5,088	5	0	5,057	5,066	5,067	5,071	5,071	5,071	4
Los Angeles	South Bay Cities COG	Rancho Palos Verdes	15,394	15,394	15,437	15,452	43	15	15,530	15,561	15,563	15,604	15,605	15,619	42
Los Angeles	South Bay Cities COG	Redondo Beach	29,130	29,146	30,846	32,090	1,700	1,244	28,880	29,011	29,024	30,711	30,818	31,955	1,794
Los Angeles	South Bay Cities COG	Rolling Hills	656	656	668	681	12	13	662	663	664	675	676	688	12
Los Angeles	South Bay Cities COG	Rolling Hills Estates	2,889	2,889	2,908	2,929	19	21	2,970	2,965	2,966	2,984	2,986	3,005	20
Los Angeles	South Bay Cities COG	Torrance	56,325	56,342	58,162	60,180	1,820	2,018	55,817	56,001	56,030	57,821	57,994	59,839	1,964
Los Angeles	South Bay Cities COG	Unincorporated	33,214	33,233	35,391	40,596	2,158	5,205	31,673	31,818	31,838	33,976	34,421	39,181	2,583

			Existing Employment Forecast				Growth Delta		Adjusted Employment Forecast						Growth Delta
COUNTY	SUBREGION	CITY	2008	2010	2020	2035	2010-2020	2020-2035	2008	2010	2011 (Jan. 1)	2020	2021 (Sept. 30)	2035	2011-2021
Los Angeles	South Bay Cities COG	Carson	51,932	51,286	53,825	55,256	2,539	1,431	51,932	50,008	50,159	52,547	52,703	53,978	2,544
Los Angeles	South Bay Cities COG	El Segundo	53,780	53,246	55,343	56,741	2,097	1,398	53,780	51,920	52,044	54,017	54,169	55,415	2,125
Los Angeles	South Bay Cities COG	Gardena	30,463	30,049	31,675	32,666	1,626	991	30,463	29,300	29,397	30,926	31,034	31,917	1,637
Los Angeles	South Bay Cities COG	Hawthorne	20,619	20,278	21,617	22,333	1,339	716	20,619	19,773	19,852	21,112	21,190	21,828	1,337
Los Angeles	South Bay Cities COG	Hermosa Beach	6,986	6,809	7,505	7,866	696	361	6,986	6,639	6,681	7,335	7,375	7,696	694
Los Angeles	South Bay Cities COG	Inglewood	33,399	32,582	35,792	37,478	3,210	1,686	33,399	31,770	31,961	34,980	35,164	36,666	3,203
Los Angeles	South Bay Cities COG	Lawndale	5,720	5,574	6,148	6,454	574	306	5,720	5,435	5,469	6,009	6,042	6,315	573
Los Angeles	South Bay Cities COG	Lomita	4,745	4,628	5,089	5,350	461	261	4,745	4,513	4,540	4,974	5,002	5,235	462
Los Angeles	South Bay Cities COG	Manhattan Beach	15,114	14,663	16,435	17,588	1,772	1,153	15,114	14,298	14,403	16,070	16,195	17,223	1,793
Los Angeles	South Bay Cities COG	Palos Verdes Estates	3,517	3,517	3,517	3,517	0	0	3,517	3,429	3,429	3,429	3,429	3,429	0
Los Angeles	South Bay Cities COG	Rancho Palos Verdes	6,339	6,152	6,887	7,262	735	375	6,339	5,999	6,042	6,734	6,775	7,109	732
Los Angeles	South Bay Cities COG	Redondo Beach	30,060	29,607	31,386	32,379	1,779	993	30,060	28,869	28,975	30,648	30,757	31,641	1,782
Los Angeles	South Bay Cities COG	Rolling Hills	40	39	42	43	3	1	40	38	38	41	41	42	3
Los Angeles	South Bay Cities COG	Rolling Hills Estates	3,848	3,750	4,134	4,332	384	198	3,848	3,657	3,679	4,041	4,062	4,239	383
Los Angeles	South Bay Cities COG	Torrance	105,790	103,790	111,647	115,908	7,857	4,261	105,790	101,204	101,671	109,061	109,526	113,322	7,855
Los Angeles	South Bay Cities COG	Unincorporated	21,433	21,344	21,693	21,841	349	148	21,433	20,812	20,833	21,161	21,177	21,309	344

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Preliminary Projected Household Allocation
Revised Using Local Input and Latest Data from 2010 Census, California Employment Development Department (EDD), and California Department of Finance (DOF)
May 2011

			Existing Population Forecast				Growth Delta		Adjusted Population Forecast						Growth Delta
COUNTY	SUBREGION	CITY	2008 (July 1)	2010 (April 1)	2020 (July 1)	2035 (July 1)	2010-2020	2020-2035	2008 (July 1)	2010 (Census)	2011 (DOF E-5)	2020 (July 1)	2021 (Sept. 30)	2035 (July 1)	2011-2021
Los Angeles	Gateway Cities COG	Artesia	17,503	17,533	17,709	17,961	176	252	16,507	16,522	16,579	16,698	16,719	16,950	140
Los Angeles	Gateway Cities COG	Avalon	3,526	3,618	4,170	4,965	552	795	3,624	3,728	3,771	4,280	4,347	5,075	576
Los Angeles	Gateway Cities COG	Bell	38,651	38,715	39,101	39,671	386	570	35,477	35,477	35,577	35,863	35,911	36,433	334
Los Angeles	Gateway Cities COG	Bellflower	76,954	76,958	76,983	83,636	25	6,653	76,604	76,616	76,840	76,641	77,197	83,294	357
Los Angeles	Gateway Cities COG	Bell Gardens	46,643	46,805	47,775	49,229	970	1,454	41,892	42,072	42,188	43,042	43,164	44,496	976
Los Angeles	Gateway Cities COG	Cerritos	54,752	54,804	55,113	55,558	310	445	49,041	49,041	49,181	49,351	49,388	49,796	207
Los Angeles	Gateway Cities COG	Commerce	13,505	13,516	13,578	13,678	63	100	12,796	12,823	12,859	12,886	12,894	12,986	35
Los Angeles	Gateway Cities COG	Compton	99,053	99,131	99,601	100,262	470	661	95,889	96,455	96,925	96,925	96,980	97,586	55
Los Angeles	Gateway Cities COG	Cudahy	25,804	26,033	27,408	29,411	1,375	2,003	23,640	23,805	23,874	25,180	25,347	27,183	1,473
Los Angeles	Gateway Cities COG	Downey	113,102	113,843	118,292	124,743	4,449	6,451	111,772	111,772	112,103	116,221	116,761	122,672	4,658
Los Angeles	Gateway Cities COG	Hawaiian Gardens	15,848	15,941	16,495	17,302	554	807	14,254	14,254	14,290	14,808	14,876	15,615	586
Los Angeles	Gateway Cities COG	Huntington Park	64,496	65,148	69,065	74,748	3,917	5,683	58,114	58,114	58,280	62,031	62,506	67,714	4,226
Los Angeles	Gateway Cities COG	La Habra Heights	6,128	6,183	6,516	7,338	333	822	5,325	5,325	5,340	5,658	5,726	6,480	386
Los Angeles	Gateway Cities COG	Lakewood	83,257	83,340	83,841	83,857	501	16	80,048	80,048	80,260	80,549	80,550	80,565	290
Los Angeles	Gateway Cities COG	La Mirada	49,879	50,170	51,917	54,461	1,748	2,544	48,527	48,527	48,659	50,275	50,487	52,819	1,828
Los Angeles	Gateway Cities COG	Long Beach	491,273	496,054	524,779	567,931	28,725	43,152	462,229	462,257	463,894	490,982	494,590	534,134	30,696
Los Angeles	Gateway Cities COG	Lynwood	72,957	73,385	75,957	77,957	2,572	2,000	69,301	69,772	69,970	72,344	72,511	74,344	2,541
Los Angeles	Gateway Cities COG	Maywood	29,892	29,934	30,187	30,547	253	360	27,394	27,395	27,481	27,648	27,678	28,008	197
Los Angeles	Gateway Cities COG	Norwalk	109,321	109,904	113,404	118,544	3,501	5,140	105,549	105,549	105,808	109,050	109,479	114,190	3,671
Los Angeles	Gateway Cities COG	Paramount	57,756	58,250	61,219	66,729	2,969	5,510	54,098	54,098	54,252	57,067	57,528	62,577	3,276
Los Angeles	Gateway Cities COG	Pico Rivera	66,770	67,270	70,269	74,398	3,000	4,129	62,942	62,942	63,121	65,942	66,287	70,071	3,166
Los Angeles	Gateway Cities COG	Santa Fe Springs	17,737	18,011	19,658	22,045	1,647	2,387	16,223	16,223	16,450	17,870	18,070	20,257	1,620
Los Angeles	Gateway Cities COG	Signal Hill	11,384	11,512	12,277	13,421	765	1,144	10,989	11,016	11,072	11,781	11,877	12,925	805
Los Angeles	Gateway Cities COG	South Gate	102,498	103,627	110,412	119,247	6,785	8,835	94,396	94,396	94,666	101,181	101,920	110,016	7,254
Los Angeles	Gateway Cities COG	Vernon	95	95	95	95	0	0	100	112	112	112	112	112	0
Los Angeles	Gateway Cities COG	Whittier	86,620	86,999	89,274	92,206	2,275	2,932	85,328	85,331	85,573	87,606	87,851	90,538	2,278
Los Angeles	Gateway Cities COG	Unincorporated	329,845	331,428	340,939	399,442	9,511	58,503	318,173	319,582	320,682	329,092	333,985	387,595	13,302

			Existing Household Forecast				Growth Delta		Adjusted Household Forecast						Growth Delta
COUNTY	SUBREGION	CITY	2008 (July 1)	2010 (April 1)	2020 (July 1)	2035 (July 1)	2010-2020	2020-2035	2008 (July 1)	2010 (Census)	2011 (DOF E-5)	2020 (July 1)	2021 (Sept. 30)	2035 (July 1)	2011-2021
Los Angeles	Gateway Cities COG	Artesia	4,585	4,587	4,731	4,891	144	160	4,529	4,535	4,538	4,679	4,693	4,839	155
Los Angeles	Gateway Cities COG	Avalon	1,239	1,241	1,444	1,644	203	200	1,431	1,473	1,486	1,676	1,693	1,876	207
Los Angeles	Gateway Cities COG	Bell	9,008	9,009	9,059	9,114	50	55	8,878	8,870	8,870	8,920	8,925	8,975	55
Los Angeles	Gateway Cities COG	Bellflower	23,632	23,632	23,641	25,684	9	2,043	23,638	23,651	23,653	23,660	23,835	25,703	182
Los Angeles	Gateway Cities COG	Bell Gardens	9,600	9,600	9,641	9,685	41	44	9,610	9,655	9,654	9,696	9,700	9,740	46
Los Angeles	Gateway Cities COG	Cerritos	15,680	15,681	15,787	15,905	106	118	15,526	15,526	15,526	15,632	15,642	15,750	116
Los Angeles	Gateway Cities COG	Commerce	3,356	3,357	3,413	3,476	56	63	3,374	3,382	3,382	3,438	3,444	3,501	62
Los Angeles	Gateway Cities COG	Compton	22,656	22,656	22,670	22,685	14	15	22,917	23,062	23,109	23,122	23,124	23,137	15
Los Angeles	Gateway Cities COG	Cudahy	5,531	5,535	5,918	6,343	384	425	5,566	5,607	5,607	5,991	6,027	6,416	420
Los Angeles	Gateway Cities COG	Downey	34,322	34,333	35,419	36,624	1,087	1,205	33,943	33,936	33,941	35,023	35,126	36,228	1,185
Los Angeles	Gateway Cities COG	Hawaiian Gardens	3,602	3,604	3,760	3,933	156	173	3,567	3,562	3,561	3,718	3,733	3,891	172
Los Angeles	Gateway Cities COG	Huntington Park	14,968	14,978	16,048	17,236	1,070	1,188	14,968	14,597	14,597	15,667	15,769	16,855	1,172
Los Angeles	Gateway Cities COG	La Habra Heights	1,961	1,963	2,107	2,311	144	204	1,808	1,805	1,805	1,949	1,967	2,153	162
Los Angeles	Gateway Cities COG	Lakewood	26,979	26,984	27,542	27,847	558	305	26,570	26,543	26,537	27,101	27,127	27,406	590
Los Angeles	Gateway Cities COG	La Mirada	14,840	14,843	15,131	15,494	288	363	14,681	14,681	14,681	14,969	15,000	15,332	319
Los Angeles	Gateway Cities COG	Long Beach	166,363	166,474	178,499	191,863	12,025	13,364	163,455	163,531	163,540	175,556	176,700	188,920	13,160
Los Angeles	Gateway Cities COG	Lynwood	14,413	14,418	15,013	15,413	595	400	14,575	14,680	14,681	15,275	15,309	15,675	628
Los Angeles	Gateway Cities COG	Maywood	6,594	6,595	6,659	6,738	64	79	6,556	6,559	6,561	6,623	6,630	6,702	69
Los Angeles	Gateway Cities COG	Norwalk	27,140	27,143	27,380	27,680	238	300	27,126	27,130	27,134	27,368	27,393	27,668	259
Los Angeles	Gateway Cities COG	Paramount	13,981	13,983	14,160	14,535	177	375	13,883	13,881	13,881	14,058	14,090	14,433	209
Los Angeles	Gateway Cities COG	Pico Rivera	16,611	16,621	17,680	18,746	1,059	1,066	16,575	16,566	16,566	17,625	17,717	18,691	1,151
Los Angeles	Gateway Cities COG	Santa Fe Springs	5,005	5,010	5,502	6,047	493	545	4,764	4,747	4,801	5,240	5,286	5,785	485
Los Angeles	Gateway Cities COG	Signal Hill	4,235	4,238	4,495	4,781	258	286	4,145	4,157	4,166	4,415	4,439	4,701	273
Los Angeles	Gateway Cities COG	South Gate	23,637	23,651	25,161	26,507	1,510	1,346	23,418	23,278	23,278	24,788	24,903	26,134	1,625
Los Angeles	Gateway Cities COG	Vernon	25	25	25	25	0	0	25	28	28	28	28	28	0
Los Angeles	Gateway Cities COG	Whittier	28,310	28,321	29,494	30,551	1,174	1,057	28,260	28,273	28,274	29,447	29,537	30,504	1,263
Los Angeles	Gateway Cities COG	Unincorporated	79,020	79,040	81,232	95,303	2,192	14,071	79,070	79,434	79,483	81,626	82,830	95,697	3,347

			Existing Employment Forecast				Growth Delta		Adjusted Employment Forecast						Growth Delta
COUNTY	SUBREGION	CITY	2008	2010	2020	2035	2010-2020	2020-2035	2008	2010	2011 (Jan. 1)	2020	2021 (Sept. 30)	2035	2011-2021
Los Angeles	Gateway Cities COG	Artesia	5,904	5,761	6,322	6,616	561	294	5,904	5,617	5,651	6,178	6,210	6,472	560
Los Angeles	Gateway Cities COG	Avalon	4,377	4,269	4,694	4,919	425	225	4,377	4,163	4,188	4,588	4,612	4,813	424
Los Angeles	Gateway Cities COG	Bell	8,969	8,783	9,515	9,874	732	359	8,969	8,564	8,607	9,296	9,335	9,655	728
Los Angeles	Gateway Cities COG	Bellflower	15,963	15,501	17,316	18,244	1,815	928	15,963	15,115	15,223	16,930	17,031	17,858	1,808
Los Angeles	Gateway Cities COG	Bell Gardens	8,022	7,831	8,582	8,981	751	399	8,022	7,636	7,680	8,387	8,430	8,786	750
Los Angeles	Gateway Cities COG	Cerritos	35,886	35,171	37,980	39,481	2,809	1,501	35,886	34,295	34,462	37,104	37,267	38,605	2,806
Los Angeles	Gateway Cities COG	Commerce	48,133	47,836	49,004	49,788	1,168	784	48,133	46,644	46,713	47,812	47,898	48,596	1,184
Los Angeles	Gateway Cities COG	Compton	30,584	30,109	31,976	32,999	1,867	1,023	30,584	29,359	29,470	31,226	31,337	32,249	1,868
Los Angeles	Gateway Cities COG	Cudahy	3,429	3,359	3,633	3,784	274	151	3,429	3,275	3,292	3,549	3,566	3,700	274
Los Angeles	Gateway Cities COG	Downey	40,226	39,232	43,138	45,172	3,906	2,034	40,226	38,255	38,486	42,161	42,382	44,195	3,896
Los Angeles	Gateway Cities COG	Hawaiian Gardens	2,852	2,765	3,107	3,280	342	173	2,852	2,696	2,716	3,038	3,057	3,211	341
Los Angeles	Gateway Cities COG	Huntington Park	16,398	16,127	17,192	17,794	1,065	602	16,398	15,725	15,788	16,790	16,856	17,392	1,067
Los Angeles	Gateway Cities COG	La Habra Heights	773	750	840	873	90	33	773	731	737	821	825	854	88
Los Angeles	Gateway Cities COG	Lakewood	15,699	15,208	17,136	18,135	1,928	999	15,699	14,829	14,944	16,757	16,866	17,756	1,922
Los Angeles	Gateway Cities COG	La Mirada	19,389	19,309	19,623	19,830	314	207	19,389	18,828	18,847	19,142	19,164	19,349	318
Los Angeles	Gateway Cities COG	Long Beach	168,074	163,978	180,068	188,928	16,090	8,860	168,074	159,893	160,848	175,983	176,949	184,843	16,100
Los Angeles	Gateway Cities COG	Lynwood	13,244	12,935	14,150	14,786	1,215	636	13,244	12,613	12,685	13,828	13,897	14,464	1,212
Los Angeles	Gateway Cities COG	Maywood	3,744	3,676	3,943	4,080	267	137	3,744	3,584	3,600	3,851	3,866	3,988	266
Los Angeles	Gateway Cities COG	Norwalk	24,553	23,951	26,315	27,575	2,364	1,260	24,553	23,354	23,495	25,718	25,856	26,978	2,361
Los Angeles	Gateway Cities COG	Paramount	18,270	18,034	18,960	19,501	926	541	18,270	17,585	17,640	18,511	18,570	19,052	930
Los Angeles	Gateway Cities COG	Pico Rivera	16,132	15,903	16,803	17,317	900	514	16,132	15,507	15,560	16,407	16,463	16,921	903
Los Angeles	Gateway Cities COG	Santa Fe Springs	49,621	49,224	50,784	51,764	1,560	980	49,621	47,998	48,090	49,558	49,664	50,538	1,574
Los Angeles	Gateway Cities COG	Signal Hill	11,655	11,352	12,543	13,010	1,191	467	11,655	11,069	11,140	12,260	12,311	12,727	1,171
Los Angeles	Gateway Cities COG	South Gate	19,716	19,447	20,504	21,099	1,057	595	19,716	18,963	19,025	20,020	20,084	20,615	1,059
Los Angeles	Gateway Cities COG	Vernon	44,558	43,797	46,786	48,341	2,989	1,555	44,558	42,706	42,883	45,695	45,864	47,250	2,981
Los Angeles	Gateway Cities COG	Whittier	31,338	30,494	33,809	35,586	3,315	1,777	31,338	29,734	29,931	33,049	33,243	34,826	3,312
Los Angeles	Gateway Cities COG	Unincorporated	66,861	66,599	67,626	75,037	1,027	7,411	66,861	64,940	65,001	65,967	66,774	73,378	1,773

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			Existing Population Forecast				Growth Delta		Adjusted Population Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008** (July 1)	**2010** (April 1)	**2020** (July 1)	**2035** (July 1)	**2010-2020**	**2020-2035**	**2008** (July 1)	**2010** (Census)	**2011** (DOF E-5)	**2020** (July 1)	**2021** (Sept. 30)	**2035** (July 1)	**2011-2021**
Los Angeles	Las Virgenes Malibu COG	Agoura Hills	23,270	23,283	23,359	24,322	76	963	20,321	20,330	20,393	20,406	20,487	21,369	94
Los Angeles	Las Virgenes Malibu COG	Calabasas	23,663	23,824	24,791	25,351	967	560	23,020	23,058	23,134	24,025	24,072	24,585	938
Los Angeles	Las Virgenes Malibu COG	Hidden Hills	2,008	2,009	2,015	2,025	6	10	1,846	1,856	1,870	1,862	1,863	1,872	-7
Los Angeles	Las Virgenes Malibu COG	Malibu	13,668	13,875	15,117	16,930	1,243	1,813	12,624	12,645	12,683	13,888	14,039	15,701	1,356
Los Angeles	Las Virgenes Malibu COG	Westlake Village	8,836	8,885	9,177	9,600	292	423	8,270	8,270	8,294	8,562	8,597	8,985	303
Los Angeles	Las Virgenes Malibu COG	Unincorporated	23,232	24,012	28,689	29,536	4,678	847	17,995	18,075	18,137	22,752	22,823	23,599	4,686

			Existing Household Forecast				Growth Delta		Adjusted Household Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008** (July 1)	**2010** (April 1)	**2020** (July 1)	**2035** (July 1)	**2010-2020**	**2020-2035**	**2008** (July 1)	**2010** (Census)	**2011** (DOF E-5)	**2020** (July 1)	**2021** (Sept. 30)	**2035** (July 1)	**2011-2021**
Los Angeles	Las Virgenes Malibu COG	Agoura Hills	7,459	7,460	7,583	8,001	123	418	7,321	7,327	7,329	7,450	7,486	7,868	157
Los Angeles	Las Virgenes Malibu COG	Calabasas	8,333	8,338	8,854	9,054	517	200	8,526	8,543	8,547	9,060	9,077	9,260	530
Los Angeles	Las Virgenes Malibu COG	Hidden Hills	583	583	608	635	25	27	589	593	596	618	620	645	24
Los Angeles	Las Virgenes Malibu COG	Malibu	5,355	5,359	5,794	6,278	435	484	5,256	5,267	5,268	5,702	5,743	6,186	475
Los Angeles	Las Virgenes Malibu COG	Westlake Village	3,306	3,307	3,362	3,426	55	64	3,262	3,262	3,262	3,317	3,323	3,381	61
Los Angeles	Las Virgenes Malibu COG	Unincorporated	7,748	7,765	9,545	9,666	1,780	121	6,226	6,254	6,258	8,034	8,045	8,155	1,787

			Existing Employment Forecast				Growth Delta		Adjusted Employment Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008**	**2010**	**2020**	**2035**	**2010-2020**	**2020-2035**	**2008**	**2010**	**2011** (Jan. 1)	**2020**	**2021** (Sept. 30)	**2035**	**2011-2021**
Los Angeles	Las Virgenes Malibu COG	Agoura Hills	11,619	11,356	12,390	12,947	1,034	557	11,619	11,073	11,134	12,107	12,168	12,664	1,033
Los Angeles	Las Virgenes Malibu COG	Calabasas	14,818	14,480	15,807	16,516	1,327	709	14,818	14,119	14,198	15,446	15,524	16,155	1,325
Los Angeles	Las Virgenes Malibu COG	Hidden Hills	25	25	25	26	0	1	25	24	24	24	24	25	0
Los Angeles	Las Virgenes Malibu COG	Malibu	8,886	8,640	9,606	10,106	966	500	8,886	8,425	8,482	9,391	9,445	9,891	963
Los Angeles	Las Virgenes Malibu COG	Westlake Village	9,293	9,101	9,854	10,247	753	393	9,293	8,874	8,919	9,627	9,670	10,020	751
Los Angeles	Las Virgenes Malibu COG	Unincorporated	14,095	14,060	14,198	14,198	138	0	14,095	13,710	13,718	13,848	13,848	13,848	130

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May 2011

			Existing Population Forecast				Growth Delta		Adjusted Population Forecast						Growth Delta
COUNTY	SUBREGION	CITY	2008 (July 1)	2010 (April 1)	2020 (July 1)	2035 (July 1)	2010-2020	2020-2035	2008 (July 1)	2010 (Census)	2011 (DOF E-5)	2020 (July 1)	2021 (Sept. 30)	2035 (July 1)	2011-2021
Orange	Orange County COG	Aliso Viejo	45,747	46,573	50,090	49,639	3,517	-451							
Orange	Orange County COG	Anaheim	347,584	354,733	386,269	422,949	31,536	36,680							
Orange	Orange County COG	Brea	40,064	40,460	49,096	50,669	8,636	1,573							
Orange	Orange County COG	Buena Park	82,851	84,314	87,344	87,031	3,030	-313							
Orange	Orange County COG	Costa Mesa	115,006	117,454	121,497	121,800	4,043	303							
Orange	Orange County COG	Cypress	49,566	50,130	52,719	53,764	2,589	1,045							
Orange	Orange County COG	Dana Point	36,764	37,129	39,689	39,994	2,560	305							
Orange	Orange County COG	Fountain Valley	57,568	58,405	61,523	62,691	3,118	1,168							
Orange	Orange County COG	Fullerton	137,362	139,040	149,413	168,420	10,373	19,007							
Orange	Orange County COG	Garden Grove	173,572	175,698	184,361	185,229	8,663	868							
Orange	Orange County COG	Huntington Beach	198,896	201,063	211,026	216,726	9,963	5,700							
Orange	Orange County COG	Irvine	210,761	221,491	271,340	309,977	49,849	38,637							
Orange	Orange County COG	Laguna Beach	25,120	25,401	26,229	26,071	828	-158							
Orange	Orange County COG	Laguna Hills	33,412	33,712	35,493	35,372	1,781	-121							
Orange	Orange County COG	Laguna Niguel	66,926	67,736	70,412	70,003	2,676	-409							
Orange	Orange County COG	Laguna Woods	18,111	18,438	19,264	19,168	826	-96							
Orange	Orange County COG	La Habra	62,617	63,251	65,760	65,339	2,509	-421							
Orange	Orange County COG	Lake Forest	78,200	78,894	89,738	89,061	10,844	-677							
Orange	Orange County COG	La Palma	16,238	16,403	16,434	16,456	31	22							
Orange	Orange County COG	Los Alamitos	12,126	12,232	12,775	12,807	543	32							
Orange	Orange County COG	Mission Viejo	99,477	100,372	103,720	104,149	3,348	429							
Orange	Orange County COG	Newport Beach	85,319	86,366	89,960	91,498	3,594	1,538							
Orange	Orange County COG	Orange	140,913	142,757	147,866	162,663	5,109	14,797							
Orange	Orange County COG	Placentia	51,710	52,341	55,443	58,872	3,102	3,429							
Orange	Orange County COG	Rancho Santa Margarita	50,223	50,679	52,311	51,840	1,632	-471							
Orange	Orange County COG	San Clemente	67,991	68,940	73,556	73,753	4,616	197							
Orange	Orange County COG	San Juan Capistrano	36,760	37,142	40,653	40,385	3,511	-268							
Orange	Orange County COG	Santa Ana	353,801	358,208	371,548	370,694	13,340	-854							
Orange	Orange County COG	Seal Beach	25,984	26,230	27,031	26,851	801	-180							
Orange	Orange County COG	Stanton	39,306	39,965	42,630	45,250	2,665	2,620							
Orange	Orange County COG	Tustin	75,282	76,991	82,914	84,482	5,923	1,568							
Orange	Orange County COG	Villa Park	6,260	6,319	6,551	6,591	232	40							
Orange	Orange County COG	Westminster	92,985	94,356	97,653	97,373	3,297	-280							
Orange	Orange County COG	Yorba Linda	68,099	69,389	74,790	74,466	5,401	-324							
Orange	Orange County COG	Unincorporated	120,457	122,077	163,407	190,233	41,330	26,826							

			Existing Household Forecast				Growth Delta		Adjusted Household Forecast						Growth Delta
COUNTY	SUBREGION	CITY	2008 (July 1)	2010 (April 1)	2020 (July 1)	2035 (July 1)	2010-2020	2020-2035	2008 (July 1)	2010 (Census)	2011 (DOF E-5)	2020 (July 1)	2021 (Sept. 30)	2035 (July 1)	2011-2021
Orange	Orange County COG	Aliso Viejo	18,360	18,013	18,799	18,850	786	51							
Orange	Orange County COG	Anaheim	102,077	100,742	110,223	127,373	9,481	17,150							
Orange	Orange County COG	Brea	14,514	14,258	17,023	17,825	2,765	802							
Orange	Orange County COG	Buena Park	24,459	24,139	24,615	24,982	476	367							
Orange	Orange County COG	Costa Mesa	41,308	40,686	40,896	41,659	210	763							
Orange	Orange County COG	Cypress	16,599	16,260	16,615	17,137	355	522							
Orange	Orange County COG	Dana Point	15,585	14,426	15,065	15,394	639	329							
Orange	Orange County COG	Fountain Valley	19,033	18,904	19,346	19,915	442	569							
Orange	Orange County COG	Fullerton	47,295	46,281	48,323	55,680	2,042	7,357							
Orange	Orange County COG	Garden Grove	47,515	46,788	47,748	48,517	960	769							
Orange	Orange County COG	Huntington Beach	77,619	75,623	77,141	80,572	1,518	3,431							
Orange	Orange County COG	Irvine	78,955	79,896	97,397	114,029	17,501	16,632							
Orange	Orange County COG	Laguna Beach	13,099	11,667	11,719	11,779	52	60							
Orange	Orange County COG	Laguna Hills	11,197	10,864	11,038	11,116	174	78							
Orange	Orange County COG	Laguna Niguel	25,112	24,498	24,747	24,855	249	108							
Orange	Orange County COG	Laguna Woods	13,486	12,588	12,764	12,843	176	79							
Orange	Orange County COG	La Habra	19,845	19,363	19,569	19,652	206	83							
Orange	Orange County COG	Lake Forest	26,673	26,135	29,848	29,934	3,713	86							
Orange	Orange County COG	La Palma	5,156	5,077	5,088	5,106	11	18							
Orange	Orange County COG	Los Alamitos	4,357	4,267	4,340	4,396	73	56							
Orange	Orange County COG	Mission Viejo	34,045	33,510	33,685	34,229	175	544							
Orange	Orange County COG	Newport Beach	44,348	39,713	40,440	41,647	727	1,207							
Orange	Orange County COG	Orange	44,921	44,280	44,616	50,276	336	5,660							
Orange	Orange County COG	Placentia	16,096	15,855	16,387	18,208	532	1,821							
Orange	Orange County COG	Rancho Santa Margarita	17,160	16,888	16,942	16,969	54	27							
Orange	Orange County COG	San Clemente	25,873	24,620	25,547	25,911	927	364							
Orange	Orange County COG	San Juan Capistrano	11,782	11,418	12,303	12,364	885	61							
Orange	Orange County COG	Santa Ana	75,498	74,401	75,104	76,037	703	933							
Orange	Orange County COG	Seal Beach	14,448	13,231	13,254	13,301	23	47							
Orange	Orange County COG	Stanton	11,211	11,046	11,450	12,147	404	697							
Orange	Orange County COG	Tustin	26,260	25,941	27,389	28,531	1,448	1,142							
Orange	Orange County COG	Villa Park	2,035	1,979	1,996	2,032	17	36							
Orange	Orange County COG	Westminster	27,248	26,911	27,068	27,285	157	217							
Orange	Orange County COG	Yorba Linda	21,656	21,666	22,691	22,833	1,025	142							
Orange	Orange County COG	Unincorporated	40,180	39,260	45,916	58,514	6,656	12,598							

			Existing Employment Forecast				Growth Delta		Adjusted Employment Forecast						Growth Delta
COUNTY	SUBREGION	CITY	2008	2010	2020	2035	2010-2020	2020-2035	2008	2010	2011 (Jan. 1)	2020	2021 (Sept. 30)	2035	2011-2021
Orange	Orange County COG	Aliso Viejo	17,186	15,939	17,215	17,295	1,276	80							
Orange	Orange County COG	Anaheim	192,192	178,233	195,718	226,207	17,485	30,489							
Orange	Orange County COG	Brea	48,860	45,312	48,676	49,136	3,364	460							
Orange	Orange County COG	Buena Park	33,858	31,403	34,439	34,627	3,036	188							
Orange	Orange County COG	Costa Mesa	94,154	87,316	90,919	91,337	3,603	418							
Orange	Orange County COG	Cypress	26,886	24,936	28,418	29,123	3,482	705							
Orange	Orange County COG	Dana Point	13,609	12,619	13,637	13,854	1,018	217							
Orange	Orange County COG	Fountain Valley	34,360	31,864	34,150	34,298	2,286	148							
Orange	Orange County COG	Fullerton	65,347	62,233	63,101	91,311	868	28,210							
Orange	Orange County COG	Garden Grove	50,913	47,323	48,775	48,861	1,452	86							
Orange	Orange County COG	Huntington Beach	82,871	76,853	83,677	84,116	6,824	439							
Orange	Orange County COG	Irvine	223,480	203,831	236,641	286,492	32,810	49,851							
Orange	Orange County COG	Laguna Beach	13,983	12,969	13,949	14,012	980	63							
Orange	Orange County COG	Laguna Hills	19,865	18,415	20,574	20,708	2,159	134							
Orange	Orange County COG	Laguna Niguel	19,985	18,536	19,829	20,750	1,293	921							
Orange	Orange County COG	Laguna Woods	5,501	5,102	6,047	6,609	945	562							
Orange	Orange County COG	La Habra	17,669	16,385	17,819	17,912	1,434	93							
Orange	Orange County COG	Lake Forest	44,466	41,807	44,208	49,417	2,401	5,209							
Orange	Orange County COG	La Palma	7,772	7,209	7,580	7,732	371	152							
Orange	Orange County COG	Los Alamitos	15,344	14,231	14,701	14,734	470	33							
Orange	Orange County COG	Mission Viejo	37,168	36,607	37,284	38,110	677	826							
Orange	Orange County COG	Newport Beach	82,526	75,009	75,774	76,440	765	666							
Orange	Orange County COG	Orange	99,922	93,332	103,427	107,121	10,095	3,694							
Orange	Orange County COG	Placentia	19,181	17,505	20,740	20,752	3,235	12							
Orange	Orange County COG	Rancho Santa Margarita	17,704	16,417	17,314	17,612	897	298							
Orange	Orange County COG	San Clemente	25,608	23,750	27,529	27,773	3,779	244							
Orange	Orange County COG	San Juan Capistrano	15,700	14,562	16,482	16,608	1,920	126							
Orange	Orange County COG	Santa Ana	168,422	161,503	163,517	166,956	2,014	3,439							
Orange	Orange County COG	Seal Beach	10,567	9,805	10,611	10,883	806	272							
Orange	Orange County COG	Stanton	8,416	7,769	8,369	8,581	600	212							
Orange	Orange County COG	Tustin	42,149	41,300	54,085	68,966	12,785	14,881							
Orange	Orange County COG	Villa Park	1,891	1,752	1,777	1,785	25	8							
Orange	Orange County COG	Westminster	23,787	22,059	23,129	23,194	1,070	65							
Orange	Orange County COG	Yorba Linda	18,961	17,586	18,327	18,371	741	44							
Orange	Orange County COG	Unincorporated	23,758	19,456	27,999	37,794	8,543	9,795							

* SCAG's Existing Growth Forecast was developed based upon a bottom-up process and local input received up until December of 2010. The Center for Demographic Research (CDR) will be handling the outreach and processing of adjustments to SCAG's Existing Growth Forecast to account for new information from the 2010 Census and EDD. As such, this information was transmitted to CDR directly, and was not distributed to local jurisdictions in OCCOG.

Preliminary Projected Household Allocation
Revised Using Local Input and Latest Data from 2010 Census, California Employment Development Department (EDD), and California Department of Finance (DOF)
May 2011

			Existing Population Forecast				Growth Delta		Adjusted Population Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008** (July 1)	**2010**	**2020**	**2035**	**2010-2020**	**2020-2035**	**2008** (July 1)	**2010** (Census)	**2011** (DOF E-5)	**2020** (July 1)	**2021** (Sept. 30)	**2035** (July 1)	**2011-2021**
Riverside	Coachella Valley AG	Blythe	21,478	21,879	23,729	25,392	1,851	1,663	20,314	20,817	20,158	22,668	22,806	24,331	2,648
Riverside	Coachella Valley AG	Cathedral City	52,210	53,784	61,059	67,194	7,275	6,135	50,155	51,200	51,603	58,475	58,988	64,610	7,385
Riverside	Coachella Valley AG	Coachella	40,659	47,035	76,500	135,000	29,465	58,500	38,187	40,704	41,502	70,169	75,061	128,669	33,559
Riverside	Coachella Valley AG	Desert Hot Springs	26,246	30,047	47,611	62,161	17,564	14,550	25,180	25,938	27,383	43,502	44,719	58,052	17,336
Riverside	Coachella Valley AG	Indian Wells	5,047	5,156	5,657	5,998	501	341	4,813	4,958	5,010	5,459	5,487	5,800	477
Riverside	Coachella Valley AG	Indio	81,596	84,939	100,387	120,676	15,448	20,289	73,288	76,036	77,165	91,484	93,181	111,773	16,016
Riverside	Coachella Valley AG	La Quinta	43,261	44,160	48,318	52,990	4,158	4,672	36,135	37,467	37,836	41,625	42,015	46,297	4,179
Riverside	Coachella Valley AG	Palm Desert	51,098	51,888	55,541	60,254	3,653	4,713	47,126	48,445	49,111	52,098	52,492	56,811	3,381
Riverside	Coachella Valley AG	Palm Springs	47,310	48,259	52,645	59,818	4,386	7,173	43,441	44,552	45,002	48,938	49,537	56,111	4,535
Riverside	Coachella Valley AG	Rancho Mirage	16,741	17,081	18,653	22,733	1,572	4,080	16,893	17,218	17,463	18,790	19,131	22,870	1,668
Riverside	Coachella Valley AG	Unincorporated	79,181	92,896	156,270	312,620	63,374	156,350	87,368	88,612	88,612	151,986	165,060	308,336	76,448

			Existing Household Forecast				Growth Delta		Adjusted Household Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008** (July 1)	**2010** (April 1)	**2020** (July 1)	**2035** (July 1)	**2010-2020**	**2020-2035**	**2008** (July 1)	**2010** (Census)	**2011** (DOF E-5)	**2020** (July 1)	**2021** (Sept. 30)	**2035** (July 1)	**2011-2021**
Riverside	Coachella Valley AG	Blythe	4,577	4,694	5,429	6,002	735	573	4,501	4,513	4,513	5,248	5,297	5,821	784
Riverside	Coachella Valley AG	Cathedral City	16,923	17,413	20,494	24,294	3,081	3,800	17,068	17,047	17,044	20,128	20,454	23,928	3,410
Riverside	Coachella Valley AG	Coachella	8,456	9,776	18,082	34,750	8,306	16,668	8,628	8,998	9,099	17,304	18,731	33,972	9,632
Riverside	Coachella Valley AG	Desert Hot Springs	9,146	10,227	17,026	22,507	6,799	5,481	8,583	8,650	9,060	15,449	15,918	20,930	6,858
Riverside	Coachella Valley AG	Indian Wells	2,577	2,636	3,007	3,449	371	442	2,724	2,745	2,750	3,116	3,154	3,558	404
Riverside	Coachella Valley AG	Indio	22,822	23,660	28,931	34,876	5,271	5,945	23,032	23,378	23,536	28,649	29,157	34,594	5,621
Riverside	Coachella Valley AG	La Quinta	15,161	15,441	17,201	18,569	1,760	1,368	14,609	14,820	14,844	16,580	16,697	17,948	1,853
Riverside	Coachella Valley AG	Palm Desert	23,637	24,060	26,719	28,913	2,660	2,194	22,985	23,117	23,246	25,777	25,964	27,971	2,718
Riverside	Coachella Valley AG	Palm Springs	22,314	22,784	25,737	30,469	2,954	4,732	22,669	22,746	22,792	25,700	26,105	30,432	3,313
Riverside	Coachella Valley AG	Rancho Mirage	7,907	8,026	8,778	10,975	752	2,197	8,854	8,829	8,884	9,581	9,768	11,778	884
Riverside	Coachella Valley AG	Unincorporated	25,226	28,411	48,453	95,495	20,042	47,042	25,868	26,398	26,398	46,440	50,467	93,482	24,069

			Existing Employment Forecast				Growth Delta		Adjusted Employment Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008**	**2010**	**2020**	**2035**	**2010-2020**	**2020-2035**	**2008**	**2010**	**2011** (Jan. 1)	**2020**	**2021** (Sept. 30)	**2035**	**2011-2021**
Riverside	Coachella Valley AG	Blythe	5,461	4,681	7,745	10,336	3,064	2,591	5,461	4,781	4,962	7,845	8,127	10,436	3,165
Riverside	Coachella Valley AG	Cathedral City	13,758	11,909	19,172	24,837	7,263	5,665	13,758	12,162	12,594	19,425	20,043	25,090	7,449
Riverside	Coachella Valley AG	Coachella	6,371	4,210	12,700	27,764	8,490	15,064	6,371	4,300	4,803	12,790	14,431	27,854	9,628
Riverside	Coachella Valley AG	Desert Hot Springs	3,461	2,926	5,028	6,806	2,102	1,778	3,461	2,988	3,113	5,090	5,284	6,868	2,171
Riverside	Coachella Valley AG	Indian Wells	3,900	3,569	4,869	5,893	1,300	1,024	3,900	3,645	3,722	4,945	5,056	5,969	1,334
Riverside	Coachella Valley AG	Indio	20,957	17,977	29,684	39,586	11,707	9,902	20,957	18,359	19,054	30,066	31,146	39,968	12,091
Riverside	Coachella Valley AG	La Quinta	9,158	8,741	10,379	11,678	1,638	1,299	9,158	8,927	9,024	10,565	10,707	11,864	1,682
Riverside	Coachella Valley AG	Palm Desert	37,685	36,618	40,808	43,758	4,190	2,950	37,685	37,397	37,646	41,587	41,908	44,537	4,263
Riverside	Coachella Valley AG	Palm Springs	36,272	33,735	43,699	51,601	9,964	7,902	36,272	34,453	35,044	44,417	45,278	52,319	10,234
Riverside	Coachella Valley AG	Rancho Mirage	10,794	10,220	12,475	17,183	2,255	4,708	10,794	10,437	10,571	12,692	13,206	17,400	2,634
Riverside	Coachella Valley AG	Unincorporated	20,507	14,353	38,529	66,115	24,176	27,586	20,507	14,658	16,093	38,834	41,841	66,420	25,748

* SCAG's Existing Growth Forecast was developed based upon a bottom-up process and local input received up until December of 2010. This table shows the adjustments to SCAG's Existing Growth Forecast that have been made to account for new information from the 2010 Census and EDD. In order to maintain the influence of local input on this revised forecast, figures for population, households, and employment were rebaselined according to the latest data from the 2010 Census and EDD, and the growth delta from 2010 to 2020 and 2020 to 2035 from local jurisdictions in the December 2010 version were carried over for the 2020 and 2035 forecasts. Population and household estimates for January 1, 2011 are based on CA DOF E-5 released on April 29, 2011, while population and household forecasts for September 30, 2021 are derived using local input. Figures for employment refect an annual average, unless otherwise noted. Since this information was distributed to local jurisdictions in May, SCAG has received additional input from cities and counties on the Growth Forecast. Any necessary revisions will be addressed during the RTP/SCS development process.

Preliminary Projected Household Allocation
Revised Using Local Input and Latest Data from 2010 Census, California Employment Development Department (EDD), and California Department of Finance (DOF)
May 2011

			Existing Population Forecast				Growth Delta		Adjusted Population Forecast						Growth Delta
COUNTY	SUBREGION	CITY	2008 (July 1)	2010 (April 1)	2020 (July 1)	2035 (July 1)	2010-2020	2020-2035	2008 (July 1)	2010 (Census)	2011 (DOF E-5)	2020 (July 1)	2021 (Sept. 30)	2035 (July 1)	2011-2021
Riverside	Western Riverside COG	Banning	28,303	29,534	42,193	61,930	12,659	19,737	28,940	29,603	29,844	42,262	45,003	61,999	15,159
Riverside	Western Riverside COG	Beaumont	31,860	34,155	56,532	79,383	22,377	22,851	33,626	36,877	38,195	59,254	62,666	82,105	24,471
Riverside	Western Riverside COG	Calimesa	7,461	7,949	14,858	25,820	6,909	10,962	7,709	7,879	7,941	14,788	15,798	25,750	7,857
Riverside	Western Riverside COG	Canyon Lake	11,061	11,141	11,609	12,300	468	691	10,318	10,561	10,647	11,029	11,110	11,720	463
Riverside	Western Riverside COG	Corona	147,648	149,375	155,819	164,558	6,444	8,739	147,995	152,374	153,649	158,818	159,729	167,557	6,080
Riverside	Western Riverside COG	Hemet	73,783	77,519	103,084	136,039	25,565	32,955	76,378	78,657	79,607	104,222	107,674	137,177	28,067
Riverside	Western Riverside COG	Lake Elsinore	49,912	53,027	71,755	95,040	18,728	23,285	50,222	51,821	52,503	70,549	73,512	93,834	21,009
Riverside	Western Riverside COG	Menifee	67,705	70,599	93,087	119,355	22,488	26,268	74,768	77,519	79,444	100,007	102,970	126,275	23,526
Riverside	Western Riverside COG	Moreno Valley	184,623	188,134	213,738	255,234	25,604	41,496	187,376	193,365	195,216	218,969	223,852	260,465	28,636
Riverside	Western Riverside COG	Murrieta	100,145	101,488	109,343	121,061	7,855	11,718	101,207	103,466	104,459	111,321	112,685	123,039	8,226
Riverside	Western Riverside COG	Norco	27,152	27,513	30,757	33,108	3,244	2,351	26,465	27,063	27,060	30,307	30,701	32,658	3,641
Riverside	Western Riverside COG	Perris	53,832	57,342	82,029	114,046	24,687	32,017	65,851	68,386	69,781	93,073	96,751	125,090	26,970
Riverside	Western Riverside COG	Riverside	298,311	302,035	338,984	382,683	36,949	43,699	295,476	303,871	306,779	340,820	345,212	384,519	38,433
Riverside	Western Riverside COG	San Jacinto	35,984	37,467	71,395	99,073	33,928	27,678	42,583	44,199	44,597	78,127	82,270	105,805	37,673
Riverside	Western Riverside COG	Temecula	101,239	102,541	112,242	121,337	9,701	9,095	95,070	100,097	101,657	109,798	111,567	118,893	9,910
Riverside	Western Riverside COG	Wildomar	31,321	32,545	42,475	54,033	9,930	11,558	31,480	32,176	32,543	42,106	43,409	53,664	10,866
Riverside	Western Riverside COG	Unincorporated	375,068	384,633	453,511	596,452	68,878	142,941	409,942	415,780	423,011	484,658	506,500	627,599	83,489

			Existing Household Forecast				Growth Delta		Adjusted Household Forecast						Growth Delta
COUNTY	SUBREGION	CITY	2008 (July 1)	2010 (April 1)	2020 (July 1)	2035 (July 1)	2010-2020	2020-2035	2008 (July 1)	2010 (Census)	2011 (DOF E-5)	2020 (July 1)	2021 (Sept. 30)	2035 (July 1)	2011-2021
Riverside	Western Riverside COG	Banning	10,638	11,094	15,842	23,155	4,748	7,313	10,830	10,838	10,838	15,586	16,555	22,899	5,717
Riverside	Western Riverside COG	Beaumont	10,788	11,531	18,775	26,155	7,244	7,380	10,999	11,801	12,125	19,045	20,148	26,425	8,023
Riverside	Western Riverside COG	Calimesa	3,064	3,267	6,287	10,961	3,020	4,674	3,314	3,314	3,313	6,334	6,696	11,008	3,383
Riverside	Western Riverside COG	Canyon Lake	3,981	4,010	4,129	4,374	119	245	3,929	3,935	3,935	4,054	4,131	4,299	196
Riverside	Western Riverside COG	Corona	43,888	44,419	46,142	48,841	1,723	2,699	44,624	44,950	44,957	46,673	47,197	49,372	2,240
Riverside	Western Riverside COG	Hemet	31,085	32,760	44,537	59,920	11,777	15,383	29,866	30,092	30,215	41,869	42,788	57,252	12,573
Riverside	Western Riverside COG	Lake Elsinore	14,983	16,012	22,196	29,887	6,184	7,691	14,649	14,788	14,861	20,972	22,089	28,663	7,228
Riverside	Western Riverside COG	Menifee	27,124	28,272	36,692	46,681	8,420	9,989	27,072	27,461	27,917	35,881	37,408	45,870	9,491
Riverside	Western Riverside COG	Moreno Valley	50,131	51,518	60,041	72,814	8,523	12,773	51,100	51,592	51,663	60,115	62,040	72,888	10,377
Riverside	Western Riverside COG	Murrieta	32,656	33,107	35,450	39,540	2,343	4,090	32,742	32,749	32,795	35,092	35,811	39,182	3,016
Riverside	Western Riverside COG	Norco	7,063	7,176	8,174	8,881	998	707	7,020	7,023	7,021	8,021	8,143	8,728	1,122
Riverside	Western Riverside COG	Perris	14,136	15,171	22,036	30,928	6,865	8,892	16,107	16,365	16,563	23,230	24,526	32,122	7,963
Riverside	Western Riverside COG	Riverside	94,386	95,759	107,788	121,649	12,029	13,861	91,369	91,932	92,107	103,961	105,331	117,822	13,224
Riverside	Western Riverside COG	San Jacinto	12,396	12,988	24,473	33,229	11,485	8,756	12,951	13,152	13,162	24,637	25,110	33,393	11,948
Riverside	Western Riverside COG	Temecula	31,297	31,713	34,320	37,171	2,607	2,851	30,852	31,781	32,013	34,388	35,342	37,239	3,329
Riverside	Western Riverside COG	Wildomar	10,050	10,457	13,560	17,219	3,103	3,659	9,992	9,992	10,024	13,095	13,659	16,754	3,635
Riverside	Western Riverside COG	Unincorporated	119,047	121,952	146,915	197,503	24,963	50,588	121,830	123,253	124,174	148,217	153,564	198,805	29,390

			Existing Employment Forecast				Growth Delta		Adjusted Employment Forecast						Growth Delta
COUNTY	SUBREGION	CITY	2008	2010	2020	2035	2010-2020	2020-2035	2008	2010	2011 (Jan. 1)	2020	2021 (Sept. 30)	2035	2011-2021
Riverside	Western Riverside COG	Banning	7,801	6,639	11,206	15,790	4,567	4,584	7,801	6,780	7,051	11,347	11,847	15,931	4,796
Riverside	Western Riverside COG	Beaumont	5,140	3,972	8,560	13,267	4,588	4,707	5,140	4,056	4,329	8,644	9,158	13,351	4,829
Riverside	Western Riverside COG	Calimesa	1,901	1,603	2,774	4,243	1,171	1,469	1,901	1,637	1,707	2,808	2,968	4,277	1,262
Riverside	Western Riverside COG	Canyon Lake	1,224	1,203	1,284	1,349	81	65	1,224	1,229	1,234	1,310	1,317	1,375	83
Riverside	Western Riverside COG	Corona	71,187	65,813	86,924	103,609	21,111	16,685	71,187	67,213	68,466	88,324	90,143	105,009	21,677
Riverside	Western Riverside COG	Hemet	26,195	21,710	39,328	52,072	17,618	12,744	26,195	22,172	23,218	39,790	41,179	52,534	17,962
Riverside	Western Riverside COG	Lake Elsinore	10,307	8,762	14,832	19,942	6,070	5,110	10,307	8,948	9,309	15,018	15,576	20,128	6,267
Riverside	Western Riverside COG	Menifee	8,804	8,294	10,298	12,403	2,004	2,105	8,804	8,470	8,590	10,474	10,704	12,579	2,114
Riverside	Western Riverside COG	Moreno Valley	32,292	27,140	47,380	63,773	20,240	16,393	32,292	27,717	28,919	47,957	49,744	64,350	20,826
Riverside	Western Riverside COG	Murrieta	17,436	6,345	49,918	86,340	43,573	36,422	17,436	6,480	9,066	50,053	54,023	86,475	44,957
Riverside	Western Riverside COG	Norco	12,370	10,865	16,778	21,410	5,913	4,632	12,370	11,096	11,447	17,009	17,514	21,641	6,067
Riverside	Western Riverside COG	Perris	14,438	12,038	21,468	26,463	9,430	4,995	14,438	12,294	12,854	21,724	22,268	26,719	9,415
Riverside	Western Riverside COG	Riverside	151,519	136,528	195,420	214,913	58,892	19,493	151,519	139,432	142,928	198,324	200,449	217,817	57,521
Riverside	Western Riverside COG	San Jacinto	5,651	4,835	8,041	10,752	3,206	2,711	5,651	4,938	5,128	8,144	8,439	10,855	3,311
Riverside	Western Riverside COG	Temecula	46,636	42,462	58,857	71,859	16,395	13,002	46,636	43,365	44,339	59,760	61,178	72,762	16,839
Riverside	Western Riverside COG	Wildomar	3,438	2,619	5,837	9,216	3,218	3,379	3,438	2,675	2,866	5,893	6,261	9,272	3,396
Riverside	Western Riverside COG	Unincorporated	79,287	64,257	123,302	199,012	59,045	75,710	79,287	65,624	69,129	124,669	132,921	200,379	63,792

* SCAG's Existing Growth Forecast was developed based upon a bottom-up process and local input received up until December of 2010. This table shows the adjustments to SCAG's Existing Growth Forecast that have been made to account for new information from the 2010 Census and EDD. In order to maintain the influence of local input on this revised forecast, figures for population, households, and employment were rebaselined according to the latest data from the 2010 Census and EDD, and the growth delta from 2010 to 2020 and 2020 to 2035 from local jurisdictions in the December 2010 version were carried over for the 2020 and 2035 forecasts. Population and household estimates for January 1, 2011 are based on CA DOF E-5 released on April 29, 2011, while population and household forecasts for September 30, 2021 are derived using local input. Figures for employment refect an annual average, unless otherwise noted. Since this information was distributed to local jurisdictions in May, SCAG has received additional input from cities and counties on the Growth Forecast. Any necessary revisions will be addressed during the RTP/SCS development process. Growth forecast figures for the new cities of Eastvale and Jurupa Valley will be developed by the County of Riverside, and are not available at this time.

Preliminary Projected Household Allocation
Revised Using Local Input and Latest Data from 2010 Census, California Employment Development Department (EDD), and California Department of Finance (DOF)
May 2011

			Existing Population Forecast				Growth Delta		Adjusted Population Forecast						Growth Delta
COUNTY	SUBREGION	CITY	2008 (July 1)	2010 (April 1)	2020 (July 1)	2035 (July 1)	2010-2020	2020-2035	2008 (July 1)	2010 (Census)	2011 (DOF E-5)	2020 (July 1)	2021 (Sept. 30)	2035 (July 1)	2011-2021
San Bernardino	SANBAG	Adelanto	28,139	31,648	45,967	68,252	14,319	22,285	31,200	31,765	31,671	46,084	47,948	68,369	16,277
San Bernardino	SANBAG	Apple Valley	69,758	73,135	86,914	112,988	13,780	26,074	68,990	69,135	69,668	82,915	85,095	108,989	15,427
San Bernardino	SANBAG	Barstow	24,010	25,144	29,771	38,702	4,627	8,931	22,524	22,639	22,839	27,266	28,013	36,197	5,174
San Bernardino	SANBAG	Big Bear Lake	6,235	6,382	6,982	8,364	600	1,382	5,019	5,019	5,051	5,619	5,735	7,001	684
San Bernardino	SANBAG	Chino	83,327	85,971	96,759	115,181	10,789	18,422	75,596	77,983	78,537	88,772	90,312	107,194	11,775
San Bernardino	SANBAG	Chino Hills	78,595	79,026	80,785	82,643	1,759	1,858	74,571	74,799	75,345	76,558	76,713	78,416	1,368
San Bernardino	SANBAG	Colton	51,640	53,723	62,220	73,266	8,498	11,046	52,103	52,154	52,498	60,652	61,575	71,698	9,077
San Bernardino	SANBAG	Fontana	188,173	194,704	221,352	257,703	26,648	36,351	193,913	196,069	198,456	222,717	225,757	259,068	27,301
San Bernardino	SANBAG	Grand Terrace	12,475	12,682	13,527	14,650	845	1,123	11,768	12,040	12,109	12,885	12,979	14,008	870
San Bernardino	SANBAG	Hesperia	87,722	89,680	97,670	132,056	7,990	34,386	89,617	90,173	90,726	98,163	101,038	132,549	10,312
San Bernardino	SANBAG	Highland	52,274	53,996	61,024	70,923	7,028	9,899	52,986	53,104	53,444	60,132	60,960	70,031	7,516
San Bernardino	SANBAG	Loma Linda	22,559	23,413	26,898	31,886	3,485	4,988	23,027	23,261	23,395	26,746	27,163	31,734	3,768
San Bernardino	SANBAG	Montclair	36,877	37,613	40,616	44,878	3,003	4,262	35,987	36,664	37,031	39,667	40,023	43,929	2,992
San Bernardino	SANBAG	Needles	5,781	6,053	7,163	9,168	1,110	2,005	4,844	4,844	4,874	5,954	6,122	7,959	1,248
San Bernardino	SANBAG	Ontario	172,898	185,602	237,443	329,275	51,841	91,832	162,871	163,924	165,392	215,765	223,444	307,597	58,052
San Bernardino	SANBAG	Rancho Cucamonga	176,721	177,174	179,023	179,037	1,849	14	162,792	165,269	168,181	167,118	167,119	167,132	-1,062
San Bernardino	SANBAG	Redlands	71,509	73,163	79,910	92,272	6,747	12,362	68,576	68,747	69,231	75,494	76,528	87,856	7,297
San Bernardino	SANBAG	Rialto	99,585	102,232	113,031	128,229	10,799	15,198	98,923	99,171	100,021	109,970	111,241	125,168	11,220
San Bernardino	SANBAG	San Bernardino	204,366	209,568	230,795	261,041	21,227	30,246	209,924	209,924	211,076	231,151	233,680	261,397	22,604
San Bernardino	SANBAG	Twentynine Palms	30,662	32,283	38,894	48,681	6,612	9,787	24,905	25,048	24,646	31,660	32,478	41,447	7,832
San Bernardino	SANBAG	Upland	74,852	75,569	78,495	82,053	2,926	3,558	72,608	73,732	74,207	76,658	76,956	80,216	2,749
San Bernardino	SANBAG	Victorville	108,103	115,318	144,760	189,513	29,442	44,753	111,872	115,903	117,219	145,345	149,087	190,098	31,868
San Bernardino	SANBAG	Yucaipa	51,228	52,319	56,773	62,836	4,454	6,063	51,217	51,367	51,717	55,821	56,328	61,884	4,611
San Bernardino	SANBAG	Yucca Valley	21,188	21,740	23,993	27,229	2,253	3,236	20,652	20,700	20,834	22,953	23,224	26,189	2,390
San Bernardino	SANBAG	Unincorporated	294,252	296,650	306,437	377,494	9,787	71,057	289,377	291,776	294,229	301,563	307,505	372,620	13,276

			Existing Household Forecast				Growth Delta		Adjusted Household Forecast						Growth Delta
COUNTY	SUBREGION	CITY	2008 (July 1)	2010 (April 1)	2020 (July 1)	2035 (July 1)	2010-2020	2020-2035	2008 (July 1)	2010 (Census)	2011 (DOF E-5)	2020 (July 1)	2021 (Sept. 30)	2035 (July 1)	2011-2021
San Bernardino	SANBAG	Adelanto	7,291	7,821	11,912	17,687	4,091	5,775	7,670	7,809	7,850	11,900	12,394	17,675	4,544
San Bernardino	SANBAG	Apple Valley	22,868	23,508	28,440	36,973	4,933	8,533	23,547	23,598	23,636	28,531	29,261	37,064	5,625
San Bernardino	SANBAG	Barstow	8,351	8,581	10,355	13,461	1,774	3,106	8,043	8,085	8,105	9,859	10,125	12,965	2,020
San Bernardino	SANBAG	Big Bear Lake	2,573	2,600	2,813	3,370	213	557	2,196	2,187	2,187	2,400	2,447	2,957	260
San Bernardino	SANBAG	Chino	20,276	20,769	24,565	29,164	3,797	4,599	20,135	20,772	20,790	24,569	24,962	29,168	4,172
San Bernardino	SANBAG	Chino Hills	22,568	22,705	23,763	25,405	1,058	1,642	22,870	22,941	22,968	23,999	24,139	25,641	1,171
San Bernardino	SANBAG	Colton	15,057	15,429	18,300	21,550	2,871	3,250	14,955	14,971	14,979	17,842	18,120	21,092	3,141
San Bernardino	SANBAG	Fontana	47,515	48,599	56,965	66,174	8,366	9,209	48,573	49,116	49,413	57,482	58,270	66,691	8,857
San Bernardino	SANBAG	Grand Terrace	4,339	4,421	5,057	5,845	636	788	4,303	4,403	4,402	5,039	5,106	5,827	704
San Bernardino	SANBAG	Hesperia	26,818	27,137	29,597	40,017	2,461	10,420	26,266	26,431	26,432	28,892	29,783	39,312	3,351
San Bernardino	SANBAG	Highland	15,122	15,471	18,162	20,281	2,691	2,119	15,436	15,471	15,476	18,162	18,343	20,281	2,867
San Bernardino	SANBAG	Loma Linda	8,562	8,782	10,476	12,624	1,695	2,148	8,675	8,764	8,764	10,459	10,642	12,607	1,878
San Bernardino	SANBAG	Montclair	9,414	9,534	10,457	11,612	923	1,155	9,346	9,523	9,561	10,446	10,545	11.601	984
San Bernardino	SANBAG	Needles	2,222	2,278	2,711	3,470	433	759	1,918	1,918	1,918	2,351	2,416	3,110	498
San Bernardino	SANBAG	Ontario	45,598	47,698	63,895	90,090	16,197	26,195	44,639	44,931	45,054	61,128	63,371	87,323	18,317
San Bernardino	SANBAG	Rancho Cucamonga	53,739	53,988	55,907	57,220	1,920	1,313	53,564	54,383	55,025	56,303	56,415	57,616	1,390
San Bernardino	SANBAG	Redlands	25,471	25,924	29,422	33,696	3,498	4,274	24,701	24,764	24,792	28,262	28,628	32,536	3,836
San Bernardino	SANBAG	Rialto	25,531	26,075	30,268	35,555	4,194	5,287	25,137	25,202	25,265	29,396	29,848	34,683	4,583
San Bernardino	SANBAG	San Bernardino	59,268	60,259	67,899	77,777	7,641	9,878	59,310	59,283	59,285	66,924	67,769	76,802	8,484
San Bernardino	SANBAG	Twentynine Palms	7,804	8,092	10,311	13,321	2,219	3,010	8,048	8,095	7,700	10,314	10,572	13,324	2,872
San Bernardino	SANBAG	Upland	25,724	26,042	28,492	31,497	2,451	3,005	25,428	25,823	25,833	28,274	28,531	31,279	2,698
San Bernardino	SANBAG	Victorville	32,568	34,011	45,140	58,313	11,129	13,173	31,423	32,558	32,776	43,687	44,815	56,860	12,039
San Bernardino	SANBAG	Yucaipa	18,118	18,437	20,898	23,786	2,461	2,888	18,176	18,231	18,245	20,692	20,939	23,580	2,694
San Bernardino	SANBAG	Yucca Valley	8,384	8,589	10,171	12,164	1,582	1,993	8,254	8,274	8,277	9,856	10,027	11,849	1,750
San Bernardino	SANBAG	Unincorporated	92,841	93,306	96,886	116,731	3,581	19,845	93,305	94,085	94,285	97,666	99,364	117,511	5,079

			Existing Employment Forecast				Growth Delta		Adjusted Employment Forecast						Growth Delta
COUNTY	SUBREGION	CITY	2008	2010	2020	2035	2010-2020	2020-2035	2008	2010	2011 (Jan. 1)	2020	2021 (Sept. 30)	2035	2011-2021
San Bernardino	SANBAG	Adelanto	5,432	4,754	7,418	10,678	2,664	3,260	5,432	4,649	4,807	7,313	7,668	10,573	2,861
San Bernardino	SANBAG	Apple Valley	15,511	14,906	17,282	22,852	2,376	5,570	15,511	14,576	14,717	16,952	17,559	22,522	2,842
San Bernardino	SANBAG	Barstow	13,288	12,650	15,156	19,352	2,506	4,196	13,288	12,370	12,519	14,876	15,334	19,072	2,815
San Bernardino	SANBAG	Big Bear Lake	6,212	6,094	6,558	7,521	464	963	6,212	5,959	5,987	6,423	6,528	7,386	541
San Bernardino	SANBAG	Chino	48,495	46,445	54,497	68,769	8,052	14,272	48,495	45,418	45,896	53,470	55,025	67,742	9,129
San Bernardino	SANBAG	Chino Hills	9,302	8,842	10,648	13,140	1,806	2,492	9,302	8,646	8,754	10,452	10,724	12,944	1,970
San Bernardino	SANBAG	Colton	24,023	23,333	26,045	30,137	2,712	4,092	24,023	22,817	22,978	25,529	25,975	29,621	2,997
San Bernardino	SANBAG	Fontana	47,622	45,221	54,652	70,046	9,431	15,394	47,622	44,221	44,781	53,652	55,330	69,046	10,549
San Bernardino	SANBAG	Grand Terrace	3,019	2,835	3,559	4,415	724	856	3,019	2,772	2,815	3,496	3,590	4,352	775
San Bernardino	SANBAG	Hesperia	15,537	13,760	20,742	29,053	6,982	8,311	15,537	13,456	13,870	20,438	21,343	28,749	7,473
San Bernardino	SANBAG	Highland	6,037	5,342	8,072	11,289	2,730	3,217	6,037	5,224	5,386	7,954	8,305	11,171	2,919
San Bernardino	SANBAG	Loma Linda	17,597	15,539	23,625	32,921	8,086	9,296	17,597	15,195	15,675	23,281	24,294	32,577	8,619
San Bernardino	SANBAG	Montclair	16,527	16,226	17,408	18,805	1,182	1,397	16,527	15,867	15,937	17,049	17,201	18,446	1,264
San Bernardino	SANBAG	Needles	3,323	3,153	3,822	4,754	669	932	3,323	3,083	3,123	3,752	3,854	4,684	731
San Bernardino	SANBAG	Ontario	114,339	100,962	153,512	216,606	52,550	63,094	114,339	98,729	101,848	151,279	158,155	214,373	56,307
San Bernardino	SANBAG	Rancho Cucamonga	62,462	61,517	65,230	69,672	3,713	4,442	62,462	60,156	60,377	63,869	64,353	68,311	3,977
San Bernardino	SANBAG	Redlands	41,435	39,346	47,552	60,966	8,206	13,414	41,435	38,476	38,963	46,682	48,144	60,096	9,181
San Bernardino	SANBAG	Rialto	22,877	21,503	26,901	33,315	5,398	6,414	22,877	21,027	21,348	26,425	27,124	32,839	5,777
San Bernardino	SANBAG	San Bernardino	101,253	96,392	115,489	147,418	19,097	31,929	101,253	94,260	95,393	113,357	116,837	145,286	21,444
San Bernardino	SANBAG	Twentynine Palms	3,211	3,047	3,692	4,740	645	1,048	3,211	2,980	3,018	3,625	3,739	4,673	721
San Bernardino	SANBAG	Upland	27,875	27,064	30,249	34,017	3,185	3,768	27,875	26,465	26,655	29,650	30,061	33,418	3,407
San Bernardino	SANBAG	Victorville	33,705	29,309	46,578	67,023	17,269	20,445	33,705	28,661	29,686	45,930	48,158	66,375	18,472
San Bernardino	SANBAG	Yucaipa	9,761	9,294	11,129	14,198	1,835	3,069	9,761	9,088	9,197	10,923	11,258	13,992	2,061
San Bernardino	SANBAG	Yucca Valley	4,575	4,373	5,168	6,105	795	937	4,575	4,276	4,323	5,071	5,173	6,008	850
San Bernardino	SANBAG	Unincorporated	47,185	43,079	59,210	78,625	16,131	19,415	47,185	42,126	43,084	58,257	60,373	77,672	17,290

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Preliminary Projected Household Allocation
Revised Using Local Input and Latest Data from 2010 Census, California Employment Development Department (EDD), and California Department of Finance (DOF)
May 2011

			Existing Population Forecast				Growth Delta		Adjusted Population Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008** (July 1)	**2010** (April 1)	**2020** (July 1)	**2035** (July 1)	**2010-2020**	**2020-2035**	**2008** (July 1)	**2010** (Census)	**2011** (DOF E-5)	**2020** (July 1)	**2021** (Sept. 30)	**2035** (July 1)	**2011-2021**
Ventura	Ventura COG	Camarillo	65,635	66,892	73,923	78,394	7,031	4,471	64,513	65,201	65,830	72,232	72,606	76,703	6,776
Ventura	Ventura COG	Fillmore	15,589	16,129	19,146	21,917	3,017	2,771	14,865	15,002	15,120	18,019	18,251	20,790	3,131
Ventura	Ventura COG	Moorpark	36,853	37,717	42,548	44,772	4,831	2,224	33,866	34,421	34,710	39,252	39,438	41,476	4,728
Ventura	Ventura COG	Ojai	8,136	8,303	9,235	10,278	932	1,043	7,409	7,461	7,511	8,393	8,480	9,436	969
Ventura	Ventura COG	Oxnard	195,480	198,846	217,665	245,397	18,819	27,732	193,903	197,899	199,722	216,718	219,037	244,450	19,315
Ventura	Ventura COG	Port Hueneme	22,131	22,271	23,056	23,056	785	0	21,577	21,723	21,477	22,508	22,508	22,508	1,031
Ventura	Ventura COG	San Buenaventura (Ventura)	108,246	110,122	120,613	132,500	10,491	11,887	105,262	106,433	107,124	116,924	117,918	128,811	10,794
Ventura	Ventura COG	Santa Paula	29,557	30,645	36,723	40,081	6,079	3,358	28,990	29,321	29,531	35,400	35,680	38,758	6,149
Ventura	Ventura COG	Simi Valley	125,408	126,392	131,894	135,389	5,502	3,495	123,170	124,237	125,026	129,739	130,031	133,234	5,005
Ventura	Ventura COG	Thousand Oaks	128,274	128,819	131,865	133,075	3,046	1,210	125,249	126,683	127,557	129,729	129,830	130,939	2,273
Ventura	Ventura COG	Unincorporated	96,367	97,474	103,660	114,119	6,186	10,459	94,235	94,937	94,775	101,123	101,998	111,582	7,223

			Existing Household Forecast				Growth Delta		Adjusted Household Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008** (July 1)	**2010** (April 1)	**2020** (July 1)	**2035** (July 1)	**2010-2020**	**2020-2035**	**2008** (July 1)	**2010** (Census)	**2011** (DOF E-5)	**2020** (July 1)	**2021** (Sept. 30)	**2035** (July 1)	**2011-2021**
Ventura	Ventura COG	Camarillo	24,323	24,477	27,436	29,714	2,959	2,278	24,409	24,504	24,566	27,463	27,658	29,741	3,092
Ventura	Ventura COG	Fillmore	4,303	4,351	5,277	6,103	926	826	4,146	4,156	4,163	5,082	5,153	5,908	990
Ventura	Ventura COG	Moorpark	10,536	10,616	12,157	12,792	1,541	635	10,385	10,484	10,505	12,025	12,080	12,660	1,575
Ventura	Ventura COG	Ojai	3,196	3,221	3,709	4,218	488	509	3,110	3,111	3,113	3,599	3,642	4,108	529
Ventura	Ventura COG	Oxnard	50,029	50,494	59,467	71,264	8,973	11,797	49,122	49,797	49,945	58,770	59,779	70,567	9,834
Ventura	Ventura COG	Port Hueneme	7,433	7,449	7,760	7,760	311	0	7,080	7,080	7,032	7,391	7,391	7,391	359
Ventura	Ventura COG	San Buenaventura (Ventura)	41,180	41,425	46,143	51,107	4,718	4,964	40,264	40,438	40,441	45,156	45,581	50,120	5,140
Ventura	Ventura COG	Santa Paula	8,400	8,487	10,151	11,237	1,665	1,086	8,309	8,347	8,355	10,012	10,104	11,098	1,749
Ventura	Ventura COG	Simi Valley	40,992	41,075	42,684	43,815	1,609	1,131	41,160	41,237	41,239	42,846	42,943	43,977	1,704
Ventura	Ventura COG	Thousand Oaks	45,820	45,833	46,079	46,600	246	521	45,624	45,836	45,866	46,082	46,127	46,603	261
Ventura	Ventura COG	Unincorporated	31,453	31,554	33,491	35,839	1,938	2,348	31,908	31,930	31,733	33,868	34,068	36,216	2,335

			Existing Employment Forecast				Growth Delta		Adjusted Employment Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008**	**2010**	**2020**	**2035**	**2010-2020**	**2020-2035**	**2008**	**2010**	**2011** (Jan. 1)	**2020**	**2021** (Sept. 30)	**2035**	**2011-2021**
Ventura	Ventura COG	Camarillo	32,203	30,044	38,527	41,269	8,483	2,742	32,203	29,360	29,863	37,843	38,141	40,585	8,279
Ventura	Ventura COG	Fillmore	3,204	3,064	3,615	3,930	551	315	3,204	2,994	3,027	3,545	3,580	3,860	553
Ventura	Ventura COG	Moorpark	11,955	11,101	14,457	15,978	3,356	1,521	11,955	10,848	11,047	14,204	14,370	15,725	3,323
Ventura	Ventura COG	Ojai	6,250	5,928	7,192	7,948	1,264	756	6,250	5,793	5,868	7,057	7,139	7,813	1,271
Ventura	Ventura COG	Oxnard	58,968	56,797	65,325	71,100	8,528	5,775	58,968	55,503	56,009	64,031	64,660	69,806	8,651
Ventura	Ventura COG	Port Hueneme	10,927	10,779	10,967	11,013	188	46	10,927	10,533	10,542	10,721	10,730	10,767	188
Ventura	Ventura COG	San Buenaventura (Ventura)	63,107	60,100	71,912	78,817	11,812	6,905	63,107	58,731	59,432	70,543	71,295	77,448	11,863
Ventura	Ventura COG	Santa Paula	8,808	8,443	9,877	10,714	1,434	837	8,808	8,251	8,336	9,685	9,776	10,522	1,440
Ventura	Ventura COG	Simi Valley	41,365	39,407	47,099	51,598	7,692	4,499	41,365	38,509	38,966	46,201	46,692	50,700	7,726
Ventura	Ventura COG	Thousand Oaks	67,580	65,313	74,220	80,237	8,907	6,017	67,580	63,825	64,354	72,732	73,388	78,749	9,034
Ventura	Ventura COG	Unincorporated	43,353	42,289	46,470	48,233	4,181	1,763	43,353	41,326	41,574	45,507	45,699	47,270	4,125

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			Existing Population Forecast				Growth Delta		Adjusted Population Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008** (July 1)	**2010** (April 1)	**2020** (July 1)	**2035** (July 1)	**2010-2020**	**2020-2035**	**2008** (July 1)	**2010** (Census)	**2011** (DOF E-5)	**2020** (July 1)	**2021** (Sept. 30)	**2035** (July 1)	**2011-2021**
Los Angeles	North LA County Subregion	Unincorporated	162,547	172,401	231,598	301,353	59,197	69,755	172,289	173,052	173,648	232,250	238,083	302,005	64,434
Los Angeles	City of LA Subregion	Unincorporated	57,384	58,007	61,746	66,211	3,739	4,465	53,787	54,025	54,211	57,764	58,138	62,229	3,927
Los Angeles	Arroyo Verdugo COG	Unincorporated	18,978	19,018	19,262	24,720	244	5,458	18,950	19,034	19,099	19,277	19,734	24,735	635
Los Angeles	San Gabriel Valley COG	Unincorporated	348,793	351,644	368,768	443,003	17,124	74,235	334,876	336,359	337,517	353,483	359,690	427,718	22,173
Los Angeles	Westside Cities COG	Unincorporated	28,255	28,255	28,255	34,156	0	5,901	27,441	27,563	27,657	27,563	28,056	33,464	399
Los Angeles	South Bay Cities COG	Unincorporated	118,849	120,043	127,216	148,431	7,173	21,215	109,254	109,738	110,116	116,911	118,685	138,126	8,569
Los Angeles	Gateway Cities COG	Unincorporated	329,845	331,428	340,939	399,442	9,511	58,503	318,173	319,582	320,682	329,092	333,985	387,595	13,302
Los Angeles	Las Virgenes Malibu COG	Unincorporated	23,232	24,012	28,689	29,536	4,678	847	17,995	18,075	18,137	22,752	22,823	23,599	4,686

			Existing Household Forecast				Growth Delta		Adjusted Household Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008** (July 1)	**2010** (April 1)	**2020** (July 1)	**2035** (July 1)	**2010-2020**	**2020-2035**	**2008** (July 1)	**2010** (Census)	**2011** (DOF E-5)	**2020** (July 1)	**2021** (Sept. 30)	**2035** (July 1)	**2011-2021**
Los Angeles	North LA County Subregion	Unincorporated	48,217	48,446	73,152	100,002	24,706	26,850	53,015	53,259	53,292	77,965	80,263	104,815	26,971
Los Angeles	City of LA Subregion	Unincorporated	13,742	13,751	14,731	15,780	980	1,049	13,362	13,423	13,431	14,403	14,493	15,452	1,062
Los Angeles	Arroyo Verdugo COG	Unincorporated	6,807	6,807	6,876	7,976	69	1,100	7,051	7,083	7,088	7,152	7,246	8,252	158
Los Angeles	San Gabriel Valley COG	Unincorporated	95,074	95,119	99,891	118,892	4,773	19,001	94,689	95,125	95,184	99,897	101,524	118,898	6,340
Los Angeles	Westside Cities COG	Unincorporated	12,895	12,895	12,895	14,862	0	1,967	12,991	13,051	13,059	13,051	13,219	15,018	160
Los Angeles	South Bay Cities COG	Unincorporated	33,214	33,233	35,391	40,596	2,158	5,205	31,673	31,818	31,838	33,976	34,421	39,181	2,583
Los Angeles	Gateway Cities COG	Unincorporated	79,020	79,040	81,232	95,303	2,192	14,071	79,070	79,434	79,483	81,626	82,830	95,697	3,347
Los Angeles	Las Virgenes Malibu COG	Unincorporated	7,748	7,765	9,545	9,666	1,780	121	6,226	6,254	6,258	8,034	8,045	8,155	1,787

			Existing Employment Forecast				Growth Delta		Adjusted Employment Forecast						Growth Delta
COUNTY	**SUBREGION**	**CITY**	**2008**	**2010**	**2020**	**2035**	**2010-2020**	**2020-2035**	**2008**	**2010**	**2011** (Jan. 1)	**2020**	**2021** (Sept. 30)	**2035**	**2011-2021**
Los Angeles	North LA County Subregion	Unincorporated	38,608	29,389	65,607	98,495	36,218	32,888	38,608	28,657	30,807	64,875	68,459	97,763	37,653
Los Angeles	City of LA Subregion	Unincorporated	28,368	28,125	29,081	29,321	956	240	28,368	27,424	27,481	28,380	28,407	28,620	926
Los Angeles	Arroyo Verdugo COG	Unincorporated	3,830	3,817	3,868	4,206	51	338	3,830	3,722	3,725	3,773	3,810	4,111	85
Los Angeles	San Gabriel Valley COG	Unincorporated	44,921	42,938	50,730	59,864	7,792	9,134	44,921	41,868	42,331	49,660	50,656	58,794	8,325
Los Angeles	Westside Cities COG	Unincorporated	18,875	18,875	18,875	20,755	0	1,880	18,875	18,405	18,405	18,405	18,610	20,285	205
Los Angeles	South Bay Cities COG	Unincorporated	21,433	21,344	21,693	21,841	349	148	21,433	20,812	20,833	21,161	21,177	21,309	344
Los Angeles	Gateway Cities COG	Unincorporated	66,861	66,599	67,626	75,037	1,027	7,411	66,861	64,940	65,001	65,967	66,774	73,378	1,773
Los Angeles	Las Virgenes Malibu COG	Unincorporated	14,095	14,060	14,198	14,198	138	0	14,095	13,710	13,718	13,848	13,848	13,848	130

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Appendix V

SCAG Region Demolition Permit Statistics: 2001 to 2011

COUNTY	SUBREGION	JURISDICTION	Demolished Units Lost (2001 ~ 2011)						
			SFDU	SFAU	MHU	T24U	FPU	Total	SHARE
SCAG REGION TOTAL			(26,182)	(431)	(673)	(7,237)	(9,962)	(44,485)	100%
IMPERIAL COUNTY TOTAL			(380)	(44)	(21)	(25)	0	(470)	1.06%
Imperial	Imperial CTC	Brawley	(90)	0	(1)	(4)	0	(95)	0.21%
Imperial	Imperial CTC	Calexico	(64)	0	0	0	0	(64)	0.14%
Imperial	Imperial CTC	Calipatria	No DOF Data Available						0.00%
Imperial	Imperial CTC	El Centro	(63)	0	0	0	0	(63)	0.14%
Imperial	Imperial CTC	Holtville	(5)	0	0	0	0	(5)	0.01%
Imperial	Imperial CTC	Imperial	(7)	0	0	0	0	(7)	0.02%
Imperial	Imperial CTC	Westmorland	(10)	0	(1)	(15)	0	(26)	0.06%
Imperial	Imperial County	Unincorporated	(141)	(44)	(19)	(6)	0	(210)	0.47%
LOS ANGELES COUNTY TOTAL			(16,950)	(249)	(65)	(5,112)	(8,611)	(30,987)	69.66%
Los Angeles	Arroyo Verdugo	Burbank	(184)	(17)	0	(184)	(135)	(520)	1.17%
Los Angeles	Arroyo Verdugo	Glendale	(206)	0	0	(29)	(270)	(505)	1.14%
Los Angeles	Arroyo Verdugo	La Canada-Flintridge	(140)	0	0	0	0	(140)	0.31%
Los Angeles	City of Los Angeles	Los Angeles	(6,177)	(26)	(2)	(2,620)	(7,008)	(15,833)	35.59%
Los Angeles	City of Los Angeles	San Fernando	(24)	0	0	(15)	(6)	(45)	0.10%
Los Angeles	Gateway Cities	Artesia	(34)	(2)	0	(6)	0	(42)	0.09%
Los Angeles	Gateway Cities	Avalon	(11)	0	0	(4)	(12)	(27)	0.06%
Los Angeles	Gateway Cities	Bell	(27)	(4)	0	(21)	0	(52)	0.12%
Los Angeles	Gateway Cities	Bell Gardens	(59)	0	0	(21)	(20)	(100)	0.22%
Los Angeles	Gateway Cities	Bellflower	(217)	0	0	(15)	0	(232)	0.52%
Los Angeles	Gateway Cities	Cerritos	(1)	0	0	0	0	(1)	0.00%
Los Angeles	Gateway Cities	Commerce	(1)	(3)	0	0	0	(4)	0.01%
Los Angeles	Gateway Cities	Compton	(9)	0	0	(5)	(20)	(34)	0.08%
Los Angeles	Gateway Cities	Cudahy	(26)	0	0	0	0	(26)	0.06%
Los Angeles	Gateway Cities	Downey	(157)	0	0	0	0	(157)	0.35%
Los Angeles	Gateway Cities	Hawaiian Gardens	(23)	(2)	0	(2)	0	(27)	0.06%
Los Angeles	Gateway Cities	Huntington Park	(55)	(6)	0	(39)	(54)	(154)	0.35%
Los Angeles	Gateway Cities	La Habra Heights	(7)	0	0	0	0	(7)	0.02%
Los Angeles	Gateway Cities	La Mirada	No DOF Data Available						0.00%
Los Angeles	Gateway Cities	Lakewood	(21)	0	0	(5)	0	(26)	0.06%
Los Angeles	Gateway Cities	Long Beach	(349)	0	0	(205)	(154)	(708)	1.59%
Los Angeles	Gateway Cities	Lynwood	(168)	0	0	(60)	0	(228)	0.51%
Los Angeles	Gateway Cities	Maywood	(9)	0	0	0	0	(9)	0.02%
Los Angeles	Gateway Cities	Norwalk	(72)	(2)	0	(2)	0	(76)	0.17%
Los Angeles	Gateway Cities	Paramount	(69)	(6)	0	(4)	0	(79)	0.18%
Los Angeles	Gateway Cities	Pico Rivera	(17)	0	0	0	0	(17)	0.04%
Los Angeles	Gateway Cities	Santa Fe Springs	(4)	0	0	0	0	(4)	0.01%
Los Angeles	Gateway Cities	Signal Hill	(1)	0	0	0	0	(1)	0.00%
Los Angeles	Gateway Cities	South Gate	(378)	(30)	(1)	(22)	(15)	(446)	1.00%
Los Angeles	Gateway Cities	Vernon	No DOF Data Available						0.00%
Los Angeles	Gateway Cities	Whittier	(22)	0	0	0	0	(22)	0.05%
Los Angeles	Las Virgenes	Agoura Hills	No DOF Data Available						0.00%
Los Angeles	Las Virgenes	Calabasas	No DOF Data Available						0.00%
Los Angeles	Las Virgenes	Hidden Hills	(22)	0	0	0	0	(22)	0.05%

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COUNTY	SUBREGION	JURISDICTION	Demolished Units Lost (2001 ~ 2011)						
			SFDU	SFAU	MHU	T24U	FPU	Total	SHARE
Los Angeles	Las Virgenes	Malibu	(55)	0	0	(2)	0	(57)	0.13%
Los Angeles	Las Virgenes	Westlake Village	No DOF Data Available						0.00%
Los Angeles	North Los Angeles	Lancaster	(80)	(14)	(10)	(118)	(54)	(276)	0.62%
Los Angeles	North Los Angeles	Palmdale	(91)	0	0	(2)	(14)	(107)	0.24%
Los Angeles	North Los Angeles	Santa Clarita	(16)	(1)	0	(2)	0	(19)	0.04%
Los Angeles	SGVCOG	Alhambra	(102)	0	0	(26)	(20)	(148)	0.33%
Los Angeles	SGVCOG	Arcadia	(723)	(19)	0	(7)	(16)	(765)	1.72%
Los Angeles	SGVCOG	Azusa	(13)	0	(11)	(28)	0	(52)	0.12%
Los Angeles	SGVCOG	Baldwin Park	(114)	0	0	(7)	0	(121)	0.27%
Los Angeles	SGVCOG	Bradbury	(11)	0	0	0	0	(11)	0.02%
Los Angeles	SGVCOG	Claremont	(33)	0	0	(9)	(9)	(51)	0.11%
Los Angeles	SGVCOG	Covina	(19)	0	0	0	0	(19)	0.04%
Los Angeles	SGVCOG	Diamond Bar	(1)	0	0	0	0	(1)	0.00%
Los Angeles	SGVCOG	Duarte	(18)	(18)	0	0	0	(36)	0.08%
Los Angeles	SGVCOG	El Monte	(273)	(5)	0	(3)	0	(281)	0.63%
Los Angeles	SGVCOG	Glendora	(39)	0	(40)	0	0	(79)	0.18%
Los Angeles	SGVCOG	Industry	(2)	0	(1)	0	0	(3)	0.01%
Los Angeles	SGVCOG	Irwindale	(10)	0	0	0	0	(10)	0.02%
Los Angeles	SGVCOG	La Puente	(21)	0	0	0	0	(21)	0.05%
Los Angeles	SGVCOG	La Verne	(20)	(2)	0	0	(5)	(27)	0.06%
Los Angeles	SGVCOG	Monrovia	(113)	0	0	(6)	0	(119)	0.27%
Los Angeles	SGVCOG	Montebello	(8)	(15)	0	0	0	(23)	0.05%
Los Angeles	SGVCOG	Monterey Park	(207)	(2)	0	(77)	(53)	(339)	0.76%
Los Angeles	SGVCOG	Pasadena	(143)	(15)	0	(46)	(41)	(245)	0.55%
Los Angeles	SGVCOG	Pomona	(65)	0	0	0	(4)	(69)	0.16%
Los Angeles	SGVCOG	Rosemead	(281)	0	0	(10)	0	(291)	0.65%
Los Angeles	SGVCOG	San Dimas	(31)	0	0	(4)	0	(35)	0.08%
Los Angeles	SGVCOG	San Gabriel	(172)	(11)	0	(1)	0	(184)	0.41%
Los Angeles	SGVCOG	San Marino	(27)	0	0	0	0	(27)	0.06%
Los Angeles	SGVCOG	Sierra Madre	(17)	(3)	0	0	0	(20)	0.04%
Los Angeles	SGVCOG	South El Monte	(32)	0	0	(14)	0	(46)	0.10%
Los Angeles	SGVCOG	South Pasadena	(19)	(4)	0	(4)	0	(27)	0.06%
Los Angeles	SGVCOG	Temple City	(511)	0	0	0	0	(511)	1.15%
Los Angeles	SGVCOG	Walnut	(4)	0	0	0	0	(4)	0.01%
Los Angeles	SGVCOG	West Covina	(40)	0	0	0	0	(40)	0.09%
Los Angeles	South Bay	Carson	(356)	0	0	0	0	(356)	0.80%
Los Angeles	South Bay	El Segundo	(49)	(8)	0	0	0	(57)	0.13%
Los Angeles	South Bay	Gardena	(62)	(1)	0	(13)	0	(76)	0.17%
Los Angeles	South Bay	Hawthorne	(31)	0	0	0	0	(31)	0.07%
Los Angeles	South Bay	Hermosa Beach	(332)	0	0	(175)	(30)	(537)	1.21%
Los Angeles	South Bay	Inglewood	(53)	0	0	(45)	(239)	(337)	0.76%
Los Angeles	South Bay	Lawndale	(66)	0	0	0	0	(66)	0.15%
Los Angeles	South Bay	Lomita	(70)	(7)	0	0	0	(77)	0.17%
Los Angeles	South Bay	Manhattan Beach	(751)	(13)	0	(154)	(32)	(950)	2.14%
Los Angeles	South Bay	Palos Verdes Estates	(123)	0	0	(3)	0	(126)	0.28%
Los Angeles	South Bay	Rancho Palos Verdes	No DOF Data Available						0.00%
Los Angeles	South Bay	Redondo Beach	(927)	(4)	0	(82)	0	(1,013)	2.28%
Los Angeles	South Bay	Rolling Hills	(15)	0	0	0	0	(15)	0.03%

SCAG Region Demolition Permit Statistics: 2001 to 2011

COUNTY	SUBREGION	JURISDICTION	Demolished Units Lost (2001 ~ 2011)						
			SFDU	SFAU	MHU	T24U	FPU	Total	SHARE
Los Angeles	South Bay	Rolling Hills Estates	(15)	0	0	0	0	(15)	0.03%
Los Angeles	South Bay	Torrance	(232)	0	0	(30)	(57)	(319)	0.72%
Los Angeles	Westside Cities	Beverly Hills	(167)	0	0	(4)	(109)	(280)	0.63%
Los Angeles	Westside Cities	Culver City	(27)	0	0	(21)	(1)	(49)	0.11%
Los Angeles	Westside Cities	Santa Monica	(295)	0	0	(196)	(205)	(696)	1.56%
Los Angeles	Westside Cities	West Hollywood	(50)	(9)	0	(44)	(28)	(131)	0.29%
Los Angeles	Los Angeles County	Unincorporated	(1,528)	0	0	(720)	0	(2,248)	5.05%
ORANGE COUNTY TOTAL			(2,512)	(21)	(324)	(1,454)	(936)	(5,247)	11.79%
Orange	OCCOG	Aliso Viejo	No DOF Data Available						0.00%
Orange	OCCOG	Anaheim	(100)	0	(1)	(142)	(328)	(571)	1.28%
Orange	OCCOG	Brea	(30)	0	(1)	0	0	(31)	0.07%
Orange	OCCOG	Buena Park	(43)	0	0	0	(16)	(59)	0.13%
Orange	OCCOG	Costa Mesa	(119)	(8)	0	(40)	(36)	(203)	0.46%
Orange	OCCOG	Cypress	(40)	(2)	0	(6)	0	(48)	0.11%
Orange	OCCOG	Dana Point	(51)	0	(90)	(2)	0	(143)	0.32%
Orange	OCCOG	Fountain Valley	(19)	0	0	0	0	(19)	0.04%
Orange	OCCOG	Fullerton	(70)	0	0	(70)	(131)	(271)	0.61%
Orange	OCCOG	Garden Grove	(94)	0	0	(4)	0	(98)	0.22%
Orange	OCCOG	Huntington Beach	(81)	0	0	(8)	(2)	(91)	0.20%
Orange	OCCOG	Irvine	0	0	0	0	0	0	0.00%
Orange	OCCOG	La Habra	(7)	0	(1)	0	0	(8)	0.02%
Orange	OCCOG	La Palma	(2)	0	0	0	0	(2)	0.00%
Orange	OCCOG	Laguna Beach	(149)	(1)	0	(21)	(5)	(176)	0.40%
Orange	OCCOG	Laguna Hills	(3)	0	0	0	0	(3)	0.01%
Orange	OCCOG	Laguna Niguel	(3)	0	0	0	0	(3)	0.01%
Orange	OCCOG	Laguna Woods	No DOF Data Available						0.00%
Orange	OCCOG	Lake Forest	(1)	0	0	0	0	(1)	0.00%
Orange	OCCOG	Los Alamitos	(29)	(1)	0	0	(6)	(36)	0.08%
Orange	OCCOG	Mission Viejo	(2)	0	0	0	0	(2)	0.00%
Orange	OCCOG	Newport Beach	(875)	0	0	(306)	(21)	(1,202)	2.70%
Orange	OCCOG	Orange	(54)	0	0	(2)	(2)	(58)	0.13%
Orange	OCCOG	Placentia	(10)	0	0	0	0	(10)	0.02%
Orange	OCCOG	Rancho Santa Margarita	(1)	(6)	0	0	0	(7)	0.02%
Orange	OCCOG	San Clemente	(28)	0	(1)	(2)	0	(31)	0.07%
Orange	OCCOG	San Juan Capistrano	(2)	0	(2)	0	0	(4)	0.01%
Orange	OCCOG	Santa Ana	(133)	0	0	(59)	(13)	(205)	0.46%
Orange	OCCOG	Seal Beach	(59)	0	(4)	(9)	(12)	(84)	0.19%
Orange	OCCOG	Stanton	(19)	0	0	0	0	(19)	0.04%
Orange	OCCOG	Tustin	(9)	0	0	(726)	(322)	(1,057)	2.38%
Orange	OCCOG	Villa Park	No DOF Data Available						0.00%
Orange	OCCOG	Westminster	(41)	(3)	0	0	0	(44)	0.10%
Orange	OCCOG	Yorba Linda	(174)	0	0	0	(24)	(198)	0.45%
Orange	Orange County	Unincorporated	(264)	0	(224)	(57)	(18)	(563)	1.27%
RIVERSIDE COUNTY TOTAL			(1,691)	(77)	(177)	(204)	(312)	(2,461)	5.53%
Riverside	CVAG	Blythe	(79)	0	(32)	(11)	0	(122)	0.27%
Riverside	CVAG	Cathedral City	(71)	0	(3)	(37)	(51)	(162)	0.36%
Riverside	CVAG	Coachella	(11)	0	0	0	0	(11)	0.02%

SCAG Region Demolition Permit Statistics: 2001 to 2011

COUNTY	SUBREGION	JURISDICTION	Demolished Units Lost (2001 ~ 2011)						
			SFDU	SFAU	MHU	T24U	FPU	Total	SHARE
Riverside	CVAG	Desert Hot Springs	(18)	0	0	(9)	0	(27)	0.06%
Riverside	CVAG	Indian Wells	(11)	0	0	0	0	(11)	0.02%
Riverside	CVAG	Indio	(18)	0	0	0	0	(18)	0.04%
Riverside	CVAG	La Quinta	(64)	0	(2)	(12)	0	(78)	0.18%
Riverside	CVAG	Palm Desert	(32)	0	0	(20)	(66)	(118)	0.27%
Riverside	CVAG	Palm Springs	(20)	0	(8)	0	(38)	(66)	0.15%
Riverside	CVAG	Rancho Mirage	(42)	0	(30)	(7)	(7)	(86)	0.19%
Riverside	WRCOG	Banning	(23)	0	0	(7)	(9)	(39)	0.09%
Riverside	WRCOG	Beaumont	(41)	0	0	(3)	0	(44)	0.10%
Riverside	WRCOG	Calimesa	(7)	0	0	0	0	(7)	0.02%
Riverside	WRCOG	Canyon Lake	(1)	0	0	0	0	(1)	0.00%
Riverside	WRCOG	Corona	(89)	0	0	0	0	(89)	0.20%
Riverside	WRCOG	Eastvale	No DOF Data Available						0.00%
Riverside	WRCOG	Hemet	(44)	(15)	0	0	0	(59)	0.13%
Riverside	WRCOG	Jurupa Valley	No DOF Data Available						0.00%
Riverside	WRCOG	Lake Elsinore	(63)	(13)	0	(13)	(5)	(94)	0.21%
Riverside	WRCOG	Menifee	(1)	0	(2)	0	0	(3)	0.01%
Riverside	WRCOG	Moreno Valley	(115)	0	0	(10)	0	(125)	0.28%
Riverside	WRCOG	Murrieta	(48)	0	(9)	(16)	0	(73)	0.16%
Riverside	WRCOG	Norco	(37)	0	0	0	0	(37)	0.08%
Riverside	WRCOG	Perris	(36)	0	0	0	0	(36)	0.08%
Riverside	WRCOG	Riverside	(237)	(46)	0	(11)	0	(294)	0.66%
Riverside	WRCOG	San Jacinto	(25)	0	(4)	(15)	0	(44)	0.10%
Riverside	WRCOG	Temecula	(12)	0	0	0	(101)	(113)	0.25%
Riverside	WRCOG	Wildomar	(5)	0	(1)	0	0	(6)	0.01%
Riverside	Riverside County	Unincorporated	(541)	(3)	(86)	(33)	(35)	(698)	1.57%
SAN BERNARDINO COUNTY TOTAL			(4,214)	(30)	(75)	(419)	(103)	(4,841)	10.88%
San Bernardino	SANBAG	Adelanto	(33)	(13)	(2)	(7)	(8)	(63)	0.14%
San Bernardino	SANBAG	Apple Valley	(44)	0	0	(2)	0	(46)	0.10%
San Bernardino	SANBAG	Barstow	(20)	(11)	0	(6)	0	(37)	0.08%
San Bernardino	SANBAG	Big Bear Lake	(91)	0	0	0	0	(91)	0.20%
San Bernardino	SANBAG	Chino	(128)	0	0	(4)	0	(132)	0.30%
San Bernardino	SANBAG	Chino Hills	(10)	0	0	0	0	(10)	0.02%
San Bernardino	SANBAG	Colton	(41)	0	0	0	0	(41)	0.09%
San Bernardino	SANBAG	Fontana	(232)	0	0	(17)	0	(249)	0.56%
San Bernardino	SANBAG	Grand Terrace	(14)	0	0	0	0	(14)	0.03%
San Bernardino	SANBAG	Hesperia	(47)	0	0	(3)	(8)	(58)	0.13%
San Bernardino	SANBAG	Highland	(81)	(1)	0	(14)	0	(96)	0.22%
San Bernardino	SANBAG	Loma Linda	(23)	0	0	(2)	0	(25)	0.06%
San Bernardino	SANBAG	Montclair	(4)	(4)	0	0	(19)	(27)	0.06%
San Bernardino	SANBAG	Needles	(27)	0	0	0	0	(27)	0.06%
San Bernardino	SANBAG	Ontario	(84)	0	(59)	(25)	(5)	(173)	0.39%
San Bernardino	SANBAG	Rancho Cucamonga	(71)	0	0	0	0	(71)	0.16%
San Bernardino	SANBAG	Redlands	(50)	0	0	(19)	0	(69)	0.16%
San Bernardino	SANBAG	Rialto	(20)	0	0	0	0	(20)	0.04%
San Bernardino	SANBAG	San Bernardino	(572)	0	(10)	(297)	(63)	(942)	2.12%
San Bernardino	SANBAG	Twentynine Palms	(12)	(1)	(2)	(4)	0	(19)	0.04%

SCAG Region Demolition Permit Statistics: 2001 to 2011

COUNTY	SUBREGION	JURISDICTION	Demolished Units Lost (2001 ~ 2011)						
			SFDU	SFAU	MHU	T24U	FPU	Total	SHARE
San Bernardino	SANBAG	Upland	(26)	0	0	0	0	(26)	0.06%
San Bernardino	SANBAG	Victorville	(45)	0	0	(6)	0	(51)	0.11%
San Bernardino	SANBAG	Yucaipa	(94)	0	(2)	(11)	0	(107)	0.24%
San Bernardino	SANBAG	Yucca Valley	(15)	0	0	(2)	0	(17)	0.04%
San Bernardino	San Bernardino County	Unincorporated	(2,430)	0	0	0	0	(2,430)	5.46%
VENTURA COUNTY TOTAL			(435)	(10)	(11)	(23)	0	(479)	1.08%
Ventura	VCOG	Camarillo	(32)	(2)	0	0	0	(34)	0.08%
Ventura	VCOG	Fillmore	(15)	0	0	(3)	0	(18)	0.04%
Ventura	VCOG	Moorpark	(31)	0	(6)	0	0	(37)	0.08%
Ventura	VCOG	Ojai	(9)	0	0	(2)	0	(11)	0.02%
Ventura	VCOG	Oxnard	(82)	0	0	(8)	0	(90)	0.20%
Ventura	VCOG	Port Hueneme	(4)	(2)	0	(4)	0	(10)	0.02%
Ventura	VCOG	Santa Paula	(17)	(6)	0	(2)	0	(25)	0.06%
Ventura	VCOG	Simi Valley	(34)	0	0	0	0	(34)	0.08%
Ventura	VCOG	Thousand Oaks	(40)	0	0	0	0	(40)	0.09%
Ventura	VCOG	San Buenaventura	(54)	0	0	0	0	(54)	0.12%
Ventura	Ventury County	Unincorporated	(117)	0	(5)	(4)	0	(126)	0.28%

(Source: California Department of Finance)

SCAG Housing Unit Demolition Survey Data: 2001 to 2011

('-' indicates no local input on SCAG's Housing Unit Demolition Survey.)

COUNTY	SUBREGION	JURISDICTION	SCAG HOUSING UNIT DEMOLITION SURVEY DATA LOCAL INPUTS																			NET GAIN/LOSS OF CAPACITY
			DEMOLISHED UNITS *LOST*						NEWLY CONST. OR PERMITTED UNITS *GAINED*						*NET TOTAL* OF DEMOLISHED UNITS						LOSS FROM LU CHANGE[1]	
			SFDU	SFAU	MHU	T24U	FPU	TOTAL	SFDU	SFAU	MHU	T24U	FPU	TOTAL	SFDU	SFAU	MHU	T24U	FPU	TOTAL		
SCAG REGION TOTAL			**(12,679)**	**(82)**	**(628)**	**(2,601)**	**(3,819)**	**(19,809)**	**19,100**	**1,230**	**283**	**4,560**	**26,968**	**52,141**	**6,421**	**1,148**	**(345)**	**1,959**	**23,149**	**32,332**	**(1,472)**	**30,860**
IMPERIAL COUNTY TOTAL			**(92)**	**0**	**(1)**	**(2)**	**0**	**(95)**	**45**	**0**	**2**	**6**	**9**	**62**	**(47)**	**0**	**1**	**4**	**9**	**(33)**	**0**	**(33)**
Imperial	Imperial CTC	Brawley	(92)	0	(1)	(2)	0	**(95)**	45	0	2	6	9	**62**	(47)	0	1	4	9	**(33)**	0	**(33)**
Imperial	Imperial CTC	Calexico	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Imperial	Imperial CTC	Calipatria	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Imperial	Imperial CTC	El Centro	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Imperial	Imperial CTC	Holtville	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Imperial	Imperial CTC	Imperial	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Imperial	Imperial CTC	Westmorland	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Imperial	Imperial County	Unincorporated (IM)	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
LOS ANGELES COUNTY TOTAL			**(8,804)**	**(40)**	**(149)**	**(2,349)**	**(3,514)**	**(14,856)**	**10,401**	**714**	**0**	**4,344**	**23,522**	**38,981**	**1,597**	**674**	**(149)**	**1,995**	**20,008**	**24,125**	**(839)**	**23,286**
Los Angeles	Arroyo Verdugo	Burbank	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Arroyo Verdugo	Glendale	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Arroyo Verdugo	La Canada-Flintridge	(184)	0	0	0	0	**(184)**	215	0	0	0	0	**215**	31	0	0	0	0	**31**	0	**31**
Los Angeles	City of Los Angeles	Los Angeles[2]	(4,380)	0	0	(1,476)	(2,685)	**(8,541)**	3,936	172	0	2,938	16,572	**23,618**	(444)	172	0	1,462	13,887	**15,077**	(352)	**14,725**
Los Angeles	City of Los Angeles	San Fernando	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Gateway Cities	Artesia	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Gateway Cities	Avalon	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Gateway Cities	Bell	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Gateway Cities	Bell Gardens	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Gateway Cities	Bellflower	(211)	0	0	(15)	0	**(226)**	404	6	0	36	280	**726**	193	6	0	21	280	**500**	0	**500**
Los Angeles	Gateway Cities	Cerritos	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Gateway Cities	Commerce	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Gateway Cities	Compton	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Gateway Cities	Cudahy	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Gateway Cities	Downey	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Gateway Cities	Hawaiian Gardens	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Gateway Cities	Huntington Park	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Gateway Cities	La Habra Heights	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Gateway Cities	La Mirada	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Gateway Cities	Lakewood	(21)	0	0	(5)	0	**(26)**	61	0	0	22	45	**128**	40	0	0	17	45	**102**	0	**102**
Los Angeles	Gateway Cities	Long Beach	(399)	0	0	(165)	(163)	**(727)**	616	269	0	140	3,601	**4,626**	217	269	0	(25)	3,438	**3,899**	0	**3,899**
Los Angeles	Gateway Cities	Lynwood	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Gateway Cities	Maywood	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Gateway Cities	Norwalk	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Gateway Cities	Paramount	(69)	0	0	(10)	0	**(79)**	128	3	0	0	0	**131**	59	3	0	(10)	0	**52**	0	**52**
Los Angeles	Gateway Cities	Pico Rivera	(18)	0	0	0	(90)	**(108)**	125	0	0	81	4	**210**	107	0	0	81	(86)	**102**	(103)	**(1)**
Los Angeles	Gateway Cities	Santa Fe Springs	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Gateway Cities	Signal Hill	(1)	0	0	0	0	**(1)**	0	0	0	0	0	**0**	(1)	0	0	0	0	**(1)**	0	**(1)**
Los Angeles	Gateway Cities	South Gate	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Gateway Cities	Vernon	0	0	0	0	0	**0**	0	0	0	0	0	**0**	0	0	0	0	0	**0**	0	**0**
Los Angeles	Gateway Cities	Whittier	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Las Virgenes	Agoura Hills	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Las Virgenes	Calabasas	(3)	0	0	0	0	**(3)**	1	0	0	0	75	**76**	(2)	0	0	0	75	**73**	0	**73**
Los Angeles	Las Virgenes	Hidden Hills	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Las Virgenes	Malibu	(85)	0	0	(3)	(4)	**(92)**	69	0	0	0	0	**69**	(16)	0	0	(3)	(4)	**(23)**	0	**(23)**
Los Angeles	Las Virgenes	Westlake Village	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	North Los Angeles	Lancaster	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**

SCAG Housing Unit Demolition Survey Data: 2001 to 2011

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COUNTY	SUBREGION	JURISDICTION	SCAG HOUSING UNIT DEMOLITION SURVEY DATA LOCAL INPUTS																			NET GAIN/LOSS OF CAPACITY
			DEMOLISHED UNITS *LOST*						NEWLY CONST. OR PERMITTED UNITS *GAINED*						***NET TOTAL*** OF DEMOLISHED UNITS						LOSS FROM LU CHANGE[1]	
			SFDU	SFAU	MHU	T24U	FPU	**TOTAL**	SFDU	SFAU	MHU	T24U	FPU	**TOTAL**	SFDU	SFAU	MHU	T24U	FPU	**TOTAL**		
Los Angeles	North Los Angeles	Palmdale	(83)	0	0	(6)	(8)	**(97)**	87	0	0	0	153	**240**	4	0	0	(6)	145	**143**	(9)	**134**
Los Angeles	North Los Angeles	Santa Clarita	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	SGVCOG	Alhambra	(116)	0	0	(30)	(49)	**(195)**	135	0	0	37	662	**834**	19	0	0	7	613	**639**	0	**639**
Los Angeles	SGVCOG	Arcadia	(574)	0	0	(209)	0	**(783)**	608	0	0	536	97	**1,241**	34	0	0	327	97	**458**	0	**458**
Los Angeles	SGVCOG	Azusa	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	SGVCOG	Baldwin Park	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	SGVCOG	Bradbury	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	SGVCOG	Claremont	(45)	(2)	0	(7)	0	**(54)**	364	75	0	33	323	**795**	319	73	0	26	323	**741**	(4)	**737**
Los Angeles	SGVCOG	Covina	(19)	0	0	0	0	**(19)**	0	0	0	0	0	**0**	(19)	0	0	0	0	**(19)**	0	**(19)**
Los Angeles	SGVCOG	Diamond Bar	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	SGVCOG	Duarte	(19)	(18)	0	0	0	**(37)**	37	0	0	0	0	**37**	18	(18)	0	0	0	**0**	0	**0**
Los Angeles	SGVCOG	El Monte	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	SGVCOG	Glendora	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	SGVCOG	Industry	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	SGVCOG	Irwindale	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	SGVCOG	La Puente	(15)	0	0	(4)	0	**(19)**	31	3	0	15	84	**133**	16	3	0	11	84	**114**	0	**114**
Los Angeles	SGVCOG	La Verne	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	SGVCOG	Monrovia	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	SGVCOG	Montebello	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	SGVCOG	Monterey Park	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	SGVCOG	Pasadena	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	SGVCOG	Pomona	(59)	0	0	0	0	**(59)**	42	0	0	0	71	**113**	(17)	0	0	0	71	**54**	(21)	**33**
Los Angeles	SGVCOG	Rosemead	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	SGVCOG	San Dimas	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	SGVCOG	San Gabriel	(172)	(11)	0	(1)	0	**(184)**	105	0	0	67	126	**298**	(67)	(11)	0	66	126	**114**	(13)	**101**
Los Angeles	SGVCOG	San Marino	(38)	0	0	0	0	**(38)**	37	0	0	0	0	**37**	(1)	0	0	0	0	**(1)**	0	**(1)**
Los Angeles	SGVCOG	Sierra Madre	(39)	0	0	0	0	**(39)**	35	10	0	3	46	**94**	(4)	10	0	3	46	**55**	(1)	**54**
Los Angeles	SGVCOG	South El Monte	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	SGVCOG	South Pasadena	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	SGVCOG	Temple City	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	SGVCOG	Walnut	(7)	0	0	0	0	**(7)**	399	0	0	0	12	**411**	392	0	0	0	12	**404**	0	**404**
Los Angeles	SGVCOG	West Covina	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	South Bay	Carson	(489)	0	(149)	0	0	**(638)**	805	1	0	15	726	**1,547**	316	1	(149)	15	726	**909**	0	**909**
Los Angeles	South Bay	El Segundo	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	South Bay	Gardena	(62)	(1)	0	(13)	0	**(76)**	374	0	0	82	10	**466**	312	(1)	0	69	10	**390**	0	**390**
Los Angeles	South Bay	Hawthorne	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	South Bay	Hermosa Beach	(308)	(3)	0	(134)	(30)	**(475)**	396	99	0	0	0	**495**	88	96	0	(134)	(30)	**20**	0	**20**
Los Angeles	South Bay	Inglewood	(77)	0	0	(18)	(376)	**(471)**	47	0	0	82	49	**178**	(30)	0	0	64	(327)	**(293)**	(333)	**(626)**
Los Angeles	South Bay	Lawndale	(66)	0	0	0	0	**(66)**	153	0	0	14	18	**185**	87	0	0	14	18	**119**	(3)	**116**
Los Angeles	South Bay	Lomita	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	South Bay	Manhattan Beach	(1,109)	(5)	0	(175)	(22)	**(1,311)**	1,100	55	0	174	0	**1,329**	(9)	50	0	(1)	(22)	**18**	0	**18**
Los Angeles	South Bay	Palos Verdes Estates	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	South Bay	Rancho Palos Verdes	(27)	0	0	0	0	**(27)**	38	0	0	0	0	**38**	11	0	0	0	0	**11**	0	**11**
Los Angeles	South Bay	Redondo Beach	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	South Bay	Rolling Hills	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	South Bay	Rolling Hills Estates	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	South Bay	Torrance	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Westside Cities	Beverly Hills	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**

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COUNTY	SUBREGION	JURISDICTION	SCAG HOUSING UNIT DEMOLITION SURVEY DATA LOCAL INPUTS																			NET GAIN/LOSS OF CAPACITY
			DEMOLISHED UNITS *LOST*						NEWLY CONST. OR PERMITTED UNITS *GAINED*						***NET TOTAL*** OF DEMOLISHED UNITS						LOSS FROM LU CHANGE[1]	
			SFDU	SFAU	MHU	T24U	FPU	**TOTAL**	SFDU	SFAU	MHU	T24U	FPU	**TOTAL**	SFDU	SFAU	MHU	T24U	FPU	**TOTAL**		
Los Angeles	Westside Cities	Culver City	(32)	0	0	(16)	(1)	**(49)**	26	21	0	6	99	**152**	(6)	21	0	(10)	98	**103**	0	**103**
Los Angeles	Westside Cities	Santa Monica	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Los Angeles	Westside Cities	West Hollywood	(77)	0	0	(62)	(86)	**(225)**	27	0	0	63	469	**559**	(50)	0	0	1	383	**334**	0	**334**
Los Angeles	Los Angeles County	Unincorporated (LA)	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
ORANGE COUNTY TOTAL			**(14)**	**0**	**0**	**0**	**0**	**(14)**	**77**	**0**	**0**	**31**	**517**	**625**	**63**	**0**	**0**	**31**	**517**	**611**	**0**	**611**
Orange	OCCOG	Aliso Viejo	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Anaheim	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Brea	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Buena Park	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Costa Mesa	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Cypress	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Dana Point	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Fountain Valley	(12)	0	0	0	0	**(12)**	76	0	0	31	517	**624**	64	0	0	31	517	**612**	0	**612**
Orange	OCCOG	Fullerton	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Garden Grove	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Huntington Beach	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Irvine	0	0	0	0	0	**0**	0	0	0	0	0	**0**	0	0	0	0	0	**0**	0	**0**
Orange	OCCOG	La Habra	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	La Palma	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Laguna Beach	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Laguna Hills	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Laguna Niguel	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Laguna Woods	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Lake Forest	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Los Alamitos	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Mission Viejo	(2)	0	0	0	0	**(2)**	1	0	0	0	0	**1**	(1)	0	0	0	0	**(1)**	0	**(1)**
Orange	OCCOG	Newport Beach	0	0	0	0	0	**0**	0	0	0	0	0	**0**	0	0	0	0	0	**0**	0	**0**
Orange	OCCOG	Orange	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Placentia	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Rancho Santa Margarita	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	San Clemente	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	San Juan Capistrano	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Santa Ana	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Seal Beach	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Stanton	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Tustin	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Villa Park	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Westminster	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	OCCOG	Yorba Linda	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Orange	Oragne County	Unincorporated (OR)	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
RIVERSIDE COUNTY TOTAL			**(1,064)**	**(29)**	**(408)**	**(46)**	**(160)**	**(1,707)**	**7,257**	**225**	**261**	**166**	**2,037**	**9,946**	**6,193**	**196**	**(147)**	**120**	**1,877**	**8,239**	**(70)**	**8,169**
Riverside	CVAG	Blythe	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Riverside	CVAG	Cathedral City	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Riverside	CVAG	Coachella	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Riverside	CVAG	Desert Hot Springs	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Riverside	CVAG	Indian Wells	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Riverside	CVAG	Indio	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Riverside	CVAG	La Quinta	(58)	0	(113)	(18)	(6)	**(195)**	7	28	0	52	0	**87**	(51)	28	(113)	34	(6)	**(108)**	(44)	**(152)**

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			SFDU	SFAU	MHU	T24U	FPU	**TOTAL**	SFDU	SFAU	MHU	T24U	FPU	**TOTAL**	SFDU	SFAU	MHU	T24U	FPU	**TOTAL**		
Riverside	CVAG	Palm Desert	(30)	(2)	0	(2)	(108)	**(142)**	1,676	182	178	0	1,576	**3,612**	1,646	180	178	(2)	1,468	**3,470**	0	**3,470**
Riverside	CVAG	Palm Springs	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Riverside	CVAG	Rancho Mirage	(44)	0	(151)	(5)	(7)	**(207)**	2,592	0	0	39	259	**2,890**	2,548	0	(151)	34	252	**2,683**	0	**2,683**
Riverside	WRCOG	Banning	(27)	0	0	(6)	(23)	**(56)**	4	0	0	0	0	**4**	(23)	0	0	(6)	(23)	**(52)**	(11)	**(63)**
Riverside	WRCOG	Beaumont	(24)	0	(2)	(4)	0	**(30)**	1	13	0	0	0	**14**	(23)	13	(2)	(4)	0	**(16)**	(2)	**(18)**
Riverside	WRCOG	Calimesa	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Riverside	WRCOG	Canyon Lake	(6)	0	0	0	0	**(6)**	6	0	0	0	0	**6**	0	0	0	0	0	**0**	0	**0**
Riverside	WRCOG	Corona	(98)	0	0	(4)	(11)	**(113)**	0	0	0	75	0	**75**	(98)	0	0	71	(11)	**(38)**	(1)	**(39)**
Riverside	WRCOG	Eastvale	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Riverside	WRCOG	Hemet	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Riverside	WRCOG	Jurupa Valley	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Riverside	WRCOG	Lake Elsinore	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Riverside	WRCOG	Menifee	(1)	0	(2)	0	0	**(3)**	0	0	0	0	0	**0**	(1)	0	(2)	0	0	**(3)**	0	**(3)**
Riverside	WRCOG	Moreno Valley	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Riverside	WRCOG	Murrieta	(48)	0	(10)	0	0	**(58)**	33	0	4	0	0	**37**	(15)	0	(6)	0	0	**(21)**	(12)	**(33)**
Riverside	WRCOG	Norco	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Riverside	WRCOG	Perris	(36)	0	0	0	0	**(36)**	0	0	0	0	0	**0**	(36)	0	0	0	0	**(36)**	0	**(36)**
Riverside	WRCOG	Riverside	0	0	0	0	0	**0**	0	0	0	0	0	**0**	0	0	0	0	0	**0**	0	**0**
Riverside	WRCOG	San Jacinto	(9)	(27)	(5)	(5)	0	**(46)**	0	2	3	0	0	**5**	(9)	(25)	(2)	(5)	0	**(41)**	0	**(41)**
Riverside	WRCOG	Temecula	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Riverside	WRCOG	Wildomar	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Riverside	Riverside County	Unincorporated (RV)	(683)	0	(125)	(2)	(5)	**(815)**	2,938	0	76	0	202	**3,216**	2,255	0	(49)	(2)	197	**2,401**	0	**2,401**
SAN BERNARDINO COUNTY TOTAL			**(2,604)**	**(3)**	**(20)**	**(198)**	**(145)**	**(2,970)**	**1,253**	**218**	**20**	**2**	**633**	**2,126**	**(1,351)**	**215**	**0**	**(196)**	**488**	**(844)**	**(553)**	**(1,397)**
San Bernardino	SANBAG	Adelanto	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
San Bernardino	SANBAG	Apple Valley	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
San Bernardino	SANBAG	Barstow	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
San Bernardino	SANBAG	Big Bear Lake	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
San Bernardino	SANBAG	Chino	(114)	0	0	0	0	**(114)**	604	207	0	0	0	**811**	490	207	0	0	0	697	(59)	**638**
San Bernardino	SANBAG	Chino Hills	0	0	0	0	0	**0**	0	0	0	0	0	**0**	0	0	0	0	0	**0**	0	**0**
San Bernardino	SANBAG	Colton	(41)	0	0	0	(103)	**(144)**	4	0	0	0	0	**4**	(37)	0	0	0	(103)	**(140)**	0	**(140)**
San Bernardino	SANBAG	Fontana	(268)	0	0	(9)	0	**(277)**	430	9	0	0	146	**585**	162	9	0	(9)	146	**308**	(116)	**192**
San Bernardino	SANBAG	Grand Terrace	(19)	0	0	0	0	**(19)**	1	0	0	0	187	**188**	(18)	0	0	0	187	**169**	(15)	**154**
San Bernardino	SANBAG	Hesperia	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
San Bernardino	SANBAG	Highland	(63)	0	0	0	0	**(63)**	35	0	0	0	0	**35**	(28)	0	0	0	0	**(28)**	0	**(28)**
San Bernardino	SANBAG	Loma Linda	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
San Bernardino	SANBAG	Montclair	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
San Bernardino	SANBAG	Needles	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
San Bernardino	SANBAG	Ontario	(135)	0	0	(112)	(17)	**(264)**	0	0	0	0	300	**300**	(135)	0	0	(112)	283	**36**	(223)	**(187)**
San Bernardino	SANBAG	Rancho Cucamonga	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
San Bernardino	SANBAG	Redlands	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
San Bernardino	SANBAG	Rialto	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
San Bernardino	SANBAG	San Bernardino	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
San Bernardino	SANBAG	Twentynine Palms	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
San Bernardino	SANBAG	Upland	(24)	0	0	0	0	**(24)**	2	0	0	0	0	**2**	(22)	0	0	0	0	**(22)**	(2)	**(24)**
San Bernardino	SANBAG	Victorville	(129)	0	0	(75)	(25)	**(229)**	17	0	0	2	0	**19**	(112)	0	0	(73)	(25)	**(210)**	(138)	**(348)**
San Bernardino	SANBAG	Yucaipa	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
San Bernardino	SANBAG	Yucca Valley	(14)	0	0	(2)	0	**(16)**	2	0	0	0	0	**2**	(12)	0	0	(2)	0	**(14)**	0	**(14)**
San Bernardino	San Bernardino County	Unincorporated (SB)	(1,797)	(3)	(20)	0	0	**(1,820)**	158	2	20	0	0	**180**	(1,639)	(1)	0	0	0	**(1,640)**	0	**(1,640)**

SCAG Housing Unit Demolition Survey Data: 2001 to 2011

('-' indicates no local input on SCAG's Housing Unit Demolition Survey.)

COUNTY	SUBREGION	JURISDICTION	SCAG HOUSING UNIT DEMOLITION SURVEY DATA LOCAL INPUTS																			NET GAIN/LOSS OF CAPACITY
			DEMOLISHED UNITS *LOST*						NEWLY CONST. OR PERMITTED UNITS *GAINED*						***NET TOTAL*** OF DEMOLISHED UNITS						LOSS FROM LU CHANGE[1]	
			SFDU	SFAU	MHU	T24U	FPU	**TOTAL**	SFDU	SFAU	MHU	T24U	FPU	**TOTAL**	SFDU	SFAU	MHU	T24U	FPU	**TOTAL**		
VENTURA COUNTY TOTAL			**(101)**	**(10)**	**(50)**	**(6)**	**0**	**(167)**	**67**	**73**	**0**	**11**	**250**	**401**	**(34)**	**63**	**(50)**	**5**	**250**	**234**	**(10)**	**224**
Ventura	VCOG	Camarillo	(30)	(2)	0	0	0	**(32)**	35	0	0	4	0	**39**	5	(2)	0	4	0	**7**	(7)	**0**
Ventura	VCOG	Fillmore	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Ventura	VCOG	Moorpark	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Ventura	VCOG	Ojai	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Ventura	VCOG	Oxnard	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Ventura	VCOG	Port Hueneme	(4)	(2)	0	(4)	0	**(10)**	9	0	0	0	0	**9**	5	(2)	0	(4)	0	**(1)**	0	**(1)**
Ventura	VCOG	Santa Paula	(15)	(6)	0	(2)	0	**(23)**	0	6	0	4	0	**10**	(15)	0	0	2	0	(13)	0	**(13)**
Ventura	VCOG	Simi Valley	(18)	0	(1)	0	0	**(19)**	23	0	0	0	137	**160**	5	0	(1)	0	137	**141**	(1)	**140**
Ventura	VCOG	Thousand Oaks	(34)	0	(49)	0	0	**(83)**	0	67	0	3	113	**183**	(34)	67	(49)	3	113	**100**	(2)	**98**
Ventura	VCOG	San Buenaventura	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**
Ventura	Ventura County	Unincorporated (VN)	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	**-**

(Note: This is a preliminary result, as of 08/11/11. SCAG staff is currently discussing and consulting with subregions and local jurisdictions about the accuracy, interpretation and the lack of responsibility for their demolition survey data.)

[1] Potential loss of residential units on demolition sites (i) that have been converted to non-housing uses after demolition or (ii) that have remained vacant after demolition and zoning is designated for non-housing uses.

[2] The demolition data of the City of Los Angeles was not processed for calendar year 2000 (reported to the California Department of Finance in 2001).

Share of the Demolition Units in SCAG Region: 2001 to 2011

COUNTY	SUBREGION	JURISDICTION	Demolished Units Lost (2001 ~ 2011)			
			DOF TOTAL[1]	SHARE	ADJ. TOTAL[2]	ADJ. SHARE
SCAG REGION TOTAL			(44,485)	100%	(20,621)	100%
IMPERIAL COUNTY TOTAL			(470)	1.06%	(408)	1.98%
Imperial	Imperial CTC	Brawley	(95)	0.21%	(33)	0.16%
Imperial	Imperial CTC	Calexico	(64)	0.14%	(64)	0.31%
Imperial	Imperial CTC	Calipatria	No Data	0.00%	No Data	0.00%
Imperial	Imperial CTC	El Centro	(63)	0.14%	(63)	0.31%
Imperial	Imperial CTC	Holtville	(5)	0.01%	(5)	0.02%
Imperial	Imperial CTC	Imperial	(7)	0.02%	(7)	0.03%
Imperial	Imperial CTC	Westmorland	(26)	0.06%	(26)	0.13%
Imperial	Imperial County	Unincorporated	(210)	0.47%	(210)	1.02%
LOS ANGELES COUNTY TOTAL			(30,987)	69.66%	(10,612)	51.46%
Los Angeles	Arroyo Verdugo	Burbank	(520)	1.17%	(520)	2.52%
Los Angeles	Arroyo Verdugo	Glendale	(505)	1.14%	(505)	2.45%
Los Angeles	Arroyo Verdugo	La Canada-Flintridge	(140)	0.31%	0	0.00%
Los Angeles	City of Los Angeles	Los Angeles	(15,833)	35.59%	0	0.00%
Los Angeles	City of Los Angeles	San Fernando	(45)	0.10%	(45)	0.22%
Los Angeles	Gateway Cities	Artesia	(42)	0.09%	(42)	0.20%
Los Angeles	Gateway Cities	Avalon	(27)	0.06%	(27)	0.13%
Los Angeles	Gateway Cities	Bell	(52)	0.12%	(52)	0.25%
Los Angeles	Gateway Cities	Bell Gardens	(100)	0.22%	(100)	0.48%
Los Angeles	Gateway Cities	Bellflower	(232)	0.52%	0	0.00%
Los Angeles	Gateway Cities	Cerritos	(1)	0.00%	(1)	0.00%
Los Angeles	Gateway Cities	Commerce	(4)	0.01%	(4)	0.02%
Los Angeles	Gateway Cities	Compton	(34)	0.08%	(34)	0.16%
Los Angeles	Gateway Cities	Cudahy	(26)	0.06%	(26)	0.13%
Los Angeles	Gateway Cities	Downey	(157)	0.35%	(157)	0.76%
Los Angeles	Gateway Cities	Hawaiian Gardens	(27)	0.06%	(27)	0.13%
Los Angeles	Gateway Cities	Huntington Park	(154)	0.35%	(154)	0.75%
Los Angeles	Gateway Cities	La Habra Heights	(7)	0.02%	(7)	0.03%
Los Angeles	Gateway Cities	La Mirada	No Data	0.00%	No Data	0.00%
Los Angeles	Gateway Cities	Lakewood	(26)	0.06%	0	0.00%
Los Angeles	Gateway Cities	Long Beach	(708)	1.59%	0	0.00%
Los Angeles	Gateway Cities	Lynwood	(228)	0.51%	(228)	1.11%
Los Angeles	Gateway Cities	Maywood	(9)	0.02%	(9)	0.04%
Los Angeles	Gateway Cities	Norwalk	(76)	0.17%	(76)	0.37%
Los Angeles	Gateway Cities	Paramount	(79)	0.18%	0	0.00%
Los Angeles	Gateway Cities	Pico Rivera	(17)	0.04%	(1)	0.00%
Los Angeles	Gateway Cities	Santa Fe Springs	(4)	0.01%	(4)	0.02%
Los Angeles	Gateway Cities	Signal Hill	(1)	0.00%	(1)	0.00%
Los Angeles	Gateway Cities	South Gate	(446)	1.00%	(446)	2.16%
Los Angeles	Gateway Cities	Vernon	No Data	0.00%	0	0.00%
Los Angeles	Gateway Cities	Whittier	(22)	0.05%	(22)	0.11%
Los Angeles	Las Virgenes	Agoura Hills	No Data	0.00%	No Data	0.00%
Los Angeles	Las Virgenes	Calabasas	No Data	0.00%	0	0.00%
Los Angeles	Las Virgenes	Hidden Hills	(22)	0.05%	(22)	0.11%
Los Angeles	Las Virgenes	Malibu	(57)	0.13%	(23)	0.11%
Los Angeles	Las Virgenes	Westlake Village	No Data	0.00%	No Data	0.00%

Share of the Demolition Units in SCAG Region: 2001 to 2011

COUNTY	SUBREGION	JURISDICTION	Demolished Units Lost (2001 ~ 2011)			
			DOF TOTAL[1]	SHARE	ADJ. TOTAL[2]	ADJ. SHARE
Los Angeles	North Los Angeles	Lancaster	(276)	0.62%	(276)	1.34%
Los Angeles	North Los Angeles	Palmdale	(107)	0.24%	0	0.00%
Los Angeles	North Los Angeles	Santa Clarita	(19)	0.04%	(19)	0.09%
Los Angeles	SGVCOG	Alhambra	(148)	0.33%	0	0.00%
Los Angeles	SGVCOG	Arcadia	(765)	1.72%	0	0.00%
Los Angeles	SGVCOG	Azusa	(52)	0.12%	(52)	0.25%
Los Angeles	SGVCOG	Baldwin Park	(121)	0.27%	(121)	0.59%
Los Angeles	SGVCOG	Bradbury	(11)	0.02%	(11)	0.05%
Los Angeles	SGVCOG	Claremont	(51)	0.11%	0	0.00%
Los Angeles	SGVCOG	Covina	(19)	0.04%	(19)	0.09%
Los Angeles	SGVCOG	Diamond Bar	(1)	0.00%	(1)	0.00%
Los Angeles	SGVCOG	Duarte	(36)	0.08%	0	0.00%
Los Angeles	SGVCOG	El Monte	(281)	0.63%	(281)	1.36%
Los Angeles	SGVCOG	Glendora	(79)	0.18%	(79)	0.38%
Los Angeles	SGVCOG	Industry	(3)	0.01%	(3)	0.01%
Los Angeles	SGVCOG	Irwindale	(10)	0.02%	(10)	0.05%
Los Angeles	SGVCOG	La Puente	(21)	0.05%	0	0.00%
Los Angeles	SGVCOG	La Verne	(27)	0.06%	(27)	0.13%
Los Angeles	SGVCOG	Monrovia	(119)	0.27%	(119)	0.58%
Los Angeles	SGVCOG	Montebello	(23)	0.05%	(23)	0.11%
Los Angeles	SGVCOG	Monterey Park	(339)	0.76%	(339)	1.64%
Los Angeles	SGVCOG	Pasadena	(245)	0.55%	(245)	1.19%
Los Angeles	SGVCOG	Pomona	(69)	0.16%	0	0.00%
Los Angeles	SGVCOG	Rosemead	(291)	0.65%	(291)	1.41%
Los Angeles	SGVCOG	San Dimas	(35)	0.08%	(35)	0.17%
Los Angeles	SGVCOG	San Gabriel	(184)	0.41%	0	0.00%
Los Angeles	SGVCOG	San Marino	(27)	0.06%	(1)	0.00%
Los Angeles	SGVCOG	Sierra Madre	(20)	0.04%	0	0.00%
Los Angeles	SGVCOG	South El Monte	(46)	0.10%	(46)	0.22%
Los Angeles	SGVCOG	South Pasadena	(27)	0.06%	(27)	0.13%
Los Angeles	SGVCOG	Temple City	(511)	1.15%	(511)	2.48%
Los Angeles	SGVCOG	Walnut	(4)	0.01%	0	0.00%
Los Angeles	SGVCOG	West Covina	(40)	0.09%	(40)	0.19%
Los Angeles	South Bay	Carson	(356)	0.80%	0	0.00%
Los Angeles	South Bay	El Segundo	(57)	0.13%	(57)	0.28%
Los Angeles	South Bay	Gardena	(76)	0.17%	0	0.00%
Los Angeles	South Bay	Hawthorne	(31)	0.07%	(31)	0.15%
Los Angeles	South Bay	Hermosa Beach	(537)	1.21%	0	0.00%
Los Angeles	South Bay	Inglewood	(337)	0.76%	(626)	3.04%
Los Angeles	South Bay	Lawndale	(66)	0.15%	0	0.00%
Los Angeles	South Bay	Lomita	(77)	0.17%	(77)	0.37%
Los Angeles	South Bay	Manhattan Beach	(950)	2.14%	0	0.00%
Los Angeles	South Bay	Palos Verdes Estates	(126)	0.28%	(126)	0.61%
Los Angeles	South Bay	Rancho Palos Verdes	No Data	0.00%	0	0.00%
Los Angeles	South Bay	Redondo Beach	(1,013)	2.28%	(1,013)	4.91%
Los Angeles	South Bay	Rolling Hills	(15)	0.03%	(15)	0.07%
Los Angeles	South Bay	Rolling Hills Estates	(15)	0.03%	(15)	0.07%
Los Angeles	South Bay	Torrance	(319)	0.72%	(319)	1.55%

Share of the Demolition Units in SCAG Region: 2001 to 2011

COUNTY	SUBREGION	JURISDICTION	Demolished Units Lost (2001 ~ 2011)			
			DOF TOTAL[1]	SHARE	ADJ. TOTAL[2]	ADJ. SHARE
Los Angeles	Westside Cities	Beverly Hills	(280)	0.63%	(280)	1.36%
Los Angeles	Westside Cities	Culver City	(49)	0.11%	0	0.00%
Los Angeles	Westside Cities	Santa Monica	(696)	1.56%	(696)	3.38%
Los Angeles	Westside Cities	West Hollywood	(131)	0.29%	0	0.00%
Los Angeles	Los Angeles County	Unincorporated	(2,248)	5.05%	(2,248)	10.90%
ORANGE COUNTY TOTAL			(5,247)	11.79%	(4,025)	19.52%
Orange	OCCOG	Aliso Viejo	No Data	0.00%	No Data	0.00%
Orange	OCCOG	Anaheim	(571)	1.28%	(571)	2.77%
Orange	OCCOG	Brea	(31)	0.07%	(31)	0.15%
Orange	OCCOG	Buena Park	(59)	0.13%	(59)	0.29%
Orange	OCCOG	Costa Mesa	(203)	0.46%	(203)	0.98%
Orange	OCCOG	Cypress	(48)	0.11%	(48)	0.23%
Orange	OCCOG	Dana Point	(143)	0.32%	(143)	0.69%
Orange	OCCOG	Fountain Valley	(19)	0.04%	0	0.00%
Orange	OCCOG	Fullerton	(271)	0.61%	(271)	1.31%
Orange	OCCOG	Garden Grove	(98)	0.22%	(98)	0.48%
Orange	OCCOG	Huntington Beach	(91)	0.20%	(91)	0.44%
Orange	OCCOG	Irvine	0	0.00%	0	0.00%
Orange	OCCOG	La Habra	(8)	0.02%	(8)	0.04%
Orange	OCCOG	La Palma	(2)	0.00%	(2)	0.01%
Orange	OCCOG	Laguna Beach	(176)	0.40%	(176)	0.85%
Orange	OCCOG	Laguna Hills	(3)	0.01%	(3)	0.01%
Orange	OCCOG	Laguna Niguel	(3)	0.01%	(3)	0.01%
Orange	OCCOG	Laguna Woods	No Data	0.00%	No Data	0.00%
Orange	OCCOG	Lake Forest	(1)	0.00%	(1)	0.00%
Orange	OCCOG	Los Alamitos	(36)	0.08%	(36)	0.17%
Orange	OCCOG	Mission Viejo	(2)	0.00%	(1)	0.00%
Orange	OCCOG	Newport Beach	(1,202)	2.70%	0	0.00%
Orange	OCCOG	Orange	(58)	0.13%	(58)	0.28%
Orange	OCCOG	Placentia	(10)	0.02%	(10)	0.05%
Orange	OCCOG	Rancho Santa Margarita	(7)	0.02%	(7)	0.03%
Orange	OCCOG	San Clemente	(31)	0.07%	(31)	0.15%
Orange	OCCOG	San Juan Capistrano	(4)	0.01%	(4)	0.02%
Orange	OCCOG	Santa Ana	(205)	0.46%	(205)	0.99%
Orange	OCCOG	Seal Beach	(84)	0.19%	(84)	0.41%
Orange	OCCOG	Stanton	(19)	0.04%	(19)	0.09%
Orange	OCCOG	Tustin	(1,057)	2.38%	(1,057)	5.13%
Orange	OCCOG	Villa Park	No Data	0.00%	No Data	0.00%
Orange	OCCOG	Westminster	(44)	0.10%	(44)	0.21%
Orange	OCCOG	Yorba Linda	(198)	0.45%	(198)	0.96%
Orange	Orange County	Unincorporated	(563)	1.27%	(563)	2.73%
RIVERSIDE COUNTY TOTAL			(2,461)	5.53%	(1,243)	6.03%
Riverside	CVAG	Blythe	(122)	0.27%	(122)	0.59%
Riverside	CVAG	Cathedral City	(162)	0.36%	(162)	0.79%
Riverside	CVAG	Coachella	(11)	0.02%	(11)	0.05%
Riverside	CVAG	Desert Hot Springs	(27)	0.06%	(27)	0.13%
Riverside	CVAG	Indian Wells	(11)	0.02%	(11)	0.05%

Share of the Demolition Units in SCAG Region: 2001 to 2011

COUNTY	SUBREGION	JURISDICTION	Demolished Units Lost (2001 ~ 2011)			
			DOF TOTAL[1]	SHARE	ADJ. TOTAL[2]	ADJ. SHARE
Riverside	CVAG	Indio	(18)	0.04%	(18)	0.09%
Riverside	CVAG	La Quinta	(78)	0.18%	(152)	0.74%
Riverside	CVAG	Palm Desert	(118)	0.27%	0	0.00%
Riverside	CVAG	Palm Springs	(66)	0.15%	(66)	0.32%
Riverside	CVAG	Rancho Mirage	(86)	0.19%	0	0.00%
Riverside	WRCOG	Banning	(39)	0.09%	(63)	0.31%
Riverside	WRCOG	Beaumont	(44)	0.10%	(18)	0.09%
Riverside	WRCOG	Calimesa	(7)	0.02%	(7)	0.03%
Riverside	WRCOG	Canyon Lake	(1)	0.00%	0	0.00%
Riverside	WRCOG	Corona	(89)	0.20%	(39)	0.19%
Riverside	WRCOG	Eastvale	No Data	0.00%	No Data	0.00%
Riverside	WRCOG	Hemet	(59)	0.13%	(59)	0.29%
Riverside	WRCOG	Jurupa Valley	No Data	0.00%	No Data	0.00%
Riverside	WRCOG	Lake Elsinore	(94)	0.21%	(94)	0.46%
Riverside	WRCOG	Menifee	(3)	0.01%	(3)	0.01%
Riverside	WRCOG	Moreno Valley	(125)	0.28%	(125)	0.61%
Riverside	WRCOG	Murrieta	(73)	0.16%	(33)	0.16%
Riverside	WRCOG	Norco	(37)	0.08%	(37)	0.18%
Riverside	WRCOG	Perris	(36)	0.08%	(36)	0.17%
Riverside	WRCOG	Riverside	(294)	0.66%	0	0.00%
Riverside	WRCOG	San Jacinto	(44)	0.10%	(41)	0.20%
Riverside	WRCOG	Temecula	(113)	0.25%	(113)	0.55%
Riverside	WRCOG	Wildomar	(6)	0.01%	(6)	0.03%
Riverside	Riverside County	Unincorporated	(698)	1.57%	0	0.00%
SAN BERNARDINO COUNTY TOTAL			(4,841)	10.88%	(3,983)	19.32%
San Bernardino	SANBAG	Adelanto	(63)	0.14%	(63)	0.31%
San Bernardino	SANBAG	Apple Valley	(46)	0.10%	(46)	0.22%
San Bernardino	SANBAG	Barstow	(37)	0.08%	(37)	0.18%
San Bernardino	SANBAG	Big Bear Lake	(91)	0.20%	(91)	0.44%
San Bernardino	SANBAG	Chino	(132)	0.30%	0	0.00%
San Bernardino	SANBAG	Chino Hills	(10)	0.02%	0	0.00%
San Bernardino	SANBAG	Colton	(41)	0.09%	(140)	0.68%
San Bernardino	SANBAG	Fontana	(249)	0.56%	0	0.00%
San Bernardino	SANBAG	Grand Terrace	(14)	0.03%	0	0.00%
San Bernardino	SANBAG	Hesperia	(58)	0.13%	(58)	0.28%
San Bernardino	SANBAG	Highland	(96)	0.22%	(28)	0.14%
San Bernardino	SANBAG	Loma Linda	(25)	0.06%	(25)	0.12%
San Bernardino	SANBAG	Montclair	(27)	0.06%	(27)	0.13%
San Bernardino	SANBAG	Needles	(27)	0.06%	(27)	0.13%
San Bernardino	SANBAG	Ontario	(173)	0.39%	(187)	0.91%
San Bernardino	SANBAG	Rancho Cucamonga	(71)	0.16%	(71)	0.34%
San Bernardino	SANBAG	Redlands	(69)	0.16%	(69)	0.33%
San Bernardino	SANBAG	Rialto	(20)	0.04%	(20)	0.10%
San Bernardino	SANBAG	San Bernardino	(942)	2.12%	(942)	4.57%
San Bernardino	SANBAG	Twentynine Palms	(19)	0.04%	(19)	0.09%
San Bernardino	SANBAG	Upland	(26)	0.06%	(24)	0.12%
San Bernardino	SANBAG	Victorville	(51)	0.11%	(348)	1.69%

Share of the Demolition Units in SCAG Region: 2001 to 2011

COUNTY	SUBREGION	JURISDICTION	Demolished Units Lost (2001 ~ 2011)			
			DOF TOTAL[1]	SHARE	ADJ. TOTAL[2]	ADJ. SHARE
San Bernardino	SANBAG	Yucaipa	(107)	0.24%	(107)	0.52%
San Bernardino	SANBAG	Yucca Valley	(17)	0.04%	(14)	0.07%
San Bernardino	San Bernardino County	Unincorporated	(2,430)	5.46%	(1,640)	7.95%
VENTURA COUNTY TOTAL			(479)	1.08%	(350)	1.70%
Ventura	VCOG	Camarillo	(34)	0.08%	0	0.00%
Ventura	VCOG	Fillmore	(18)	0.04%	(18)	0.09%
Ventura	VCOG	Moorpark	(37)	0.08%	(37)	0.18%
Ventura	VCOG	Ojai	(11)	0.02%	(11)	0.05%
Ventura	VCOG	Oxnard	(90)	0.20%	(90)	0.44%
Ventura	VCOG	Port Hueneme	(10)	0.02%	(1)	0.00%
Ventura	VCOG	Santa Paula	(25)	0.06%	(13)	0.06%
Ventura	VCOG	Simi Valley	(34)	0.08%	0	0.00%
Ventura	VCOG	Thousand Oaks	(40)	0.09%	0	0.00%
Ventura	VCOG	San Buenaventura	(54)	0.12%	(54)	0.26%
Ventura	Ventury County	Unincorporated	(126)	0.28%	(126)	0.61%

(Note: This is a preliminary result, as of 08/11/11. SCAG staff is currently discussing and consulting with subregions and local jurisdictions about the accuracy, interpretation and the lack of responsibility for their demolition survey data.)

[1] California Department of Finance

[2] Adjusted according to local inputs gathered through SCAG's Housing Unit Demolition Survey.

Appendix VI.

Regional Fair-Share/Over-Concentration Adjustment: 110% Move toward County Distribution of Each Income Categroies:Draft Housing Need Allocation Plan - Planning Period (January 1, 2011 - September 30, 2021)

Draft

	Income Allocation Using ACS 2005-09 County MHI					110% Adjustment toward County Distribution (Final)				
COUNTY	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %	% very low income households	% low income households	% moderate income households	% above moderate income households	% total
Imperial	25.2%	15.8%	15.5%	43.5%	100.0%	25.2%	15.8%	15.5%	43.5%	100.0%
Los Angeles	25.3%	15.6%	16.8%	42.3%	100.0%	25.3%	15.6%	16.8%	42.3%	100.0%
Orange	22.9%	16.8%	18.5%	41.8%	100.0%	22.9%	16.8%	18.5%	41.8%	100.0%
Riverside	23.7%	16.5%	18.3%	41.5%	100.0%	23.7%	16.5%	18.3%	41.5%	100.0%
San Bernardino	23.3%	16.6%	18.4%	41.7%	100.0%	23.3%	16.6%	18.4%	41.7%	100.0%
Ventura	23.5%	16.5%	18.6%	41.4%	100.0%	23.5%	16.5%	18.6%	41.4%	100.0%
SCAG	24.4%	16.1%	17.5%	42.0%	100.0%	24.3%	16.2%	17.6%	41.9%	100.0%

COUNTY	NEWSR	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %	% very low income households	% low income households	% moderate income households	% above moderate income households	% total
Imperial	IVAG	25.2%	15.8%	15.5%	43.5%	100.0%	25.2%	15.8%	15.5%	43.5%	100%
Los Angeles	North LA	19.4%	13.3%	16.5%	50.8%	100.0%	26.1%	15.9%	16.9%	41.1%	100%
Los Angeles	LA City	29.6%	16.6%	16.3%	37.5%	100.0%	24.8%	15.5%	16.8%	42.8%	100%
Los Angeles	Arroyo Verdugo	22.9%	13.9%	16.8%	46.4%	100.0%	25.5%	15.8%	16.7%	42.0%	100%
Los Angeles	San Gabriel Valley Assoc.	20.8%	14.8%	17.7%	46.8%	100.0%	25.6%	15.7%	16.6%	42.1%	100%
Los Angeles	Westside Cities	22.1%	11.7%	14.7%	51.5%	100.0%	25.5%	16.1%	17.0%	41.4%	100%
Los Angeles	South Bay Cities Assoc.	20.8%	14.0%	16.0%	49.2%	100.0%	25.5%	15.7%	16.7%	42.1%	100%
Los Angeles	Gateway Cities	25.9%	17.5%	18.4%	38.1%	100.0%	25.1%	15.4%	16.6%	42.8%	100%
Los Angeles	Las Virgenes, Conejo	10.0%	6.1%	10.7%	73.2%	100.0%	26.8%	16.6%	17.4%	39.2%	100%
Orange	Orange	22.9%	16.8%	18.5%	41.8%	100.0%	22.9%	16.8%	18.5%	41.8%	100%
Riverside	WRCOG	22.1%	15.8%	18.5%	43.6%	100.0%	23.9%	16.6%	18.3%	41.2%	100%
Riverside	CVAG	28.6%	18.5%	17.6%	35.3%	100.0%	23.2%	16.2%	18.3%	42.3%	100%
San Bernardino	SANBAG	23.3%	16.6%	18.4%	41.7%	100.0%	23.3%	16.6%	18.4%	41.7%	100%
Ventura	VCOG	23.5%	16.5%	18.6%	41.4%	100.0%	23.5%	16.5%	18.6%	41.4%	100%
	SCAG	24.4%	16.1%	17.5%	42.0%	100.0%	24.3%	16.2%	17.6%	41.9%	100%

Appendix VI.

Regional Fair-Share/Over-Concentration Adjustment: 110% Move toward County Distribution of Each Income Categroies:Draft Housing Need Allocation Plan - Planning Period (January 1, 2011 - September 30, 2021)

Draft

			Income Allocation Using ACS 2005-09 County MHI					110% Adjustment toward County Distribution (Final)				
COUNT'	NEWSR	CITY	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %	% very low income households	% low income households	% moderate income households	% above moderate income households	% total
Imperial	IVAG	Brawley city	28.6%	15.2%	15.7%	40.4%	100.0%	24.9%	15.9%	15.4%	43.8%	100%
Imperial	IVAG	Calexico city	25.5%	18.5%	17.1%	38.9%	100.0%	25.3%	15.5%	15.3%	43.9%	100%
Imperial	IVAG	Calipatria city	19.6%	16.2%	14.9%	49.3%	100.0%	25.9%	15.8%	15.5%	42.9%	100%
Imperial	IVAG	El Centro city	26.1%	14.3%	14.8%	44.8%	100.0%	25.2%	15.9%	15.5%	43.3%	100%
Imperial	IVAG	Holtville city	23.0%	20.4%	16.3%	40.3%	100.0%	25.5%	15.3%	15.4%	43.8%	100%
Imperial	IVAG	Imperial city	12.7%	13.1%	14.7%	59.5%	100.0%	26.5%	16.1%	15.5%	41.9%	100%
Imperial	IVAG	Westmorland city	35.9%	18.7%	13.6%	31.8%	100.0%	24.2%	15.5%	15.6%	44.6%	100%
Imperial	IVAG	Unincorporated	26.6%	15.6%	14.7%	43.1%	100.0%	25.1%	15.8%	15.5%	43.5%	100%
LA	North LA	Lancaster city	29.0%	15.4%	19.3%	36.3%	100.0%	24.9%	15.7%	16.5%	42.9%	100%
LA	North LA	Palmdale city	22.9%	16.5%	18.8%	41.7%	100.0%	25.5%	15.5%	16.6%	42.4%	100%
LA	North LA	Santa Clarita city	13.5%	10.0%	14.2%	62.3%	100.0%	26.4%	16.2%	17.0%	40.3%	100%
LA	North LA	Unincorporated	15.0%	12.7%	14.7%	57.5%	100.0%	26.3%	15.9%	17.0%	40.8%	100%
LA	City of LA	Los Angeles city	29.6%	16.6%	16.2%	37.6%	100.0%	24.8%	15.5%	16.8%	42.8%	100%
LA	City of LA	San Fernando city	25.1%	19.0%	23.2%	32.8%	100.0%	25.3%	15.3%	16.1%	43.3%	100%
LA	City of LA	Unincorporated	34.8%	19.8%	19.1%	26.3%	100.0%	24.3%	15.2%	16.5%	43.9%	100%
LA	Arroyo Verdugo	Burbank city	20.0%	14.4%	18.6%	47.1%	100.0%	25.8%	15.8%	16.6%	41.9%	100%
LA	Arroyo Verdugo	Glendale city	27.0%	14.7%	16.6%	41.8%	100.0%	25.1%	15.7%	16.8%	42.4%	100%
LA	Arroyo Verdugo	La Canada Flintridge	7.4%	6.7%	8.1%	77.7%	100.0%	27.0%	16.5%	17.6%	38.8%	100%
LA	Arroyo Verdugo	Unincorporated	13.3%	10.3%	16.9%	59.4%	100.0%	26.4%	16.2%	16.8%	40.6%	100%
LA	San Gabriel Valley As	Alhambra city	24.1%	17.9%	18.6%	39.4%	100.0%	25.4%	15.4%	16.6%	42.6%	100%
LA	San Gabriel Valley As	Arcadia city	16.6%	10.1%	15.6%	57.7%	100.0%	26.1%	16.2%	16.9%	40.8%	100%
LA	San Gabriel Valley As	Azusa city	24.3%	16.6%	20.8%	38.3%	100.0%	25.4%	15.5%	16.4%	42.7%	100%
LA	San Gabriel Valley As	Baldwin Park city	24.4%	18.6%	22.4%	34.5%	100.0%	25.3%	15.3%	16.2%	43.1%	100%
LA	San Gabriel Valley As	Bradbury city	2.8%	0.7%	7.7%	88.7%	100.0%	27.5%	17.1%	17.7%	37.7%	100%
LA	San Gabriel Valley As	Claremont city	16.0%	10.8%	13.0%	60.1%	100.0%	26.2%	16.1%	17.1%	40.6%	100%
LA	San Gabriel Valley As	Covina city	17.9%	15.5%	18.1%	48.5%	100.0%	26.0%	15.6%	16.6%	41.7%	100%
LA	San Gabriel Valley As	Diamond Bar city	9.5%	9.0%	18.0%	63.5%	100.0%	26.8%	16.3%	16.7%	40.2%	100%
LA	San Gabriel Valley As	Duarte city	20.7%	12.1%	21.6%	45.6%	100.0%	25.7%	16.0%	16.3%	42.0%	100%
LA	San Gabriel Valley As	El Monte city	31.6%	21.5%	19.1%	27.9%	100.0%	24.6%	15.0%	16.5%	43.8%	100%

Appendix VI.

Regional Fair-Share/Over-Concentration Adjustment: 110% Move toward County Distribution of Each Income Categroies:Draft Housing Need Allocation Plan - Planning Period (January 1, 2011 - September 30, 2021)

Draft

			Income Allocation Using ACS 2005-09 County MHI					110% Adjustment toward County Distribution (Final)				
COUNT'	NEWSR	CITY	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %	% very low income households	% low income households	% moderate income households	% above moderate income households	% total
LA	San Gabriel Valley As	Glendora city	14.0%	13.1%	16.1%	56.7%	100.0%	26.4%	15.9%	16.8%	40.9%	100%
LA	San Gabriel Valley As	Industry city	8.9%	17.9%	24.4%	48.8%	100.0%	25.0%	25.0%	25.0%	25.0%	100%
LA	San Gabriel Valley As	Irwindale city	18.8%	13.7%	20.9%	46.6%	100.0%	25.9%	15.8%	16.4%	41.9%	100%
LA	San Gabriel Valley As	La Puente city	24.2%	20.7%	19.2%	35.9%	100.0%	25.4%	15.1%	16.5%	43.0%	100%
LA	San Gabriel Valley As	La Verne city	17.0%	10.8%	16.6%	55.6%	100.0%	26.1%	16.1%	16.8%	41.0%	100%
LA	San Gabriel Valley As	Monrovia city	20.2%	12.6%	17.4%	49.8%	100.0%	25.8%	15.9%	16.7%	41.6%	100%
LA	San Gabriel Valley As	Montebello city	26.0%	16.8%	19.8%	37.4%	100.0%	25.2%	15.5%	16.5%	42.8%	100%
LA	San Gabriel Valley As	Monterey Park city	27.3%	16.8%	14.9%	40.9%	100.0%	25.0%	15.5%	17.0%	42.5%	100%
LA	San Gabriel Valley As	Pasadena city	23.5%	12.9%	15.9%	47.7%	100.0%	25.4%	15.9%	16.9%	41.8%	100%
LA	San Gabriel Valley As	Pomona city	25.3%	18.6%	20.3%	35.8%	100.0%	25.2%	15.3%	16.4%	43.0%	100%
LA	San Gabriel Valley As	Rosemead city	24.9%	22.3%	19.4%	33.4%	100.0%	25.3%	15.0%	16.5%	43.2%	100%
LA	San Gabriel Valley As	San Dimas city	16.5%	12.6%	16.6%	54.4%	100.0%	26.1%	15.9%	16.8%	41.1%	100%
LA	San Gabriel Valley As	San Gabriel city	24.6%	15.6%	18.4%	41.3%	100.0%	25.3%	15.6%	16.6%	42.4%	100%
LA	San Gabriel Valley As	San Marino city	7.9%	6.3%	4.2%	81.6%	100.0%	27.0%	16.6%	18.0%	38.4%	100%
LA	San Gabriel Valley As	Sierra Madre city	14.9%	8.7%	13.6%	62.8%	100.0%	26.3%	16.3%	17.1%	40.3%	100%
LA	San Gabriel Valley As	South El Monte city	29.7%	23.4%	20.3%	26.6%	100.0%	24.8%	14.9%	16.4%	43.9%	100%
LA	San Gabriel Valley As	South Pasadena city	16.9%	9.9%	14.8%	58.5%	100.0%	26.1%	16.2%	17.0%	40.7%	100%
LA	San Gabriel Valley As	Temple City city	15.4%	13.9%	19.4%	51.2%	100.0%	26.2%	15.8%	16.5%	41.5%	100%
LA	San Gabriel Valley As	Walnut city	8.4%	9.1%	13.2%	69.3%	100.0%	26.9%	16.3%	17.1%	39.6%	100%
LA	San Gabriel Valley As	West Covina city	17.9%	13.5%	17.9%	50.8%	100.0%	26.0%	15.8%	16.7%	41.5%	100%
LA	San Gabriel Valley As	Unincorporated	17.8%	13.4%	17.7%	51.1%	100.0%	26.0%	15.9%	16.7%	41.5%	100%
LA	Westside Cities	Beverly Hills city	18.3%	9.1%	14.0%	58.7%	100.0%	26.0%	16.3%	17.1%	40.7%	100%
LA	Westside Cities	Culver City city	17.5%	12.4%	15.6%	54.5%	100.0%	26.0%	16.0%	16.9%	41.1%	100%
LA	Westside Cities	Santa Monica city	23.1%	11.1%	14.7%	51.0%	100.0%	25.5%	16.1%	17.0%	41.5%	100%
LA	Westside Cities	West Hollywood city	29.7%	15.4%	15.9%	38.9%	100.0%	24.8%	15.7%	16.9%	42.7%	100%
LA	Westside Cities	Unincorporated	15.4%	9.4%	12.6%	62.6%	100.0%	26.2%	16.3%	17.2%	40.3%	100%
LA	South Bay Cities Ass	Carson city	15.7%	13.4%	18.6%	52.3%	100.0%	26.2%	15.9%	16.6%	41.3%	100%
LA	South Bay Cities Ass	El Segundo city	13.0%	11.7%	11.4%	63.9%	100.0%	26.5%	16.0%	17.3%	40.2%	100%
LA	South Bay Cities Ass	Gardena city	30.7%	17.5%	18.1%	33.7%	100.0%	24.7%	15.4%	16.6%	43.2%	100%
LA	South Bay Cities Ass	Hawthorne city	29.5%	20.3%	19.6%	30.5%	100.0%	24.8%	15.2%	16.5%	43.5%	100%

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Draft

			Income Allocation Using ACS 2005-09 County MHI					110% Adjustment toward County Distribution (Final)				
COUNT'	NEWSR	CITY	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %	% very low income households	% low income households	% moderate income households	% above moderate income households	% total
LA	South Bay Cities Ass	Hermosa Beach city	10.0%	11.3%	10.2%	68.5%	100.0%	26.8%	16.1%	17.4%	39.7%	100%
LA	South Bay Cities Ass	Inglewood city	32.3%	20.1%	18.4%	29.2%	100.0%	24.5%	15.2%	16.6%	43.7%	100%
LA	South Bay Cities Ass	Lawndale city	28.1%	18.1%	20.9%	32.9%	100.0%	25.0%	15.4%	16.4%	43.3%	100%
LA	South Bay Cities Ass	Lomita city	20.1%	13.5%	16.5%	49.9%	100.0%	25.8%	15.8%	16.8%	41.6%	100%
LA	South Bay Cities Ass	Manhattan Beach cit	8.7%	6.8%	9.5%	75.0%	100.0%	26.9%	16.5%	17.5%	39.1%	100%
LA	South Bay Cities Ass	Palos Verdes Estate	4.9%	3.5%	9.0%	82.7%	100.0%	27.3%	16.8%	17.6%	38.3%	100%
LA	South Bay Cities Ass	Rancho Palos Verde	9.2%	6.5%	10.8%	73.6%	100.0%	26.9%	16.5%	17.4%	39.2%	100%
LA	South Bay Cities Ass	Redondo Beach city	12.5%	8.3%	13.3%	65.9%	100.0%	26.5%	16.4%	17.1%	40.0%	100%
LA	South Bay Cities Ass	Rolling Hills city	5.2%	6.5%	6.7%	81.6%	100.0%	27.3%	16.5%	17.8%	38.4%	100%
LA	South Bay Cities Ass	Rolling Hills Estates	6.7%	5.8%	5.0%	82.4%	100.0%	27.1%	16.6%	17.9%	38.3%	100%
LA	South Bay Cities Ass	Torrance city	16.4%	11.8%	16.3%	55.5%	100.0%	26.1%	16.0%	16.8%	41.0%	100%
LA	South Bay Cities Ass	Unincorporated	30.1%	18.3%	16.9%	34.7%	100.0%	24.8%	15.4%	16.8%	43.1%	100%
LA	Gateway Cities	Artesia city	22.8%	20.6%	18.3%	38.3%	100.0%	25.5%	15.1%	16.6%	42.8%	100%
LA	Gateway Cities	Avalon city	22.3%	22.1%	12.3%	43.2%	100.0%	25.5%	15.0%	17.2%	42.3%	100%
LA	Gateway Cities	Bell city	36.7%	19.8%	17.8%	25.7%	100.0%	24.1%	15.2%	16.7%	44.0%	100%
LA	Gateway Cities	Bellflower city	24.7%	19.0%	19.3%	37.1%	100.0%	25.3%	15.3%	16.5%	42.9%	100%
LA	Gateway Cities	Bell Gardens city	33.2%	22.2%	20.3%	24.3%	100.0%	24.5%	15.0%	16.4%	44.1%	100%
LA	Gateway Cities	Cerritos city	12.6%	9.6%	14.2%	63.5%	100.0%	26.5%	16.2%	17.0%	40.2%	100%
LA	Gateway Cities	Commerce city	27.3%	17.2%	25.5%	30.1%	100.0%	25.1%	15.5%	15.9%	43.6%	100%
LA	Gateway Cities	Compton city	32.7%	19.7%	19.7%	28.0%	100.0%	25.0%	25.0%	25.0%	25.0%	100%
LA	Gateway Cities	Cudahy city	28.2%	24.6%	23.8%	23.4%	100.0%	25.0%	14.7%	16.1%	44.2%	100%
LA	Gateway Cities	Downey city	20.5%	17.5%	18.1%	43.8%	100.0%	25.7%	15.4%	16.6%	42.2%	100%
LA	Gateway Cities	Hawaiian Gardens ci	28.8%	19.3%	20.1%	31.8%	100.0%	24.9%	15.3%	16.4%	43.4%	100%
LA	Gateway Cities	Huntington Park city	36.9%	25.2%	17.0%	20.9%	100.0%	24.1%	14.7%	16.7%	44.5%	100%
LA	Gateway Cities	La Habra Heights cit	9.9%	6.4%	9.3%	74.4%	100.0%	26.8%	16.6%	17.5%	39.1%	100%
LA	Gateway Cities	Lakewood city	12.9%	11.6%	17.4%	58.1%	100.0%	26.5%	16.0%	16.7%	40.8%	100%
LA	Gateway Cities	La Mirada city	15.6%	11.2%	14.0%	59.2%	100.0%	26.2%	16.1%	17.0%	40.7%	100%
LA	Gateway Cities	Long Beach city	27.3%	16.9%	17.7%	38.2%	100.0%	25.1%	15.5%	16.7%	42.8%	100%
LA	Gateway Cities	Lynwood city	29.0%	21.9%	19.7%	29.3%	100.0%	24.9%	15.0%	16.5%	43.6%	100%
LA	Gateway Cities	Maywood city	34.5%	24.4%	17.7%	23.4%	100.0%	24.3%	14.8%	16.7%	44.2%	100%

Appendix VI.

Regional Fair-Share/Over-Concentration Adjustment: 110% Move toward County Distribution of Each Income Categroies:Draft Housing Need Allocation Plan - Planning Period (January 1, 2011 - September 30, 2021)

Draft

			Income Allocation Using ACS 2005-09 County MHI					110% Adjustment toward County Distribution (Final)				
COUNT'	NEWSR	CITY	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %	% very low income households	% low income households	% moderate income households	% above moderate income households	% total
LA	Gateway Cities	Norwalk city	19.5%	14.8%	21.4%	44.3%	100.0%	25.8%	15.7%	16.3%	42.1%	100%
LA	Gateway Cities	Paramount city	30.6%	20.3%	22.2%	27.0%	100.0%	24.7%	15.2%	16.2%	43.9%	100%
LA	Gateway Cities	Pico Rivera city	23.5%	14.3%	18.3%	43.8%	100.0%	25.4%	15.8%	16.6%	42.2%	100%
LA	Gateway Cities	Santa Fe Springs cit	25.7%	14.3%	19.5%	40.5%	100.0%	25.2%	15.8%	16.5%	42.5%	100%
LA	Gateway Cities	Signal Hill city	16.9%	10.2%	19.0%	53.8%	100.0%	26.1%	16.2%	16.5%	41.2%	100%
LA	Gateway Cities	South Gate city	29.7%	21.4%	21.1%	27.8%	100.0%	24.8%	15.1%	16.3%	43.8%	100%
LA	Gateway Cities	Vernon city	21.7%	8.7%	4.3%	65.2%	100.0%	0.0%	0.0%	0.0%	0.0%	0%
LA	Gateway Cities	Whittier city	18.8%	14.2%	17.6%	49.5%	100.0%	25.9%	15.8%	16.7%	41.6%	100%
LA	Gateway Cities	Unincorporated	30.7%	19.8%	18.4%	31.1%	100.0%	24.7%	15.2%	16.6%	43.5%	100%
LA	Las Virgenes, Conejo	Agoura Hills city	8.2%	6.1%	13.8%	71.9%	100.0%	27.0%	16.6%	17.1%	39.4%	100%
LA	Las Virgenes, Conejo	Calabasas city	10.8%	4.4%	9.5%	75.3%	100.0%	26.7%	16.8%	17.5%	39.0%	100%
LA	Las Virgenes, Conejo	Hidden Hills city	2.0%	1.7%	3.0%	93.3%	100.0%	27.6%	17.0%	18.2%	37.2%	100%
LA	Las Virgenes, Conejo	Malibu city	13.7%	6.9%	10.0%	69.4%	100.0%	26.4%	16.5%	17.4%	39.6%	100%
LA	Las Virgenes, Conejo	Westlake Village city	7.6%	9.3%	9.7%	73.5%	100.0%	27.0%	16.3%	17.5%	39.2%	100%
LA	Las Virgenes, Conejo	Unincorporated	10.3%	6.1%	10.4%	73.2%	100.0%	26.7%	16.6%	17.4%	39.3%	100%
Orange	Orange	Aliso Viejo city	10.6%	13.7%	20.7%	55.1%	100.0%	23.9%	17.0%	18.2%	40.9%	100%
Orange	Orange	Anaheim city	30.4%	20.4%	19.5%	29.6%	100.0%	21.9%	16.3%	18.3%	43.5%	100%
Orange	Orange	Brea city	20.2%	14.8%	21.0%	44.1%	100.0%	22.9%	16.9%	18.2%	42.0%	100%
Orange	Orange	Buena Park city	25.6%	22.1%	19.6%	32.6%	100.0%	22.4%	16.1%	18.3%	43.2%	100%
Orange	Orange	Costa Mesa city	25.1%	21.6%	20.3%	33.0%	100.0%	24.8%	24.8%	25.0%	25.4%	100%
Orange	Orange	Cypress city	18.8%	15.8%	20.6%	44.8%	100.0%	23.1%	16.8%	18.2%	42.0%	100%
Orange	Orange	Dana Point city	19.5%	17.5%	16.3%	46.7%	100.0%	23.0%	16.6%	18.6%	41.8%	100%
Orange	Orange	Fountain Valley city	18.7%	14.7%	20.8%	45.8%	100.0%	23.1%	16.9%	18.2%	41.9%	100%
Orange	Orange	Fullerton city	27.5%	16.9%	19.0%	36.6%	100.0%	22.2%	16.6%	18.4%	42.8%	100%
Orange	Orange	Garden Grove city	30.4%	19.0%	20.5%	30.1%	100.0%	21.9%	16.4%	18.2%	43.5%	100%
Orange	Orange	Huntington Beach cit	19.5%	16.5%	18.1%	45.9%	100.0%	23.0%	16.7%	18.4%	41.9%	100%
Orange	Orange	Irvine city	18.8%	11.9%	17.4%	52.0%	100.0%	23.1%	17.1%	18.5%	41.3%	100%
Orange	Orange	Laguna Beach city	19.6%	11.8%	14.8%	53.8%	100.0%	24.8%	24.8%	25.0%	25.4%	100%
Orange	Orange	Laguna Hills city	18.1%	12.5%	18.2%	51.2%	100.0%	24.8%	24.8%	25.0%	25.4%	100%
Orange	Orange	Laguna Niguel city	15.8%	12.1%	17.8%	54.3%	100.0%	23.4%	17.1%	18.5%	41.0%	100%

Appendix VI.

Regional Fair-Share/Over-Concentration Adjustment: 110% Move toward County Distribution of Each Income Categroies:Draft Housing Need Allocation Plan - Planning Period (January 1, 2011 - September 30, 2021)

Draft

			Income Allocation Using ACS 2005-09 County MHI					110% Adjustment toward County Distribution (Final)				
COUNT'	NEWSR	CITY	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %	% very low income households	% low income households	% moderate income households	% above moderate income households	% total
Orange	Orange	Laguna Woods city	52.0%	22.0%	11.4%	14.6%	100.0%	24.8%	24.8%	25.0%	25.4%	100%
Orange	Orange	La Habra city	25.5%	22.1%	21.2%	31.3%	100.0%	22.4%	16.1%	18.1%	43.3%	100%
Orange	Orange	Lake Forest city	13.3%	14.4%	19.4%	52.8%	100.0%	23.6%	16.9%	18.3%	41.2%	100%
Orange	Orange	La Palma city	17.2%	15.4%	19.6%	47.8%	100.0%	23.2%	16.8%	18.3%	41.7%	100%
Orange	Orange	Los Alamitos city	23.2%	12.8%	25.1%	38.9%	100.0%	22.6%	17.1%	17.7%	42.6%	100%
Orange	Orange	Mission Viejo city	15.6%	14.2%	17.7%	52.4%	100.0%	23.4%	16.9%	18.5%	41.2%	100%
Orange	Orange	Newport Beach city	16.6%	11.5%	12.9%	59.0%	100.0%	23.3%	17.2%	19.0%	40.6%	100%
Orange	Orange	Orange city	21.1%	17.5%	18.5%	43.0%	100.0%	22.8%	16.6%	18.4%	42.2%	100%
Orange	Orange	Placentia city	23.5%	14.2%	19.2%	43.1%	100.0%	22.6%	16.9%	18.3%	42.2%	100%
Orange	Orange	Rancho Santa Marga	10.5%	14.0%	18.3%	57.2%	100.0%	23.9%	16.9%	18.4%	40.7%	100%
Orange	Orange	San Clemente city	19.5%	15.5%	15.5%	49.5%	100.0%	23.0%	16.8%	18.7%	41.5%	100%
Orange	Orange	San Juan Capistranc	20.4%	16.0%	13.8%	49.8%	100.0%	22.9%	16.7%	18.9%	41.5%	100%
Orange	Orange	Santa Ana city	31.5%	22.5%	21.2%	24.8%	100.0%	21.8%	16.1%	18.1%	44.0%	100%
Orange	Orange	Seal Beach city	39.8%	15.8%	13.9%	30.4%	100.0%	24.8%	24.8%	25.0%	25.4%	100%
Orange	Orange	Stanton city	32.0%	22.4%	21.3%	24.3%	100.0%	21.8%	16.1%	18.1%	44.0%	100%
Orange	Orange	Tustin city	20.0%	20.6%	19.6%	39.9%	100.0%	22.9%	16.3%	18.3%	42.5%	100%
Orange	Orange	Villa Park city	4.9%	10.5%	10.9%	73.8%	100.0%	24.5%	17.3%	19.2%	39.1%	100%
Orange	Orange	Westminster city	31.7%	18.4%	19.9%	30.0%	100.0%	24.8%	24.8%	25.0%	25.4%	100%
Orange	Orange	Yorba Linda city	11.5%	10.7%	14.1%	63.6%	100.0%	23.8%	17.3%	18.9%	40.1%	100%
Orange	Orange	Unincorporated	15.3%	12.5%	16.0%	56.2%	100.0%	23.4%	17.1%	18.7%	40.8%	100%
Riverside	WRCOG	Banning city	34.6%	22.7%	20.4%	22.3%	100.0%	23.0%	16.0%	18.2%	42.8%	100%
Riverside	WRCOG	Beaumont city	23.1%	16.3%	16.5%	44.1%	100.0%	24.2%	16.7%	18.5%	40.6%	100%
Riverside	WRCOG	Calimesa city	32.6%	15.3%	16.0%	36.0%	100.0%	23.2%	16.8%	18.6%	41.4%	100%
Riverside	WRCOG	Canyon Lake city	11.8%	12.5%	12.6%	63.1%	100.0%	25.3%	17.0%	18.9%	38.7%	100%
Riverside	WRCOG	Corona city	14.8%	12.5%	17.3%	55.5%	100.0%	25.0%	17.0%	18.4%	39.5%	100%
Riverside	WRCOG	Hemet city	42.8%	20.2%	16.3%	20.7%	100.0%	22.2%	16.3%	18.6%	43.0%	100%
Riverside	WRCOG	Lake Elsinore city	21.9%	16.4%	19.1%	42.7%	100.0%	24.3%	16.7%	18.3%	40.8%	100%
Riverside	WRCOG	Menifee city	26.2%	17.7%	18.4%	37.8%	100.0%	23.9%	16.5%	18.3%	41.3%	100%
Riverside	WRCOG	Moreno Valley city	21.3%	17.9%	20.8%	39.9%	100.0%	24.3%	16.5%	18.1%	41.1%	100%
Riverside	WRCOG	Murrieta city	13.5%	12.3%	17.1%	57.0%	100.0%	25.1%	17.1%	18.5%	39.3%	100%

Appendix VI.

Regional Fair-Share/Over-Concentration Adjustment: 110% Move toward County Distribution of Each Income Categroies:Draft Housing Need Allocation Plan - Planning Period (January 1, 2011 - September 30, 2021)

Draft

		Income Allocation Using ACS 2005-09 County MHI					110% Adjustment toward County Distribution (Final)				
COUNT'	NEWSR	CITY	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %	% very low income households	% low income households	% moderate income households	% above moderate income households	% total
Riverside	WRCOG	Norco city	14.4%	12.8%	16.1%	56.7%	100.0%	25.0%	17.0%	18.6%	39.4%	100%
Riverside	WRCOG	Perris city	24.9%	19.8%	23.7%	31.6%	100.0%	24.0%	16.3%	17.8%	41.9%	100%
Riverside	WRCOG	Riverside city	22.7%	17.7%	19.5%	40.1%	100.0%	24.2%	16.5%	18.2%	41.0%	100%
Riverside	WRCOG	San Jacinto city	33.5%	17.2%	19.7%	29.6%	100.0%	23.1%	16.6%	18.2%	42.1%	100%
Riverside	WRCOG	Temecula city	13.2%	10.9%	19.3%	56.7%	100.0%	25.2%	17.2%	18.2%	39.4%	100%
Riverside	WRCOG	Wildomar city	19.7%	15.0%	19.2%	46.0%	100.0%	24.5%	16.8%	18.3%	40.4%	100%
Riverside	WRCOG	Unincorporated	21.1%	14.4%	17.5%	47.0%	100.0%	24.4%	16.9%	18.4%	40.4%	100%
Riverside	CVAG	Blythe city	37.3%	19.4%	14.5%	28.8%	100.0%	22.7%	16.4%	18.7%	42.2%	100%
Riverside	CVAG	Cathedral City city	30.0%	20.5%	17.4%	32.1%	100.0%	23.5%	16.2%	18.4%	41.8%	100%
Riverside	CVAG	Coachella city	34.7%	22.6%	22.1%	20.6%	100.0%	23.0%	16.0%	18.0%	43.0%	100%
Riverside	CVAG	Desert Hot Springs c	39.0%	21.6%	17.2%	22.1%	100.0%	22.6%	16.1%	18.5%	42.8%	100%
Riverside	CVAG	Indian Wells city	12.2%	9.6%	9.3%	68.9%	100.0%	25.3%	17.3%	19.2%	38.2%	100%
Riverside	CVAG	Indio city	28.5%	18.1%	18.2%	35.2%	100.0%	23.6%	16.5%	18.4%	41.5%	100%
Riverside	CVAG	La Quinta city	14.5%	11.9%	20.2%	53.4%	100.0%	25.0%	17.1%	18.2%	39.7%	100%
Riverside	CVAG	Palm Desert city	26.0%	17.6%	16.0%	40.4%	100.0%	23.9%	16.5%	18.6%	41.0%	100%
Riverside	CVAG	Palm Springs city	32.0%	20.4%	16.7%	30.9%	100.0%	23.3%	16.3%	18.5%	42.0%	100%
Riverside	CVAG	Rancho Mirage city	22.1%	11.8%	15.3%	50.8%	100.0%	24.3%	17.1%	18.6%	40.0%	100%
Riverside	CVAG	Unincorporated	32.7%	21.4%	19.2%	26.6%	100.0%	23.2%	16.2%	18.3%	42.4%	100%
San Ber	SANBAG	Adelanto city	35.5%	17.4%	22.1%	25.0%	100.0%	22.2%	16.5%	18.1%	43.1%	100%
San Ber	SANBAG	Apple Valley town	29.0%	16.7%	16.1%	38.2%	100.0%	22.8%	16.6%	18.8%	41.8%	100%
San Ber	SANBAG	Barstow city	35.5%	14.5%	19.9%	30.0%	100.0%	22.2%	16.8%	18.4%	42.6%	100%
San Ber	SANBAG	Big Bear Lake city	39.4%	23.1%	11.4%	26.1%	100.0%	25.0%	25.0%	25.1%	24.8%	100%
San Ber	SANBAG	Chino city	13.9%	13.5%	18.4%	54.3%	100.0%	24.3%	16.9%	18.5%	40.2%	100%
San Ber	SANBAG	Chino Hills city	7.0%	6.9%	12.5%	73.6%	100.0%	25.0%	17.6%	19.1%	38.3%	100%
San Ber	SANBAG	Colton city	27.7%	21.8%	22.1%	28.4%	100.0%	23.0%	16.1%	18.1%	42.8%	100%
San Ber	SANBAG	Fontana city	16.9%	16.0%	20.3%	46.8%	100.0%	24.0%	16.7%	18.3%	40.9%	100%
San Ber	SANBAG	Grand Terrace city	21.4%	13.8%	19.3%	45.4%	100.0%	23.6%	16.9%	18.4%	41.1%	100%
San Ber	SANBAG	Hesperia city	25.8%	19.2%	19.5%	35.5%	100.0%	23.1%	16.4%	18.4%	42.1%	100%
San Ber	SANBAG	Highland city	25.2%	15.1%	15.8%	43.9%	100.0%	23.2%	16.8%	18.8%	41.2%	100%
San Ber	SANBAG	Loma Linda city	25.9%	16.8%	17.9%	39.3%	100.0%	23.1%	16.6%	18.6%	41.7%	100%

Appendix VI.

Regional Fair-Share/Over-Concentration Adjustment: 110% Move toward County Distribution of Each Income Categroies:Draft Housing Need Allocation Plan - Planning Period (January 1, 2011 - September 30, 2021)

Draft

		Income Allocation Using ACS 2005-09 County MHI					110% Adjustment toward County Distribution (Final)				
COUNT' NEWSR	CITY	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %	% very low income households	% low income households	% moderate income households	% above moderate income households	% total
San Berı SANBAG	Montclair city	23.0%	15.9%	24.0%	37.0%	100.0%	23.4%	16.7%	18.0%	41.9%	100%
San Berı SANBAG	Needles city	47.1%	16.6%	14.5%	21.9%	100.0%	21.0%	16.6%	18.9%	43.4%	100%
San Berı SANBAG	Ontario city	19.4%	18.3%	20.6%	41.7%	100.0%	23.8%	16.5%	18.3%	41.5%	100%
San Berı SANBAG	Rancho Cucamonga	12.3%	12.1%	16.9%	58.7%	100.0%	24.5%	17.1%	18.7%	39.8%	100%
San Berı SANBAG	Redlands city	19.8%	15.7%	16.3%	48.3%	100.0%	23.8%	16.7%	18.7%	40.8%	100%
San Berı SANBAG	Rialto city	23.7%	19.7%	20.2%	36.4%	100.0%	23.4%	16.3%	18.3%	42.0%	100%
San Berı SANBAG	San Bernardino city	34.7%	20.1%	18.5%	26.6%	100.0%	22.3%	16.3%	18.5%	43.0%	100%
San Berı SANBAG	Twentynine Palms ci	32.2%	20.2%	17.8%	29.9%	100.0%	22.5%	16.3%	18.6%	42.6%	100%
San Berı SANBAG	Upland city	17.6%	15.4%	17.6%	49.3%	100.0%	24.0%	16.7%	18.6%	40.7%	100%
San Berı SANBAG	Victorville city	27.8%	15.3%	20.7%	36.2%	100.0%	23.0%	16.8%	18.3%	42.0%	100%
San Berı SANBAG	Yucaipa city	23.5%	16.0%	16.4%	44.0%	100.0%	23.4%	16.7%	18.7%	41.2%	100%
San Berı SANBAG	Yucca Valley town	33.6%	18.5%	17.9%	30.0%	100.0%	22.4%	16.4%	18.6%	42.6%	100%
San Berı SANBAG	Unincorporated	26.9%	18.0%	18.2%	37.0%	100.0%	23.0%	16.5%	18.5%	41.9%	100%
Ventura VCOG	Camarillo city	21.0%	15.1%	18.8%	45.0%	100.0%	24.1%	16.9%	18.6%	40.4%	100%
Ventura VCOG	Fillmore city	32.4%	18.1%	19.5%	30.0%	100.0%	23.0%	16.6%	18.5%	41.9%	100%
Ventura VCOG	Moorpark city	14.7%	10.9%	18.0%	56.4%	100.0%	24.7%	17.3%	18.7%	39.3%	100%
Ventura VCOG	Ojai city	29.6%	20.6%	14.8%	35.0%	100.0%	23.3%	16.3%	19.0%	41.4%	100%
Ventura VCOG	Oxnard city	32.0%	21.2%	18.8%	28.1%	100.0%	23.0%	16.3%	18.6%	42.1%	100%
Ventura VCOG	Port Hueneme city	31.1%	25.2%	22.8%	21.0%	100.0%	23.1%	15.9%	18.2%	42.8%	100%
Ventura VCOG	San Buenaventura (\	27.6%	18.0%	19.5%	34.9%	100.0%	23.5%	16.6%	18.5%	41.5%	100%
Ventura VCOG	Santa Paula city	38.8%	23.9%	15.8%	21.5%	100.0%	22.3%	16.0%	18.9%	42.8%	100%
Ventura VCOG	Simi Valley city	16.3%	13.8%	21.0%	48.8%	100.0%	24.6%	17.0%	18.4%	40.1%	100%
Ventura VCOG	Thousand Oaks city	16.5%	12.4%	16.3%	54.8%	100.0%	24.6%	17.1%	18.8%	39.5%	100%
Ventura VCOG	Unincorporated	20.6%	15.0%	17.5%	46.9%	100.0%	24.2%	16.9%	18.7%	40.3%	100%

Note: The city boundaries for the base year and the projected year are based on January 1, 2011.

Appendix VII
Integrated Growth Forecast Process and Results for 2012 RTP/SCS and RHNA

The foundation of SCAG's proposed Allocation Methodology is the "Integrated Growth Forecast", which represents the most desired growth scenario for the Southern California region in the future because it ties housing to transportation planning. The growth scenario includes the size and distribution of growth in the SCAG region. It is based on a combination of recent and past trends, reasonable key technical assumptions, and existing and new local or regional policy options. The Integrated Growth Forecast at the regional and small area level are the basis for developing the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), Environmental Impact Report (EIR), and the Regional Housing Needs Assessment (RHNA). The development of the Integrated Growth Forecast is driven by a principle of collaboration between the regional and local jurisdictions who are major contributors in the process. Integration of the output from the regional and local forecasts is achieved through joint efforts and collaboration among the various contributors.

In 2009, SCAG's Community, Economic and Human Development Committee (CEHD) approved and directed staff to proceed with the 2012 RTP Growth Forecast Update Process, currently known as the 2012 Integrated Growth Forecast process for the 2012 RTP/SCS/EIR/RHNA. SCAG's Plans & Programs Technical Task Force (P&P TAC) also assisted in the process by providing technical and policy input. Policy Committees of the Regional Council were periodically informed of progress and provided direction to the process.

1. Process of the Integrated Growth Forecast Development/Update

Development of the Integrated Growth Forecast involves several steps. This first step entails an analysis of recent regional growth trends and the collection of significant local plan updates. A variety of large area estimates and projections are collected from federal and state governments. The major government sources included information from the following agencies:

- U.S. Department of Commerce, Census Bureau and Bureau of Economic Analysis,
- U.S. Department of Labor, Bureau of Labor Statistics,
- Internal Revenue Service (IRS),
- U.S. Citizenship and Immigration Services,
- Department of Health and Human Services,
- California Department of Finance (DOF),
- California Employment Development Department, and
- Information received through the Intergovernmental Review process.
- Small area estimates and projections were also available from 2010 Census, American Community Survey, aerial land use data, InfoUSA data, general plan, parcel level data from tax assessor's office, building permits from Construction Industry Research Board and demolition data from DOF.

The second step involves the review and update of the 2008 regional growth forecast methodology used as part of SCAG's 2008 Regional Transportation Plan and key assumptions. The widely used methodology included the cohort-component method and the shift-share method. The key technical assumptions to be updated included the fertility rate, mortality rate, net immigration, domestic in-migration, domestic out-migration, labor force participation rates, double jobbing rates, unemployment rates, and headship rates.

The third step is to develop and evaluate the draft regional Integrated Growth Forecast scenarios with small area distributions. Regional growth forecast scenarios are developed and allocated into the smaller geographic levels using public workshops. The small area distributions of the regional growth are evaluated using transportation and emission modeling results and environmental impact review.

The last step is to select and adopt a preferred regional growth forecast. A regional growth scenario with selected small area distributions is developed using transportation and environmental performance measures. The Regional Council adopts a regional growth forecast.

An organized forecasting decision making process is required to develop a consensus regional growth forecast in an efficient, open, and fair way. A variety of groups or input involved in the forecasting process include panel of experts, subregional/local review, stakeholders/data users, public outreach, technical committee, policy committee, and the Regional Council.

Consistent with the timelines and tasks specified in the forecasting process flow chart, the Forecast staff, with the support of subregions, cities, and subregional coordinators, completed the following tasks during 2009-2011.

1. Conducted survey of local jurisdictions regarding recent changes in general plan and developments that could affect the long term growth patterns envisioned in the 2012 RTP/SCS and RHNA.
2. Provided Transportation Modeling Division the extended Year 2008 socio-economic data set for new model development and calibration.
3. Collaborating with subregions/local jurisdictions, reviewed and revised the 2008 base year small area distribution of employment, population, and households, and completed/delivered the 2008 extended socio-economic data set to Modeling Department.
4. Requested and received inputs from subregions regarding their perspectives of future growth in population, employment and household.
5. Reviewed and presented recent trends in population, employment and household growth and completed preliminary 2012 RTP local input/general plan growth forecasts at regional/county/subregion level.

So far in 2011, with additional assistance from the 2012 Integrated Growth Forecast consultant teams, the following major milestones were accomplished for the Integrated 2007 RTP/EIR/RHNA Growth Forecast process:

- September 2008-January 2009: Subregion workshops and one-on-one meetings with local jurisdictions across the region in anticipating growth forecasting, data, tool requirements under the SB 375.
- April 2009: Developed an initial range of preliminary 2012 RTP regional growth forecasts with major demographic and economic assumptions.
- May 2009: Working with consultant, convening the first Panel of Experts to review and comment on major socioeconomic assumptions for the preliminary 2012 regional growth forecast.
- June 2009: Developed a recommended preliminary set of regional growth forecasts, reflecting the recent trends.
- July 2009: Developed preliminary growth forecasts at the county and sub-county level, reflecting the recent trends.
- July 2009– February 2010: Held forecast workshop and outreach for local review. Released Local Input/General Plan Growth Forecast for 2012 RTP (Feb 2010, Dataset was used for target setting in February 2010. (http://www.scag.ca.gov/forecast/downloads/excel/RTP2012-GROWTH-FORECAST.xls)
- April 2010: The Imbalance of regional population and employment for year 2035 was observed from local input.
- May 2010: Held the second Panel of Experts meeting to evaluate local input, new BLS and Census projections.
- December 2010-January 2011: Local input regional growth forecast with 2035 employment reduction. Dataset was used for model calibration.
- January 2011-March 2011: Data gathering workshops & revisions
- May 2011: Held the third Panel of Experts survey to assess the existing socioeconomic assumptions for regional growth forecast.
- July 2011-August 2011: Public outreach, RTP/SCS Workshops

- August 2011-September 2011: Develops small area socioeconomic data.
- July-September 2011: Develops draft RTP/SCS (July-Sept. 2011).
- December 2011: Releases Draft RTP/SCS (November 2011)
- April 2012: Adopts 2012 RTP/SCS & Draft RHNA.

For detailed procedures of developing baseline growth forecasts, please see:
http://www.scag.ca.gov/pptac/pdfs/agendas/061609/pptac061609-5-1.pdf

2. Update of Methodologies and Assumptions for Developing the Integrated Growth Forecast

2-1. Forecast Methodologies and Assumptions at the Region/County Level

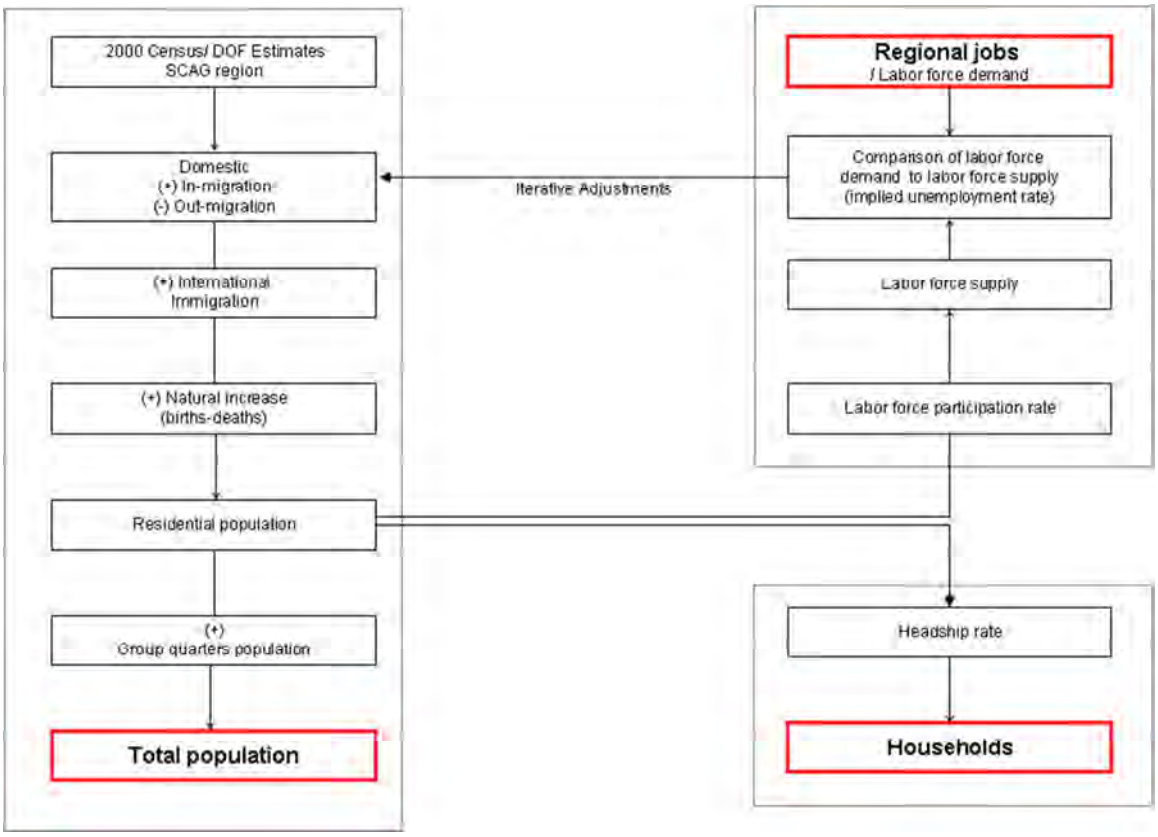
SCAG's Integrated Growth Forecast is the foundation for 2012 RTP/SCS development and housing planning efforts. SCAG initiated the current Integrated Growth Forecast process in the late 2008. Through the 24-month process, the methodology, assumptions and results of SCAG's Integrated Growth Forecast reflected the incorporation of all the most recent socioeconomic data and statistics, including expert panel opinions, 2010 Census, American Community Survey (ACS) information, and input from all SCAG subregions, local jurisdictions, and major stakeholders.

In addition, SCAG uses the best practices and procedures in conducting Integrated Growth Forecasts for the 2012 RTP/SCS and RHNA. First, the regional forecasts should maintain the **B**alance between employment, population, and households due to their interrelationship, assuming that employment growth is a driving force of regional population and household growth. This employment-population-household (EPH) forecast framework is shown in Figure 1. Second, the regional forecasts embrace forecast **U**ncertainty as evidenced by large gaps in population estimates between the Census Bureau and California Department of Finance. Third, SCAG incorporates the **L**atest demographic and economic assumptions to the extent possible. Finally, SCAG approaches development of growth forecasts in an **A**daptive and flexible way. Many demographic and economic statistics are unstable and quickly outdated, particularly in light of the current economic recession. SCAG collects updated information and regularly seeks advice through expert panel review. Through this "BULA" approach, SCAG is able to develop a realistic, accurate, and timely regional growth forecast.

This approach has been endorsed by MPOs across the state, DOF, HCD and Caltrans (See Attachment 1 on a regional forecasting task force convened in 2006 by Caltrans and HCD to "deliberate about a framework to achieve consistency in forecasts and projections in California to support the Regional Blueprint Planning Program and related regional planning processes").

All key assumptions and results of SCAG's Integrated Growth Forecast for the 2012 RTP/SCS and for the 5th Cycle of RHNA planning are presented in Table 1.

Figure 1 Employment-Population-Household (EPH) Forecast Framework



A. Employment Forecasts

SB375 requires that regional population and household projections coordinate with and maintain a reasonable relationship with, employment projections. Amongst the requirements of a Sustainable Communities Strategy (SCS), are the following:

> *"Identify areas within the region sufficient to house all the population of the region, including all economic segments of the population, over the course of the planning period of the regional transportation plan taking into account net migration into the region, population growth, household formation and employment growth."*
>
> *"The region's existing and projected housing need shall reflect the achievement of a feasible balance between jobs and housing within the region using the regional employment projections in the applicable regional transportation plan."*

Projections of U.S. population and job growth drive the regional forecast models. This is required to account for national immigration projections as well as to base regional economic projections on the growth of jobs and income at the national level, including the projection of overall productivity growth.

Regional economic and employment projections are the foundation and major drivers of population growth forecasts. This is the basic theoretical foundation of regional projections. Regions with above-average job growth attract people. Regions with below-average job prospects have slower population growth as people migrate to regions with better opportunities. Not all industries grow at the same rate. Regions will grow faster if they have a strong competitive position in fast-growing industries. Regional job growth depends on which industries are poised for strong growth nationally and how each region will fare in those industries.

Employment forecasts utilize a top down procedure starting with a U.S. forecast, followed by the SCAG region and counties. The regional employment forecasts influence the regional population forecasts. The first step is to project the U.S. labor force

based on projections of total population and labor force participation rates. Total jobs are projected from total labor force, unemployment rate, and the ratio of total jobs to employed residents. Total jobs are then projected to a one-digit industry code based on historical trends of the one-digit shares of U.S. total jobs.

The second step is, to forecast regional total jobs for each forecast year based on U.S. total jobs and the job share of the SCAG region to U.S. for each forecast year. Total jobs are then projected to a one-digit industry code based on historical trends in the one-digit share of SCAG regional total jobs.

The third step is to forecast county total jobs for each forecast year based on regional total jobs and the job share of each county to the SCAG region for each forecast year. Total jobs are then projected to a one-digit industry code based on historical trends in the one-digit share of county total jobs. The preliminary forecasts are adjusted by future aging patterns and related labor force patterns of each county.

Table 1 presents key technical indicators associated with the job projections of the Integrated Growth Forecast for the 2012 RTP/SCS. Like many other states and the rest of California, the SCAG region's labor market has recently stabilized and job creation has come back slowly. SCAG projects that the region's jobs will grow by just under 14% between 2010 and 2020. This level of job growth, deemed conservatively optimistic, will support the forecasted level of regional population growth and underlying growth in the labor force. The SCAG region's unemployment rate is projected to decrease to about 7% by 2020 and reach a long-term equilibrium rate of 5% by 2035, down from the current level of almost 10%. The resulting population growth and household growth are consistent with the projected growth in employment and unconstrained (desired) demographic trends in headship rates, household size, labor force participation rates, and job housing relationship.

Table 1. Key Indicators of SCAG Integrated Growth Forecast for 2012 RTP/SCS and RHNA

Indicators	7/1/2010	7/1/2020
Population	18,079,305	19,587,537
Households	5,853,196	6,460,609
Employment	7,224,674	8,217,674
Population Growth (%)		8.3
Household Growth (%)		10.4
Employment Growth (%)		13.7
Unemployment Rate (%)	9.6	7.1
Labor Force Participation Rate (%)		
NH White	62.3	60.8
NH Black	57.7	57.2
NH Asian & Others	59.2	58.6
Hispanic	59.7	61.6
Total	60.4	60.6
Median Age	34.2	35.2
Age Distribution (%)		
15 or less	23.0	22.3
16-64	66.1	64.0
65 or above	10.9	13.7
Total	100.0	100.0
Ethnic Composition (%)		
NH White	33.1	27.9
NH Black	6.9	6.5
NH Asian & Others	14.1	14.7
Hispanic	45.9	50.9
Total	100.0	100.0
Headship Rate (%, Benchmarked to 2010 Census)		
NH White	50.8	52.2
NH Black	49.1	51.6
NH Asian & Others	39.1	40.1
Hispanic	34.7	36.3
Total	42.1	42.6
Household Size		
NH White	2.31	2.24
NH Black	2.58	2.43
NH Asian & Others	3.09	2.96
Hispanic	4.01	3.76
Total	3.03	2.98
Components of Population Growth	05-10	15-20
Natural Increase	783,459	805,094
Net Migration	-214,506	-84,321
Total	568,952	720,773

B. Population forecasts

SCAG projects regional population using the cohort-component model. The model computes the population at a future point in time by adding to the existing population the number of group quartered population, births, and persons moving into the region during a projection period, and by subtracting the number of deaths and the number of persons moving out of the area. Natural increase (which is the balance between births and deaths) and net migration (which is the balance between the number of people coming and leaving the region) determine population growth. Net migration is differentiated between domestic migrants (people

moving in and out of the region to other parts of the nation, immigrants (legal and undocumented) moving to the region from other countries. The fertility, mortality and migration rates are projected in five year intervals for eighteen age groups, for four mutually exclusive ethnic groups: Non-Hispanic White, Non-Hispanic Black, Non-Hispanic Asian and Hispanic. The birth rates are also projected by population classes: residents (and domestic migrants) and international migrants.

SCAG links population dynamics to economic trends, and is based on the assumption that patterns of migration into and out of the region are influenced by the availability of jobs. The future labor force supply is computed from the population projection model by multiplying civilian resident population by projected labor force participation rates. This labor force supply is compared to the labor force demand based on the number of jobs projected by the shift/share economic model.

The labor force demand is derived using two step processes. The first step is to convert jobs into workers using the double job rate. The double job rate is measured by the proportion of workers holding two jobs or more to total workers. The second step is to convert workers into labor force demand using the ideal unemployment rate. If any imbalance occurs between labor force demand and labor force supply, it is corrected by adjusting the migration assumptions of the demographic projection model. Adjustment of migration assumptions is followed by total population changes.

The county population forecasts are initially developed using the cohort-component model. The county level demographic assumptions including the fertility, mortality and migration rates are projected in five year intervals for eighteen age groups, for four mutually exclusive ethnic groups: Non-Hispanic White, Non-Hispanic Black, Non-Hispanic Asian and Hispanic. The birth rates by county are also projected by population classes: residents (and domestic migrants) and international migrants. The final county population forecasts are determined by analyzing the difference between the sum of initial county forecasts and the regional independent projections. If results are significantly divergent, input data at the county level is adjusted to bring the sum of counties projection and the regional independent projections more closely in line. Complete agreement between two projections is not mandatory. After analysis, the sum of counties might constitute the regional forecasts.

A. Household Forecasts

A household includes all the persons who occupy a housing unit as their usual place of residence. By definition, the count of households or householders is the same as the count of occupied housing units for 100-percent tabulations.

SCAG projects regional households by using the regional headship rate method. The projected households at a future point in time are computed by multiplying the projected resident population by projected headship rates. The headship rates are projected by age, sex, and race/ethnicity.

Headship rate is the proportion of a population cohort that forms the household. It is specified by age and ethnicity. Headship rate is projected in five year intervals for seven age groups (for instance, 15-24, 25-34, 35-44, 45-54, 55-64, 65-74, 75+), for four mutually exclusive ethnic groups.

The county household forecasts are initially developed using the county headship rate method. The county level headship rate assumptions are consistent with the regional headship rate assumptions. The final county household forecasts are determined by analyzing the difference between the sum of initial county forecasts and the regional independent projections. If results are significantly divergent, input data at the county level is adjusted to bring the sum of counties projection and the regional independent projections more closely in line. Complete agreement between two projections is not mandatory. After analysis, the sum of counties might constitute the regional forecasts.

For detailed methodology and assumptions of the Integrated Growth Forecasts at regional level, please see: http://www.scag.ca.gov/pptac/pdfs/agendas/061609/pptac061609-5-1.pdf

2-2. Forecast/Allocation Methodology and Assumptions at the City Level

A. Employment Forecasts

The city level job forecast is derived using a constant-share method. The current city share to county jobs for each sector will remain constant during the forecast years. By using the constant share method, the city's job growth by sector will be simply determined by the different growth of the specific sector by county. If a city in Los Angeles county is specialized in a specific

industry (e.g., manufacturing), its future job growth will be severely affected by a declining pattern of manufacturing sector in Los Angeles county. The initial city job forecasts become a basis for future local input process.

B. Population and Household Forecasts

The housing unit (HU) method is the basic approach toward developing the city level demographic forecasts. The HU method produces housing unit projections and population projections in a sequential way. This HU approach is widely accepted and applied in estimating and forecasting socioeconomic growth for smaller geographic areas. The typical HU method consists of the following three major projection components: housing units, households (occupied housing units), and population. Since SCAG skips processing the total housing unit projections, the HU method focuses on household and population projection. Accordingly, the major methods and assumptions focus on the household growth, household size, and the size of group quarters population.

SCAG tends to develop the trend baseline population and household forecasts at the early stage of demographic forecast development. The trend baseline forecasts fully reflect the historical growth patterns of local jurisdictions, and were once derived as part of 2004 RTP forecast development. At that time, each local jurisdiction's household growth was first projected by using the "Constrained Exponential Growth Equations" with their respective long term historical trend data between 1980 and 2000. The "Constrained" in the above methodology implies that all local jurisdictions add up to county total. The projected household growth was provided to all local jurisdictions for comments and inputs and adjustments were made accordingly.

Since the 2004 RTP growth forecasts was adopted in April 2004, there was no serious effort to develop the trend baseline forecast, instead SCAG regularly reviewed and updated the existing city level demographic forecasts to reflect the recent trends of local household growth and updated county household forecasts.

2012 RTP household growth forecast is no exception to the process described above. The initial city household forecasts for 2012 RTP are derived by reflecting long term growth patterns incorporated in the 2008 RTP forecasts, recent trends, and updated county household forecasts.

The city population is projected by using the group quarters population plus the product of households and average persons per household (PPH). The average number of persons per household is projected using the historical trend and constrained by the updated county PPH. Group quarters population is projected using its ratio to total population from the 2000 Census or 2008 DOF, which is assumed to remain constant during the projection horizon.

The projected city level growth forecasts are provided to all local jurisdictions for comments and inputs, and adjustments are made accordingly. After review of the independent county forecasts and the updated city forecasts, the sum of cities may constitute the county forecasts, or the initial city population forecasts may be adjusted upward or downward to control for the county population forecasts.

3. Uncertainty in Regional Growth Forecasts and Expert Opinion

In a rapidly changing and volatile economic environment, the usual economic and population projection models do not produce the reasonable projections, in particular, the short term projections due to the unstable nature of the economic and demographic assumptions. The average approach (e.g., average of the newly available economic or demographic projections) might be a preferred approach toward updating the new short term economic and demographic projections (Smith et al, 2001). The timely developed private sources of the near term or long term economic and demographic projections are available with a cost, although the demographic projections tend to rely on the most recent series of projections by the U.S. census Bureau or the state statistical agency. The collective expert opinion might be a useful reference to reduce the short term and long term projections errors. In the following, I summarize the expert opinion on critical factors and key economic and demographic assumptions through two panels of experts meeting discussed in May 2009 and May 2010.

3-1. The Panel of Experts Meeting I

A first panel of experts meeting was held on May 15, 2009. A panel of experts is comprised of fifteen experts in the field of regional and national economy and demography. These experts might have worked on economic or demographic forecasts for a long time or the agencies that they work for might have produced economic or demographic forecasts. They come from

a variety of public or private organizations. Nearly 50% of the panel members come from the Universities in California (e.g., University of Southern California, University of California Los Angeles, University of California Riverside, University of California Santa Barbara, California State University Long Beach, California State University Fullerton). Other panel members come from the state or local government agencies, private consulting firms (e.g., Los Angeles Economic Development Corporation, South Coast Air Quality management District, California Department of Finance, Regional Economic Models, Inc., Beacon Economics, DB Consulting). Experts were provided with a list of questions regarding assumptions with background information (e.g., historical data and preliminary range of forecast by moderator) a few days before the panel of experts meeting.

The survey questions focused on three major aspects of job and population projections: 1) short term economic outlook; 2) long term economic assumptions (e.g., regional share of the national job projections, retirement age of workers, labor force participation rate); 3) long term demographic assumptions (e.g., fertility rate, life expectancy, and net international immigration). The survey questions include, not limited to: 1. How deep and long will the recession be? How will the recession affect the economy and prospects for housing in 2020?; 2. After the recession ends, will national job growth be equal to, greater than, or less than the U.S. job growth rate from the current U.S. BLS projection?; 3. Will workers retire at an older age in 2020/2035 than now?; 4. How does the California's share of U.S. jobs change in the future?; 5. How does the SCAG region's share of California jobs change in the future?; 6. How does the panel evaluate the new Census Bureau U.S. population projections and related assumptions of fertility rates, life expectancy, and international immigration?; 7.Will labor force participation rates continue to increase for older workers?

First, the short term economic outlook is focused on understanding the timing of the bottom of the national and regional economic recession. According to the responses of the experts, the economic recession measured in job losses in the SCAG Region would most likely end in 2010 (2 respondents), 2011(7 respondents), or 2012(3 respondents). Once the economy is recovered from the recession, it might take several years for the unemployment rates to be back to a normal range (5% - 8%). Five of seven responded that, after the recession ends, regional job growth would be equal to the annual average of U.S. job growth rate (1.04% between 2006 and 2016) from the current 2007 US BLS job projection. Two respondents said that the regional job growth would be greater than the U.S. job growth rate from the current 2007 US BLS job projection.

Second, the regional share of the national job projections is surveyed through two different but related questions about 1) California's share of U.S. jobs for 2020 and 2035 and 2) SCAG Region's share of California jobs for 2020 and 2035. Twelve experts responded to both questions above. The survey results imply that the regional share of the national job projection ranges from 4.3% (minimum) to 5.3% (maximum) in 2020 and 3.8% (minimum) to 5.5% (maximum) in 2035 (See table 2). The gap between the minimum and maximum is much bigger in 2035 than in 2020. The median regional share remains constant at 5% for both 2020 and 2035, which is 0.2% point lower than the most current regional share (5.2%). The overall survey response is not optimistic about the SCAG region's relative economic competiveness in the national economy, although the survey questions did not directly touch on "the regional share of the national job growth.". The labor force participation rate (retirement) trends in the SCAG region will be consistent with the national projection, and will support that workers in the region tend to retire at an older age in the future,

Third, there is no or little concern about the national and regional assumptions of the future fertility rates and the life expectancy. The current regional average total fertility rate of 2.1 is assumed to slightly decline to 2.0 and 1.9 in 2020 and 2035, respectively, during the projection period. The regional life expectancy will increase along the national life expectancy's increase during the projection period. The national immigration assumptions are major concerns of the panel members. In fact, the Census Bureau released one set of long-term population projections for the nation in August 2008. These baseline projections included higher immigration projections than previously, which resulted in an increase in projected population growth to 2050. The key question is whether SCAG will adjust the current international immigration upward in light of the higher Census Bureau projections. Ten of the thirteen panel members said No to the upward adjustment of the international immigration assumption.

3-2. The Panel of Experts Meeting II

Two major projections from the US Census Bureau and US Bureau of Labor Statistics (BLS) were released since the previous year's panel of the expert meeting. In December 2009, US Census Bureau released alternative sets of population projections with different immigration assumptions. The 2009 national population projections are a supplemental series to the 2008 national population projections released on August 14, 2008, and provide results for differing assumptions of net international migration (http://www.census.gov/population/www/projections/2009projections.html). All other methodology

and assumptions, including mortality and fertility, are the same as those used in the 2008 national population projections. The lower immigration assumption, which looks reasonable in light of the recent trends, results in lower national population. When compared with the baseline projections released in August 2008, the gap between the low migration alternative and the baseline is 4.5 million (1.3%) in 2020, 9.7 million (2.5%) in 2035. in December 2009, BLS released the new job projections to 2018. These projections were based on the national population projections released by the U.S Census Bureau in August 2008. Since there is only 1.3% difference in 2020 population between the low migration alternative and the baseline, the potential impact of the new low immigration alternative on job projections would be negligible. International immigration, in particular, unauthorized immigrants shows a rapid decline from 11.8 million in 2007 to 11.6 million in 2008, and to 10.8 million in 2009. The decline in just one year between 2008 and 2009 reaches 800,000, which would be the likely impact of the recent economic recession.

A second panel of experts meeting was held on May 28, 2010, just one year after the first meeting held in 2009. Panel members, who participated in the first panel of expert meeting, were invited to the second panel of experts meeting. Eleven members attended the meeting to: 1) revisit the potential impact of economic recession and recovery in the national economy on the regional economy; 2) provide input on the recent trends in immigration and the U.S. population growth; 3) review the recent trends in the region's share of the national jobs.

With those newly available data in mind, the panel members participating in the second panel of experts meeting provided input to SCAG staff. First, the panel thought that job losses in the region would end in 2010 or 2011 in the previous year's panel of experts meeting. While panel members differed on the size and timing of recovery, the panel did not think the recession would affect the size of the region in 2020 and 2035. Some panel members thought there could be lingering impact on unemployment rates, income growth and housing markets. Second, U.S. population growth affects the pool of people and jobs in the nation. For any given SCAG share of future growth, higher U.S. immigration and population growth will push the SCAG region growth higher and vice versa. U.S. immigration and population growth is likely to be maintained at the lower level for the next 5 to 10 years. Third, job shares dropped in 2008 and 2009, and state and regional job losses were larger than in the U.S. The majority of panel members supported the downward revisions of the regional shares of the national jobs. We are not sure if these declines in the regional job shares are temporary, based on the sharp decline in construction. There is a possibility that these declines might be a permanent shift because of the result of the long term demographic trends toward aging of population, or because of the lack of the timely development and implementation of economic growth policy and strategy

3-3. The Panel of Experts Meeting III

A third panel of experts survey was conducted through email on May 2011. Most of panel members, who participated in the first and second panel of expert meeting, were requested to answer survey questions on the demographic and economic trends and assumptions. Thirteen members responded to questions on: 1) economic recovery of the nation; 2) immigration assumptions at the national level; 3) the projected region's share of the national jobs; 3) household projections. There was an overall consensus on the following few issues: 1) panelists expect the nation to be fully recovered by 2020 from the recession; 2) panelists expect U.S. unemployment to be between 4.5% and 6.5%; 3) panelists see no need to change the immigration assumptions from last year; 4) while not all panelists gave clear answers, no panelist said the relationship between projected jobs, population and households was not reasonable. On whether the SCAG region would see job growth faster than the nation, six of ten respondents said yes, while only two said no. The housing questions are particularly hard for short email answers. The question on whether household projections should be based purely on demographics was not clear to panelists. Some panelists wanted to comment on changing demographics and the implications for housing. Most panelists think demographics are the major determinant in the long run but had some concerns about 2020. Seven of 10 respondents agreed that market conditions would prevent "enough" housing from being built by 2020.

4. A Range of Regional Growth Forecasts and Local Input

SCAG assumes that any set of growth forecasts (population, employment, and households) within a range of growth forecasts might be plausible choice set. A scenario development was based in a following way: First, international immigration, one of major demographic assumptions in US population projections by US Census Bureau (2008), is not consistent with the recent trend, and is adjusted downward to reflect the recent trends. This downward adjustment of international immigration and the resulting population reduces the baseline US job projections due to the reduced labor supply. A mid national employment forecast is determined as a result of expert panel review (2009), is used as a key guide to develop a range of regional growth forecasts. Second, a range of the regional employment forecasts (low, mid, high) is derived using a range of the regional

shares of the national jobs from expert panel review. A range of regional employment forecasts is translated into a range of the regional population forecasts (low, mid, high) using a set of demographic assumptions. All of related economic and demographic assumptions (e.g., unemployment rates, labor force participation rates, immigration level, fertility rates, and survival rates, etc.) for three different employment levels remain unchanged during the conversion process. Third, a range of the regional population forecasts are translated into a range of the regional household forecasts using six different methods (e.g., cohort method, assimilation method, 2008 headship rate method, trend method, mid-trend method, mid-assimilation). A trend method produces the lowest households, while the assimilation method produces the highest households, give the same population level. SCAG uses a mid-trend assumption as a baseline method to convert population into households. It is based on a combination of the extrapolation of headship rates by race/ethnicity and gender and an assimilation assumptions of the Asian and Hispanic headship rates. If we use a mid-trend method for household forecasts, we would have three sets of growth forecasts: 1) high employment – high population – mid-trend households; 2) mid employment – mid population – mid-trend households; 3) low employment – low population – mid-trend households.

5. 2010 Decennial Census and Re-Benchmark of Regional Growth Forecast

City and County level demographic data (Redistricting Data [(P.L. 94-171]) for the State of California was released by the US Census Bureau on March 8. Tables 2 and 3 show population and household counts from the 2000 and 2010 Census (April 1st figures) for each county in the SCAG region. The tables also present SCAG's preliminary projections of population and households by county for July 2010. Highlights from the table include: (1) Redistricting data from the 2010 Census put population in the SCAG region at 18.05 million as of April 1, 2010, which is 1.53 million higher (9.3%) than the regional population count for the 2000 Census (16.5 million). The 2010 Census population figure for the SCAG region was almost 1 million lower (4.9%) than SCAG's preliminary population projections for 2010, which primarily resulted from population estimates from the California Department of Finance (DOF).; (2) The 2010 Census redistricting data also counts the number of households in the SCAG region at 5.8 million, which is 461,000 higher (8.6%) than the regional household count for the 2000 Census (5.4 million). The 2010 Census household figure for the SCAG region was about 85,000 lower (1.4%) than SCAG's preliminary household projections for 2010, which are based on household estimates from the California DOF.

On March 4, 2011, EDD released state and county estimates of wage and salary jobs for 2010 and adjustments to its previously released 2008 and 2009 job estimates (See Table 4). Highlights from the table include: (1) The new job data indicates that employment in the region totaled 7.22 million in 2010, about 128,000 (1.7%) less than SCAG's preliminary employment projections of 7.35 million.;(2) Among counties in the SCAG region, job losses were much more severe in Los Angeles, Orange and Ventura Counties than previously projected.;(3) The region lost almost 800,000 jobs (7.9%) from 2007 to 2010. During this period, for every 100 jobs lost in the United States, 17 were in California, and of those, 9 were lost in the SCAG region.

Table 2: Regional and County-Level Population Change from 2000 to 2010 from US Census and SCAG

County	Population		
	4/1/2000 Census	4/1/2010 Census	7/1/2010 SCAG*
Imperial	142,361	174,528	191,215
Los Angeles	9,519,338	9,818,605	10,451,374
Orange	2,846,289	3,010,232	3,181,814
Riverside	1,545,387	2,189,641	2,203,587
San Bernardino	1,709,434	2,035,210	2,123,624
Ventura	753,197	823,318	845,314
SCAG	**16,516,006**	**18,051,534**	**18,996,928**

*** Projected based on Local Input / California Department of Finance (DOF)**

Table 3: Regional and County-Level Household Change from 2000 to 2010 from US Census and SCAG

County	Households		
	4/1/2000 Census	4/1/2010 Census	7/1/2010 SCAG*
Imperial	39,384	49,126	53,550
Los Angeles	3,133,774	3,241,204	3,270,353
Orange	935,287	992,781	1,012,627
Riverside	506,218	686,260	705,645
San Bernardino	528,594	611,618	621,772
Ventura	243,234	266,920	269,170
SCAG	**5,386,491**	**5,847,909**	**5,933,117**

*** Projected based on Local Input / DOF**

Table 4: Regional and County-Level Employment Estimates from SCAG and California Employment Development Department (EDD)

County	Employment					
	SCAG Preliminary Projection*			EDD Revised		
	2008	2009	2010	2008	2009	2010
Imperial	61,504	56,033	50,561	62,449	58,668	58,687
Los Angeles	4,340,344	4,284,475	4,228,607	4,460,171	4,184,002	4,123,262
Orange	1,624,061	1,620,241	1,510,928	1,621,910	1,499,723	1,490,318
Riverside	663,950	618,986	574,023	651,662	600,250	586,234
San Bernardino	700,603	677,794	654,985	702,424	652,840	640,497
Ventura	347,720	340,492	333,264	348,380	329,159	325,672
SCAG	**7,738,182**	**7,598,021**	**7,352,368**	**7,846,995**	**7,324,642**	**7,224,670**

*** Projected based on Local Input / EDD**

Appendix VIII: Vacant Unit Statistics and Excess Vacancy Credit Determination

For this RHNA cycle only, the California Department of Housing and Community Development (HCD) made an adjustment to its regional determination for the 5th RHNA cycle to account for abnormally high vacancies and unique market conditions due to prolonged recessionary conditions, high unemployment, and unprecedented foreclosures. Excess vacancy credits are one-time credits derived at the regional level from housing vacancy statistics based on the 2010 Census Demographic Profile. A vacancy credit will only be applied to jurisdictions with an excess of vacant units above the healthy market vacancy rate. The vacant credit will not result in additional housing needs to jurisdictions who do not receive a credit.

The excess vacancy credit was applied by HCD to the regional determination prior to income category distribution. The total projected need for the 2013-2021 planning period was determined by HCD to be between 409, 030 and 438,060 units, which SCAG ensures will be met. At this time, there is no uniform data available on the exact pricing and distribution of these vacant units, nor is there uniform data available on the income of the residing household prior to vacancy. However, the regional affordability index published by the California Association of Realtors (CAR) indicates that price distributions for those vacant units are consistent with current regional household income distribution.

There are two types of vacancy credits approved by HCD in the SCAG region on its total housing needs determination based on the 2010 Census Demographic Profile.

1. The first vacancy credit of 69,105 units is derived from the "excess" in for sale and for rent units that are above the units required to maintain healthy market vacancy rates, which was determined by HCD to be 1.5% for owner occupied units and 4.5% for renter occupied units; and

2. The second vacant unit credit of 6,286 units is assessed from the "excess" in the vacant unit category of "Other" above the rate of 1.28%, its share of total housing stock under normal market conditions.

Proportionally, the fair share responsibility of each jurisdiction to provide housing for all income groups will remain the same after the application of the vacancy credit. In addition, every jurisdiction is required to have a minimum allocation as part of its RHNA allocation after applying the vacant unit credits.

Appendix VIII SCAG Region Vacant Housing Unit Statistics: 2010 Census Demographic Profile and Estimated Vacant Credits Allocations by Jurisdiction

																		HCD Credits	69,105		HCD Credits	6,286
CITY	Total Housing Units	Total Households	Renter Households	Owner Households	Vacant Housing Units	Vacant Units: For Rent	Vacant Units: Rented, Not Occupied	Vacant Units: For Sale	Vacant Units: Sold, Not Occupied	Vacant Units: Seasonal Use	Vacant Units: Others, include for Migrant Workers	Other vacant units share of total housing stock	Total Effective Vacant Units	% of Renter	% of Owner	Estimated Units Required to Maintain Healthy Market Condition	Vacancy Credit 1: Effective Vacant Units Minus Units under Healthy Market	Vacancy Credit 2: Other Vacant Units Minus Other Units under Healthy Market	Vacancy Credit 1 (Drop cities with deficits)	Estimated Effective Vacant Credits Share	Estimated Effective Vacant Credits Allocation by Jurisdiction	Vacancy Credit 2 (Drop cities with deficits)	Estimated Vacant Others Credits Share	Estimated Vacant Others Credits by Jurisdiction
Brawley city	8,231	7,623	3,653	3,970	608	317	7	80	34	55	115	1.4%	397	47.9%	52.1%	224	173	10	173	0.20%	138	10	0.04%	3
Calexico city	10,651	10,116	4,686	5,430	535	151	11	147	16	44	166	1.6%	298	46.3%	53.7%	292	6	30	6	0.01%	5	30	0.14%	9
Calipatria city	1,121	1,008	472	536	113	56	0	34	7	9	7	0.6%	90	46.8%	53.2%	29	61	-7	61	0.07%	48	0	0.00%	0
El Centro city	14,476	13,108	6,620	6,488	1,368	511	14	187	36	351	269	1.9%	698	50.5%	49.5%	395	303	84	303	0.35%	241	84	0.39%	24
Holtville city	1,937	1,799	895	904	138	63	10	15	12	12	26	1.3%	78	49.7%	50.3%	54	24	1	24	0.03%	19	1	0.01%	0
Imperial city	4,751	4,405	1,275	3,130	346	60	3	147	21	22	93	2.0%	207	28.9%	71.1%	104	103	32	103	0.12%	82	32	0.15%	9
Westmorland city	678	631	332	299	47	21	1	5	1	2	17	2.5%	26	52.6%	47.4%	19	7	8	7	0.01%	5	8	0.04%	2
Unincorporated	14,222	10,436	3,728	6,708	3,786	583	29	404	179	1,565	1,026	7.2%	987	35.7%	64.3%	268	719	844	719	0.83%	572	844	3.93%	247
Imperial County	56,067	49,126	21,661	27,465	6,941	1,762	75	1,019	306	2,060	1,719	3.1%	2,781	44.1%	55.9%	1,387	1,394	1,001	1,394	1.61%	1,109	1,009	4.70%	295
Agoura Hills city	7,585	7,327	1,612	5,715	258	118	7	29	11	36	57	0.8%	147	22.0%	78.0%	158	-11	-40	0	0.00%	0	0	0.00%	0
Alhambra city	30,915	29,217	17,301	11,916	1,698	972	34	162	55	139	336	1.1%	1,134	59.2%	40.8%	957	177	-60	177	0.20%	141	0	0.00%	0
Arcadia city	20,686	19,592	7,221	12,371	1,094	519	26	138	48	103	260	1.3%	657	36.9%	63.1%	511	146	-5	146	0.17%	117	0	0.00%	0
Artesia city	4,697	4,535	2,012	2,523	162	77	7	17	6	21	34	0.7%	94	44.4%	55.6%	128	-34	-26	0	0.00%	0	0	0.00%	0
Avalon city	2,266	1,473	1,090	383	793	133	16	19	4	587	34	1.5%	152	74.0%	26.0%	55	97	5	97	0.11%	77	5	0.02%	1
Azusa city	13,386	12,716	5,914	6,802	670	421	11	98	31	17	92	0.7%	519	46.5%	53.5%	368	151	-79	151	0.17%	120	0	0.00%	0
Baldwin Park city	17,736	17,189	6,836	10,353	547	232	8	137	33	15	122	0.7%	369	39.8%	60.2%	463	-94	-105	0	0.00%	0	0	0.00%	0
Bell city	9,217	8,870	6,300	2,570	347	214	10	43	5	12	63	0.7%	257	71.0%	29.0%	322	-65	-55	0	0.00%	0	0	0.00%	0
Bellflower city	24,897	23,651	14,192	9,459	1,246	762	31	163	30	55	205	0.8%	925	60.0%	40.0%	781	144	-114	144	0.17%	115	0	0.00%	0
Bell Gardens city	9,986	9,655	7,337	2,318	331	193	12	49	5	20	52	0.5%	242	76.0%	24.0%	365	-123	-76	0	0.00%	0	0	0.00%	0
Beverly Hills city	16,394	14,869	8,308	6,561	1,525	726	32	147	65	327	228	1.4%	873	55.9%	44.1%	472	401	18	401	0.46%	319	18	0.08%	5
Bradbury city	400	354	47	307	46	4	0	3	2	10	27	6.8%	7	13.3%	86.7%	7	0	22	0	0.00%	0	22	0.10%	6
Burbank city	44,309	41,940	23,475	18,465	2,369	1,327	91	300	100	172	379	0.9%	1,627	56.0%	44.0%	1,333	294	-188	294	0.34%	234	0	0.00%	0
Calabasas city	8,878	8,543	2,256	6,287	335	124	1	75	21	56	58	0.7%	199	26.4%	73.6%	196	3	-56	3	0.00%	3	0	0.00%	0
Carson city	26,226	25,432	5,903	19,529	794	227	19	256	57	42	193	0.7%	483	23.2%	76.8%	559	-76	-143	0	0.00%	0	0	0.00%	0
Cerritos city	15,859	15,526	2,815	12,711	333	90	8	84	27	35	89	0.6%	174	18.1%	81.9%	317	-143	-114	0	0.00%	0	0	0.00%	0
Claremont city	12,156	11,608	3,908	7,700	548	229	14	73	35	53	144	1.2%	302	33.7%	66.3%	291	11	-12	11	0.01%	8	0	0.00%	0
Commerce city	3,470	3,382	1,763	1,619	88	33	4	16	3	11	21	0.6%	49	52.1%	47.9%	104	-55	-23	0	0.00%	0	0	0.00%	0
Compton city	24,523	23,062	10,336	12,726	1,461	646	26	386	58	22	323	1.3%	1,032	44.8%	55.2%	656	376	9	376	0.43%	299	9	0.04%	3
Covina city	16,576	15,855	6,599	9,256	721	450	19	99	24	20	109	0.7%	549	41.6%	58.4%	436	113	-103	113	0.13%	90	0	0.00%	0
Cudahy city	5,770	5,607	4,596	1,011	163	106	9	13	16	4	15	0.3%	119	82.0%	18.0%	222	-103	-59	0	0.00%	0	0	0.00%	0
Culver City city	17,491	16,779	7,668	9,111	712	333	31	65	23	62	198	1.1%	398	45.7%	54.3%	482	-84	-26	0	0.00%	0	0	0.00%	0
Diamond Bar city	18,455	17,880	3,367	14,513	575	186	15	137	36	71	130	0.7%	323	18.8%	81.2%	369	-46	-106	0	0.00%	0	0	0.00%	0
Downey city	35,601	33,936	16,801	17,135	1,665	871	30	248	67	76	373	1.0%	1,119	49.5%	50.5%	1,013	106	-83	106	0.12%	84	0	0.00%	0
Duarte city	7,254	7,013	2,310	4,703	241	106	7	53	14	12	49	0.7%	159	32.9%	67.1%	174	-15	-44	0	0.00%	0	0	0.00%	0
El Monte city	29,069	27,814	16,074	11,740	1,255	770	30	164	36	44	211	0.7%	934	57.8%	42.2%	899	35	-161	35	0.04%	28	0	0.00%	0
El Segundo city	7,410	7,085	4,051	3,034	325	174	14	13	17	53	54	0.7%	187	57.2%	42.8%	228	-41	-41	0	0.00%	0	0	0.00%	0
Gardena city	21,472	20,558	10,706	9,852	914	513	28	128	16	52	177	0.8%	641	52.1%	47.9%	630	11	-98	11	0.01%	9	0	0.00%	0
Glendale city	76,269	72,269	44,734	27,535	4,000	2,585	84	358	119	263	591	0.8%	2,943	61.9%	38.1%	2,426	517	-385	517	0.60%	411	0	0.00%	0
Glendora city	17,778	17,141	4,752	12,389	637	276	7	120	53	41	140	0.8%	396	27.7%	72.3%	400	-4	-88	0	0.00%	0	0	0.00%	0
Hawaiian Gardens city	3,703	3,562	1,985	1,577	141	89	1	27	5	1	18	0.5%	116	55.7%	44.3%	113	3	-29	3	0.00%	2	0	0.00%	0
Hawthorne city	29,869	28,486	20,863	7,623	1,383	1,003	37	119	18	26	180	0.6%	1,122	73.2%	26.8%	1,053	69	-202	69	0.08%	55	0	0.00%	0
Hermosa Beach city	10,162	9,550	5,295	4,255	612	247	16	45	17	212	75	0.7%	292	55.4%	44.6%	302	-10	-55	0	0.00%	0	0	0.00%	0
Hidden Hills city	626	593	41	552	33	2	0	8	2	5	16	2.6%	10	6.9%	93.1%	10	0	8	0	0.00%	0	8	0.04%	2
Huntington Park city	15,151	14,597	10,661	3,936	554	355	21	59	5	14	100	0.7%	414	73.0%	27.0%	539	-125	-94	0	0.00%	0	0	0.00%	0
Industry city	73	69	47	22	4	3	0	0	0	0	1	1.4%	3	68.1%	31.9%	2	1	0	1	0.00%	0	0	0.00%	0
Inglewood city	38,429	36,389	22,942	13,447	2,040	1,351	72	211	48	37	321	0.8%	1,562	63.0%	37.0%	1,234	328	-171	328	0.38%	261	0	0.00%	0
Irwindale city	390	374	113	261	16	3	0	2	1	0	10	2.6%	5	30.2%	69.8%	9	-4	5	0	0.00%	0	5	0.02%	1
La Cañada Flintridge city	7,089	6,849	729	6,120	240	42	6	52	36	26	78	1.1%	94	10.6%	89.4%	125	-31	-13	0	0.00%	0	0	0.00%	0
La Habra Heights city	1,880	1,805	123	1,682	75	7	1	9	8	24	26	1.4%	16	6.8%	93.2%	31	-15	2	0	0.00%	0	2	0.01%	1
Lakewood city	27,470	26,543	7,412	19,131	927	447	17	214	34	50	165	0.6%	661	27.9%	72.1%	621	40	-187	40	0.05%	32	0	0.00%	0
La Mirada city	15,092	14,681	3,073	11,608	411	130	12	92	36	30	111	0.7%	222	20.9%	79.1%	312	-90	-82	0	0.00%	0	0	0.00%	0
Lancaster city	51,835	46,992	18,626	28,366	4,843	1,952	94	1,119	225	201	1,252	2.4%	3,071	39.6%	60.4%	1,264	1,807	589	1,807	2.08%	1,438	589	2.74%	172
La Puente city	9,761	9,451	3,758	5,693	310	152	10	58	8	3	79	0.8%	210	39.8%	60.2%	255	-45	-46	0	0.00%	0	0	0.00%	0
La Verne city	11,686	11,261	2,873	8,388	425	163	9	141	13	21	78	0.7%	304	25.5%	74.5%	255	49	-72	49	0.06%	39	0	0.00%	0
Lawndale city	10,151	9,681	6,355	3,326	470	249	20	59	9	20	113	1.1%	308	65.6%	34.4%	336	-28	-17	0	0.00%	0	0	0.00%	0
Lomita city	8,412	8,068	4,330	3,738	344	153	14	26	16	31	104	1.2%	179	53.7%	46.3%	251	-72	-4	0	0.00%	0	0	0.00%	0
Long Beach city	176,032	163,531	95,582	67,949	12,501	7,413	252	1,362	277	1,114	2,083	1.2%	8,775	58.4%	41.6%	5,320	3,455	-170	3,455	3.98%	2,748	0	0.00%	0

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Appendix VIII SCAG Region Vacant Housing Unit Statistics: 2010 Census Demographic Profile and Estimated Vacant Credits Allocations by Jurisdiction

HCD Credits 69,105 | HCD Credits 6,286

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CITY	Total Housing Units	Total Households	Renter Households	Owner Households	Vacant Housing Units	Vacant Units: For Rent	Vacant Units: Rented, Not Occupied	Vacant Units: For Sale	Vacant Units: Sold, Not Occupied	Vacant Units: Seasonal Use	Vacant Units: Others, include for Migrant Workers	Other vacant units share of total housing stock	Total Effective Vacant Units	% of Renter	% of Owner	Estimated Units Required to Maintain Healthy Market Condition	Vacancy Credit 1: Effective Vacant Units Minus Units under Healthy Market	Vacancy Credit 2: Other Vacant Units Minus Other Units under Healthy Market	Vacancy Credit 1 (Drop cities with deficits)	Estimated Effective Vacant Credits Share	Estimated Effective Vacant Credits Allocation by Jurisdiction	Vacancy Credit 2 (Drop cities with deficits)	Estimated Vacant Others Credits Share	Estimated Vacant Others Credits by Jurisdiction
Los Angeles city	1,413,995	1,318,168	814,305	503,863	95,827	53,309	2,367	10,930	2,671	7,540	19,010	1.3%	64,239	61.8%	38.2%	44,202	20,037	911	20,037	23.07%	15,941	911	4.24%	267
Lynwood city	15,277	14,680	7,851	6,829	597	301	18	129	14	10	125	0.8%	430	53.5%	46.5%	456	-26	-71	0	0.00%	0	0	0.00%	0
Malibu city	6,864	5,267	1,551	3,716	1,597	212	14	110	39	990	232	3.4%	322	29.4%	70.6%	126	196	144	196	0.23%	156	144	0.67%	42
Manhattan Beach city	14,929	14,038	4,618	9,420	891	258	22	77	55	303	176	1.2%	335	32.9%	67.1%	349	-14	-15	0	0.00%	0	0	0.00%	0
Maywood city	6,766	6,559	4,579	1,980	207	122	13	24	4	3	41	0.6%	146	69.8%	30.2%	236	-90	-46	0	0.00%	0	0	0.00%	0
Monrovia city	14,473	13,762	6,953	6,809	711	358	24	88	12	49	180	1.2%	446	50.5%	49.5%	415	31	-5	31	0.04%	25	0	0.00%	0
Montebello city	19,768	19,012	10,246	8,766	756	441	15	81	19	47	153	0.8%	522	53.9%	46.1%	593	-71	-100	0	0.00%	0	0	0.00%	0
Monterey Park city	20,850	19,963	8,905	11,058	887	382	26	58	41	106	274	1.3%	440	44.6%	55.4%	567	-127	7	0	0.00%	0	7	0.03%	2
Norwalk city	28,083	27,130	9,459	17,671	953	378	25	244	33	24	249	0.9%	622	34.9%	65.1%	691	-69	-110	0	0.00%	0	0	0.00%	0
Palmdale city	46,544	42,952	13,785	29,167	3,592	1,432	75	980	171	128	806	1.7%	2,412	32.1%	67.9%	1,058	1,354	210	1,354	1.56%	1,077	210	0.98%	62
Palos Verdes Estates city	5,283	5,066	570	4,496	217	34	3	30	23	51	76	1.4%	64	11.3%	88.7%	93	-29	8	0	0.00%	0	8	0.04%	2
Paramount city	14,571	13,881	7,857	6,024	690	395	19	113	21	19	123	0.8%	508	56.6%	43.4%	444	64	-64	64	0.07%	51	0	0.00%	0
Pasadena city	59,551	55,270	30,407	24,863	4,281	2,158	110	580	133	472	828	1.4%	2,738	55.0%	45.0%	1,741	997	66	997	1.15%	793	66	0.31%	19
Pico Rivera city	17,109	16,566	5,126	11,440	543	220	10	120	21	26	146	0.9%	340	30.9%	69.1%	402	-62	-73	0	0.00%	0	0	0.00%	0
Pomona city	40,685	38,477	17,280	21,197	2,208	1,086	50	445	87	80	460	1.1%	1,531	44.9%	55.1%	1,096	435	-61	435	0.50%	346	0	0.00%	0
Rancho Palos Verdes city	16,179	15,561	3,076	12,485	618	210	15	77	36	130	150	0.9%	287	19.8%	80.2%	326	-39	-57	0	0.00%	0	0	0.00%	0
Redondo Beach city	30,609	29,011	14,094	14,917	1,598	797	54	131	56	355	205	0.7%	928	48.6%	51.4%	858	70	-187	70	0.08%	56	0	0.00%	0
Rolling Hills city	716	663	28	635	53	1	0	9	5	13	25	3.5%	10	4.2%	95.8%	11	-1	16	0	0.00%	0	16	0.07%	5
Rolling Hills Estates city	3,100	2,965	251	2,714	135	13	1	50	10	13	48	1.5%	63	8.5%	91.5%	52	11	8	11	0.01%	9	8	0.04%	2
Rosemead city	14,805	14,247	7,275	6,972	558	239	23	64	20	40	172	1.2%	303	51.1%	48.9%	432	-129	-18	0	0.00%	0	0	0.00%	0
San Dimas city	12,506	12,030	3,273	8,757	476	193	6	97	28	48	104	0.8%	290	27.2%	72.8%	279	11	-56	11	0.01%	9	0	0.00%	0
San Fernando city	6,291	5,967	2,715	3,252	324	110	17	38	15	12	132	2.1%	148	45.5%	54.5%	171	-23	51	0	0.00%	0	51	0.24%	15
San Gabriel city	13,237	12,542	6,374	6,168	695	387	10	64	27	37	170	1.3%	451	50.8%	49.2%	379	72	1	72	0.08%	57	1	0.00%	0
San Marino city	4,477	4,330	371	3,959	147	26	3	21	30	34	33	0.7%	47	8.6%	91.4%	76	-29	-24	0	0.00%	0	0	0.00%	0
Santa Clarita city	62,055	59,507	17,172	42,335	2,548	1,098	88	581	118	177	486	0.8%	1,679	28.9%	71.1%	1,408	271	-308	271	0.31%	216	0	0.00%	0
Santa Fe Springs city	4,976	4,747	1,853	2,894	229	109	8	62	2	4	44	0.9%	171	39.0%	61.0%	127	44	-20	44	0.05%	35	0	0.00%	0
Santa Monica city	50,912	46,917	33,602	13,315	3,995	1,800	117	148	73	1,102	755	1.5%	1,948	71.6%	28.4%	1,712	236	103	236	0.27%	188	103	0.48%	30
Sierra Madre city	5,113	4,837	1,849	2,988	276	97	13	29	11	38	88	1.7%	126	38.2%	61.8%	128	-2	23	0	0.00%	0	23	0.11%	7
Signal Hill city	4,389	4,157	2,016	2,141	232	123	8	42	19	14	26	0.6%	165	48.5%	51.5%	123	42	-30	42	0.05%	34	0	0.00%	0
South El Monte city	4,711	4,569	2,361	2,208	142	86	6	16	0	10	24	0.5%	102	51.7%	48.3%	139	-37	-36	0	0.00%	0	0	0.00%	0
South Gate city	24,160	23,278	12,620	10,658	882	466	27	161	35	35	158	0.7%	627	54.2%	45.8%	728	-101	-151	0	0.00%	0	0	0.00%	0
South Pasadena city	11,118	10,467	5,680	4,787	651	368	15	52	14	65	137	1.2%	420	54.3%	45.7%	327	93	-5	93	0.11%	74	0	0.00%	0
Temple City city	12,117	11,606	4,153	7,453	511	227	3	56	29	33	163	1.3%	283	35.8%	64.2%	299	-16	8	0	0.00%	0	8	0.04%	2
Torrance city	58,377	56,001	24,380	31,621	2,376	1,374	81	252	112	184	373	0.6%	1,626	43.5%	56.5%	1,971	55	-374	55	0.06%	43	0	0.00%	0
Vernon city	29	28	24	4	1	1	0	0	0	0	0	0.0%	1	85.7%	14.3%	1	0	0	0	0.00%	0	0	0.00%	0
Walnut city	8,753	8,533	997	7,536	220	46	1	58	33	22	60	0.7%	104	11.7%	88.3%	158	-54	-52	0	0.00%	0	0	0.00%	0
West Covina city	32,705	31,596	10,893	20,703	1,109	553	24	222	58	59	193	0.6%	775	34.5%	65.5%	801	-26	-226	0	0.00%	0	0	0.00%	0
West Hollywood city	24,588	22,511	17,535	4,976	2,077	1,109	73	185	30	350	330	1.3%	1,294	77.9%	22.1%	864	430	15	430	0.50%	342	15	0.07%	4
Westlake Village city	3,384	3,262	517	2,745	122	24	6	28	10	32	22	0.7%	52	15.8%	84.2%	64	-12	-21	0	0.00%	0	0	0.00%	0
Whittier city	29,591	28,273	12,066	16,207	1,318	656	44	206	61	84	267	0.9%	862	42.7%	57.3%	786	76	-112	76	0.09%	60	0	0.00%	0
Unincorporated	316,888	299,448	112,696	186,752	17,440	6,583	347	2,954	775	2,114	4,667	1.5%	9,537	37.6%	62.4%	7,873	1,664	611	1,664	1.92%	1,324	611	2.84%	179
Los Angeles County	3,445,076	3,241,204	1,696,455	1,544,749	203,872	104,960	4,994	26,808	6,726	19,099	41,285	1.2%	131,768	52.3%	47.7%	99,512	32,256	-2,812	34,525	39.75%	27,466	2,840	13.22%	831
Aliso Viejo city	18,867	18,204	7,155	11,049	663	270	31	135	33	104	90	0.5%	405	39.3%	60.7%	488	-83	-151	0	0.00%	0	0	0.00%	0
Anaheim city	104,237	98,294	50,617	47,677	5,943	3,915	140	819	217	243	609	0.6%	4,734	51.5%	48.5%	2,993	1,741	-725	1,741	2.00%	1,385	0	0.00%	0
Brea city	14,785	14,266	5,000	9,266	519	278	5	119	16	33	68	0.5%	397	35.0%	65.0%	364	33	-121	33	0.04%	26	0	0.00%	0
Buena Park city	24,623	23,686	10,258	13,428	937	543	38	154	32	40	130	0.5%	697	43.3%	56.7%	663	34	-185	34	0.04%	27	0	0.00%	0
Costa Mesa city	42,120	39,946	24,147	15,799	2,174	1,517	53	199	39	148	218	0.5%	1,716	60.4%	39.6%	1,324	392	-321	392	0.45%	312	0	0.00%	0
Cypress city	16,068	15,654	4,694	10,960	414	172	13	99	17	21	92	0.6%	271	30.0%	70.0%	376	-105	-114	0	0.00%	0	0	0.00%	0
Dana Point city	15,938	14,182	5,868	8,314	1,756	443	28	169	36	918	162	1.0%	612	41.4%	58.6%	389	223	-42	223	0.26%	178	0	0.00%	0
Fountain Valley city	19,164	18,648	5,190	13,458	516	206	18	107	31	40	114	0.6%	313	27.8%	72.2%	435	-122	-131	0	0.00%	0	0	0.00%	0
Fullerton city	47,869	45,391	20,791	24,600	2,478	1,560	55	268	101	146	348	0.7%	1,828	45.8%	54.2%	1,305	523	-265	523	0.60%	416	0	0.00%	0
Garden Grove city	47,755	46,037	19,797	26,240	1,718	961	54	308	52	67	276	0.6%	1,269	43.0%	57.0%	1,284	-15	-335	0	0.00%	0	0	0.00%	0
Huntington Beach city	78,003	74,285	29,371	44,914	3,718	1,694	94	522	142	884	382	0.5%	2,216	39.5%	60.5%	1,995	221	-616	221	0.25%	175	0	0.00%	0
Irvine city	83,899	78,978	39,332	39,646	4,921	2,608	148	910	139	592	524	0.6%	3,518	49.8%	50.2%	2,365	1,153	-550	1,153	1.33%	918	0	0.00%	0
Laguna Beach city	12,923	10,821	4,325	6,496	2,102	365	32	115	63	1,284	243	1.9%	480	40.0%	60.0%	292	188	78	188	0.22%	150	78	0.36%	23
Laguna Hills city	11,046	10,469	2,649	7,820	577	335	11	110	23	46	52	0.5%	445	25.3%	74.7%	237	208	-89	208	0.24%	166	0	0.00%	0
Laguna Niguel city	25,312	24,232	6,779	17,453	1,080	391	27	152	65	287	158	0.6%	543	28.0%	72.0%	567	-24	-166	0	0.00%	0	0	0.00%	0

Appendix VIII SCAG Region Vacant Housing Unit Statistics: 2010 Census Demographic Profile and Estimated Vacant Credits Allocations by Jurisdiction

HCD Credits 69,105 | HCD Credits 6,286

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CITY	Total Housing Units	Total Households	Renter Households	Owner Households	Vacant Housing Units	Vacant Units: For Rent	Vacant Units: Rented, Not Occupied	Vacant Units: For Sale	Vacant Units: Sold, Not Occupied	Vacant Units: Seasonal Use	Vacant Units: Others, include for Migrant Workers	Other vacant units share of total housing stock	Total Effective Vacant Units	% of Renter	% of Owner	Estimated Units Required to Maintain Healthy Market Condition	Vacancy Credit 1: Effective Vacant Units Minus Units under Healthy Market	Vacancy Credit 2: Other Vacant Units Minus Other Units under Healthy Market	Vacancy Credit 1 (Drop cities with deficits)	Estimated Effective Vacant Credits Share	Estimated Effective Vacant Credits Allocation by Jurisdiction	Vacancy Credit 2 (Drop cities with deficits)	Estimated Vacant Others Credits Share	Estimated Vacant Others Credits by Jurisdiction
Laguna Woods city	13,016	11,302	2,572	8,730	1,714	299	67	375	60	395	518	4.0%	674	22.8%	77.2%	247	427	351	427	0.49%	340	351	1.64%	103
La Habra city	19,924	18,977	8,036	10,941	947	530	18	166	29	27	177	0.9%	696	42.3%	57.7%	526	170	-78	170	0.20%	135	0	0.00%	0
Lake Forest city	27,088	26,224	7,645	18,579	864	345	14	248	67	61	129	0.5%	593	29.2%	70.8%	623	-30	-218	0	0.00%	0	0	0.00%	0
La Palma city	5,224	5,080	1,432	3,648	144	92	7	12	3	11	19	0.4%	104	28.2%	71.8%	119	-15	-48	0	0.00%	0	0	0.00%	0
Los Alamitos city	4,355	4,212	2,245	1,967	143	73	3	16	3	11	37	0.8%	89	53.3%	46.7%	131	-42	-19	0	0.00%	0	0	0.00%	0
Mission Viejo city	34,228	33,208	7,349	25,859	1,020	381	17	232	69	123	198	0.6%	613	22.1%	77.9%	719	-106	-240	0	0.00%	0	0	0.00%	0
Newport Beach city	44,193	38,751	17,527	21,224	5,442	1,499	107	372	127	2,841	496	1.1%	1,871	45.2%	54.8%	1,107	764	-70	764	0.88%	608	0	0.00%	0
Orange city	45,111	43,367	17,048	26,319	1,744	923	52	300	87	99	283	0.6%	1,223	39.3%	60.7%	1,162	61	-294	61	0.07%	49	0	0.00%	0
Placentia city	16,872	16,365	5,684	10,681	507	278	15	82	28	29	75	0.4%	360	34.7%	65.3%	416	-56	-141	0	0.00%	0	0	0.00%	0
Rancho Santa Margarita city	17,260	16,665	4,759	11,906	595	281	5	151	40	48	70	0.4%	432	28.6%	71.4%	393	39	-151	39	0.05%	31	0	0.00%	0
San Clemente city	25,966	23,906	8,597	15,309	2,060	536	44	208	67	1,021	184	0.7%	744	36.0%	64.0%	617	128	-148	128	0.15%	101	0	0.00%	0
San Juan Capistrano city	11,940	11,394	2,932	8,462	546	146	8	116	39	127	110	0.9%	262	25.7%	74.3%	259	3	-43	3	0.00%	2	0	0.00%	0
Santa Ana city	76,896	73,174	38,418	34,756	3,722	1,983	68	693	115	132	731	1.0%	2,676	52.5%	47.5%	2,250	426	-253	426	0.49%	339	0	0.00%	0
Seal Beach city	14,558	13,017	3,304	9,713	1,541	154	20	204	69	445	649	4.5%	358	25.4%	74.6%	294	64	463	64	0.07%	51	463	2.15%	135
Stanton city	11,283	10,825	5,407	5,418	458	245	6	115	17	13	62	0.5%	360	49.9%	50.1%	325	35	-82	35	0.04%	28	0	0.00%	0
Tustin city	26,476	25,203	12,390	12,813	1,273	771	49	173	43	93	144	0.5%	944	49.2%	50.8%	750	194	-195	194	0.22%	155	0	0.00%	0
Villa Park city	2,016	1,976	90	1,886	40	3	1	10	3	7	16	0.8%	13	4.6%	95.4%	32	-19	-10	0	0.00%	0	0	0.00%	0
Westminster city	27,650	26,164	11,029	15,135	1,486	870	39	227	38	69	243	0.9%	1,097	42.2%	57.8%	723	374	-111	374	0.43%	297	0	0.00%	0
Yorba Linda city	22,305	21,576	3,468	18,108	729	145	15	219	61	58	231	1.0%	364	16.1%	83.9%	428	-64	-55	0	0.00%	0	0	0.00%	0
Unincorporated	39,937	38,302	8,563	29,739	1,635	442	25	329	125	343	371	0.9%	771	22.4%	77.6%	831	-60	-140	0	0.00%	0	0	0.00%	0
Orange County	1,048,907	992,781	404,468	588,313	56,126	25,254	1,327	8,434	2,096	10,806	8,209	0.8%	33,688	40.7%	59.3%	27,026	6,662	-5,217	7,403	8.52%	5,889	892	4.15%	261
Banning city	12,144	10,838	3,426	7,412	1,306	424	26	320	54	134	348	2.9%	744	31.6%	68.4%	265	479	193	479	0.55%	381	193	0.90%	56
Beaumont city	12,908	11,801	2,955	8,846	1,107	184	5	402	70	165	281	2.2%	586	25.0%	75.0%	266	320	116	320	0.37%	255	116	0.54%	34
Blythe city	5,473	4,513	2,155	2,358	960	248	3	100	14	448	147	2.7%	348	47.8%	52.2%	132	216	77	216	0.25%	172	77	0.36%	23
Calimesa city	3,687	3,314	640	2,674	373	74	3	168	12	26	90	2.4%	242	19.3%	80.7%	69	173	43	173	0.20%	138	43	0.20%	13
Canyon Lake city	4,532	3,935	690	3,245	597	45	6	99	36	320	91	2.0%	144	17.5%	82.5%	80	64	33	64	0.07%	51	33	0.15%	10
Cathedral City city	20,995	17,047	6,278	10,769	3,948	786	56	472	72	2,138	424	2.0%	1,258	36.8%	63.2%	444	814	155	814	0.94%	648	155	0.72%	45
Coachella city	9,903	8,998	3,412	5,586	905	197	6	388	61	104	149	1.5%	585	37.9%	62.1%	237	348	22	348	0.40%	277	22	0.10%	7
Corona city	47,174	44,950	14,740	30,210	2,224	826	45	721	136	101	395	0.8%	1,547	32.8%	67.2%	1,116	431	-209	431	0.50%	343	0	0.00%	0
Desert Hot Springs city	10,902	8,650	4,484	4,166	2,252	894	15	399	82	433	429	3.9%	1,293	51.8%	48.2%	264	1,029	289	1,029	1.18%	818	289	1.35%	85
Eastvale CDP	14,494	13,640	2,364	11,276	854	75	7	371	131	45	225	1.6%	446	17.3%	82.7%	276	170	39	170	0.20%	136	39	0.18%	12
Hemet city	35,305	30,092	11,512	18,580	5,213	2,454	37	994	147	589	992	2.8%	3,448	38.3%	61.7%	797	2,651	540	2,651	3.05%	2,109	540	2.51%	158
Indian Wells city	5,137	2,745	460	2,285	2,392	85	7	124	28	2,028	120	2.3%	209	16.8%	83.2%	55	154	54	154	0.18%	123	54	0.25%	16
Indio city	28,971	23,378	8,104	15,274	5,593	1,166	51	810	102	2,986	478	1.6%	1,976	34.7%	65.3%	594	1,382	107	1,382	1.59%	1,100	107	0.50%	31
Lake Elsinore city	16,253	14,788	5,027	9,761	1,465	368	29	471	87	120	390	2.4%	839	34.0%	66.0%	373	466	182	466	0.54%	371	182	0.85%	53
La Quinta city	23,489	14,820	3,668	11,152	8,669	736	54	783	87	6,448	561	2.4%	1,519	24.8%	75.2%	332	1,187	260	1,187	1.37%	944	260	1.21%	76
Menifee city	30,269	27,461	6,357	21,104	2,808	468	34	904	161	388	853	2.8%	1,372	23.1%	76.9%	603	769	466	769	0.89%	612	466	2.17%	136
Moreno Valley city	55,559	51,592	18,199	33,393	3,967	1,486	66	1,196	177	130	912	1.6%	2,682	35.3%	64.7%	1,320	1,362	201	1,362	1.57%	1,084	201	0.94%	59
Murrieta city	35,294	32,749	9,639	23,110	2,545	819	51	731	123	218	603	1.7%	1,550	29.4%	70.6%	780	770	151	770	0.89%	612	151	0.70%	44
Norco city	7,322	7,023	1,321	5,702	299	52	8	108	13	27	91	1.2%	160	18.8%	81.2%	145	15	-3	15	0.02%	12	0	0.00%	0
Palm Desert city	37,073	23,117	7,946	15,171	13,956	1,616	67	798	99	10,418	958	2.6%	2,414	34.4%	65.6%	585	1,829	483	1,829	2.11%	1,455	483	2.25%	141
Palm Springs city	34,794	22,746	9,397	13,349	12,048	1,744	104	974	168	8,151	907	2.6%	2,718	41.3%	58.7%	623	2,095	462	2,095	2.41%	1,667	462	2.15%	135
Perris city	17,906	16,365	5,511	10,854	1,541	403	21	637	72	59	349	1.9%	1,040	33.7%	66.3%	411	629	120	629	0.72%	501	120	0.56%	35
Rancho Mirage city	14,243	8,829	1,740	7,089	5,414	367	26	379	46	4,193	403	2.8%	746	19.7%	80.3%	185	561	221	561	0.65%	447	221	1.03%	65
Riverside city	98,444	91,932	40,747	51,185	6,512	3,275	129	1,281	242	322	1,263	1.3%	4,556	44.3%	55.7%	2,601	1,955	3	1,955	2.25%	1,555	3	0.01%	1
San Jacinto city	14,977	13,152	4,209	8,943	1,825	483	17	542	57	235	491	3.3%	1,025	32.0%	68.0%	324	701	299	701	0.81%	558	299	1.39%	88
Temecula city	34,004	31,781	9,797	21,984	2,223	756	49	605	113	274	426	1.3%	1,361	30.8%	69.2%	771	590	-9	590	0.68%	470	0	0.00%	0
Wildomar city	10,806	9,992	2,663	7,329	814	143	6	204	51	90	320	3.0%	347	26.7%	73.3%	230	117	182	117	0.13%	93	182	0.85%	53
Unincorporated	158,649	136,012	36,607	99,405	22,637	3,373	179	3,436	814	9,948	4,887	3.1%	6,809	26.9%	73.1%	3,138	3,671	2,856	3,671	4.23%	2,920	2,856	13.30%	836
Riverside County	800,707	686,260	224,048	462,212	114,447	23,547	1,107	18,417	3,255	50,538	17,583	2.2%	41,964	32.6%	67.4%	17,015	24,949	7,334	24,949	28.72%	19,848	7,555	35.18%	2,211
Adelanto city	9,086	7,809	3,296	4,513	1,277	462	11	323	56	32	393	4.3%	785	42.2%	57.8%	216	569	277	569	0.66%	453	277	1.29%	81
Apple Valley town	26,117	23,598	7,301	16,297	2,519	813	27	687	164	214	614	2.4%	1,500	30.9%	69.1%	573	927	280	927	1.07%	737	280	1.30%	82
Barstow city	9,555	8,085	4,121	3,964	1,470	790	26	210	47	65	332	3.5%	1,000	51.0%	49.0%	245	755	210	755	0.87%	601	210	0.98%	61
Big Bear Lake city	9,705	2,187	916	1,271	7,518	781	32	212	31	6,220	242	2.5%	993	41.9%	58.1%	60	933	118	933	1.07%	742	118	0.55%	34
Chino city	21,797	20,772	6,457	14,315	1,025	439	15	301	43	43	184	0.8%	740	31.1%	68.9%	505	235	-95	235	0.27%	187	0	0.00%	0
Chino Hills city	23,617	22,941	4,520	18,421	676	261	15	188	74	51	87	0.4%	449	19.7%	80.3%	480	-31	-215	0	0.00%	0	0	0.00%	0

Appendix VIII SCAG Region Vacant Housing Unit Statistics: 2010 Census Demographic Profile and Estimated Vacant Credits Allocations by Jurisdiction

HCD Credits 69,105 | HCD Credits 6,286

CITY	Total Housing Units	Total Households	Renter Households	Owner Households	Vacant Housing Units	Vacant Units: For Rent	Vacant Units: Rented, Not Occupied	Vacant Units: For Sale	Vacant Units: Sold, Not Occupied	Vacant Units: Seasonal Use	Vacant Units: Others, include for Migrant Workers	Other vacant units share of total housing stock	Total Effective Vacant Units	% of Renter	% of Owner	Estimated Units Required to Maintain Healthy Market Condition	Vacancy Credit 1: Effective Vacant Units Minus Units under Healthy Market	Vacancy Credit 2: Other Vacant Units Minus Other Units under Healthy Market	Vacancy Credit 1 (Drop cities with deficits)	Estimated Effective Vacant Credits Share	Estimated Effective Vacant Credits Allocation by Jurisdiction	Vacancy Credit 2 (Drop cities with deficits)	Estimated Vacant Others Credits Share	Estimated Vacant Others Credits by Jurisdiction
Colton city	16,350	14,971	7,205	7,766	1,379	732	61	209	31	45	301	1.8%	941	48.1%	51.9%	441	500	92	500	0.58%	398	92	0.43%	27
Fontana city	51,857	49,116	15,254	33,862	2,741	978	48	925	131	80	579	1.1%	1,903	31.1%	68.9%	1,194	709	-85	709	0.82%	564	0	0.00%	0
Grand Terrace city	4,649	4,403	1,613	2,790	246	121	7	49	5	14	50	1.1%	170	36.6%	63.4%	114	56	-10	56	0.06%	44	0	0.00%	0
Hesperia city	29,004	26,431	8,743	17,688	2,573	806	36	674	109	184	764	2.6%	1,480	33.1%	66.9%	659	821	393	821	0.95%	653	393	1.83%	115
Highland city	16,578	15,471	5,365	10,106	1,107	512	21	227	40	41	266	1.6%	739	34.7%	65.3%	393	346	54	346	0.40%	275	54	0.25%	16
Loma Linda city	9,649	8,764	5,332	3,432	885	590	20	88	21	66	100	1.0%	678	60.8%	39.2%	291	387	-24	387	0.45%	308	0	0.00%	0
Montclair city	9,911	9,523	3,840	5,683	388	184	8	118	16	6	56	0.6%	302	40.3%	59.7%	258	44	-71	44	0.05%	35	0	0.00%	0
Needles city	2,895	1,918	903	1,015	977	189	5	53	6	539	185	6.4%	242	47.1%	52.9%	56	186	148	186	0.21%	148	148	0.69%	43
Ontario city	47,449	44,931	20,099	24,832	2,518	1,251	65	519	88	59	536	1.1%	1,770	44.7%	55.3%	1,277	493	-71	493	0.57%	392	0	0.00%	0
Rancho Cucamonga city	56,618	54,383	19,133	35,250	2,235	1,062	54	564	99	119	337	0.6%	1,626	35.2%	64.8%	1,390	236	-388	236	0.27%	188	0	0.00%	0
Redlands city	26,634	24,764	9,703	15,061	1,870	843	96	333	61	163	374	1.4%	1,176	39.2%	60.8%	663	513	33	513	0.59%	408	33	0.15%	10
Rialto city	27,203	25,202	8,908	16,294	2,001	956	28	526	82	32	377	1.4%	1,482	35.3%	64.7%	645	837	29	837	0.96%	666	29	0.13%	8
San Bernardino city	65,401	59,283	29,445	29,838	6,118	3,108	140	988	283	149	1,450	2.2%	4,096	49.7%	50.3%	1,773	2,323	613	2,323	2.67%	1,848	613	2.85%	179
Twentynine Palms city	9,431	8,095	5,353	2,742	1,336	546	21	105	40	195	429	4.5%	651	66.1%	33.9%	282	369	308	369	0.42%	294	308	1.44%	90
Upland city	27,355	25,823	10,875	14,948	1,532	991	25	241	41	76	158	0.6%	1,232	42.1%	57.9%	714	518	-192	518	0.60%	412	0	0.00%	0
Victorville city	36,655	32,558	12,421	20,137	4,097	1,555	55	1,048	139	170	1,130	3.1%	2,603	38.2%	61.8%	861	1,742	661	1,742	2.01%	1,386	661	3.08%	193
Yucaipa city	19,642	18,231	4,728	13,503	1,411	470	34	416	79	92	320	1.6%	886	25.9%	74.1%	415	471	69	471	0.54%	374	69	0.32%	20
Yucca Valley town	9,558	8,274	3,018	5,256	1,284	322	12	253	45	259	393	4.1%	575	36.5%	63.5%	215	360	271	360	0.41%	287	271	1.26%	79
Unincorporated	132,921	94,085	29,496	64,589	38,836	3,130	234	2,881	789	25,190	6,612	5.0%	6,011	31.4%	68.6%	2,296	3,715	4,911	3,715	4.28%	2,955	4,911	22.86%	1,437
San Bernardino County	699,637	611,618	228,045	383,573	88,019	21,892	1,096	12,138	2,520	34,104	16,269	2.3%	34,030	37.3%	62.7%	16,016	18,014	7,314	18,045	20.77%	14,356	8,464	39.41%	2,477
Camarillo city	25,702	24,504	7,445	17,059	1,198	406	29	249	41	117	356	1.4%	655	30.4%	69.6%	591	64	27	64	0.07%	51	27	0.13%	8
Fillmore city	4,408	4,156	1,482	2,674	252	71	11	84	11	13	62	1.4%	155	35.7%	64.3%	107	48	6	48	0.06%	38	6	0.03%	2
Moorpark city	10,738	10,484	2,302	8,182	254	68	6	85	16	15	64	0.6%	153	22.0%	78.0%	226	-73	-73	0	0.00%	0	0	0.00%	0
Ojai city	3,382	3,111	1,394	1,717	271	80	7	30	1	94	59	1.7%	110	44.8%	55.2%	88	22	16	22	0.02%	17	16	0.07%	5
Oxnard city	52,772	49,797	22,037	27,760	2,975	847	55	524	93	1,073	383	0.7%	1,371	44.3%	55.7%	1,408	-37	-292	0	0.00%	0	0	0.00%	0
Port Hueneme city	8,131	7,080	3,658	3,422	1,051	235	17	96	23	297	383	4.7%	331	51.7%	48.3%	216	115	279	115	0.13%	92	279	1.30%	82
Ventura city	42,827	40,438	17,838	22,600	2,389	1,043	48	303	106	510	379	0.9%	1,346	44.1%	55.9%	1,142	204	-169	204	0.24%	163	0	0.00%	0
Santa Paula city	8,749	8,347	3,653	4,694	402	155	6	97	21	16	107	1.2%	252	43.8%	56.2%	235	17	-5	17	0.02%	14	0	0.00%	0
Simi Valley city	42,506	41,237	10,677	30,560	1,269	512	35	375	54	65	228	0.5%	887	25.9%	74.1%	939	-52	-316	0	0.00%	0	0	0.00%	0
Thousand Oaks city	47,497	45,836	12,335	33,501	1,661	739	61	277	106	158	320	0.7%	1,016	26.9%	73.1%	1,058	-42	-288	0	0.00%	0	0	0.00%	0
Unincorporated	34,983	31,930	9,931	21,999	3,053	508	49	347	123	1,187	839	2.4%	855	31.1%	68.9%	777	78	391	78	0.09%	62	391	1.82%	114
Ventura County	281,695	266,920	92,752	174,168	14,775	4,664	324	2,467	595	3,545	3,180	1.1%	7,131	34.7%	65.3%	6,786	345	-426	548	0.63%	436	718	3.35%	210
SCAG Region	6,332,089	5,847,909	2,667,429	3,180,480	484,180	182,079	8,923	69,283	15,498	120,152	88,245	1.4%	251,362	45.6%	54.4%	167,742	83,620	7,194	86,864	100.00%	69,105	21,478	100.00%	6,286

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