No. 9
MEETING OF THE

REGIONAL HOUSING NEEDS ASSESSMENT SUBCOMMITTEE

Tuesday, October 11, 2011
1:00 – 3:00 p.m.

SCAG Office
818 W. 7th Street, 12th Floor
Board Room
Los Angeles, CA 90017
(213) 236-1800

Teleconference Available

1498 Main Street, El Centro, CA 92243
Brea City Hall, 1 Civic Center Circle, Brea, CA 92821
Irvine City Hall, 1 Civic Center Plaza, Irvine, CA 92606

Videoconference Sites

Imperial
1405 North Imperial Avenue, Suite 1
El Centro, CA 92243

Orange
600 S. Main Street, Suite 912
Orange, CA 92863
Due to the limited size of the meeting room, participants are encouraged to reserve a seat in advance of the meeting. In the event the meeting room fills to capacity, participants may attend the meeting at the main location or any of the other video-conference locations.

Riverside
3403 10th Street, Suite 805
Riverside, CA 92501

San Bernardino
1170 W. 3rd Street, Suite 140
San Bernardino, CA 92410

7.1.11

<u>Ventura</u>
950 County Square Drive, Suite 101
Ventura, CA 93003

<u>Coachella Valley Assoc. of Governments</u>
73-710 Fred Waring Drive, Suite 200
Palm Desert, CA 92260

<u>Palmdale City Hall</u>
38250 Sierra Highway
Palmdale, CA 93550

<u>San Bernardino @ Hesperia</u>
County of S.B. High Desert Gov't Center
5900 Smoke Tree St, Training Room B
Hesperia, CA 92345

If members of the public wish to review the attachments or have any questions on any of the agenda items, please contact Ma'Ayn Johnson at (213) 236-1975 or via email johnson@scag.ca.gov

SCAG, in accordance with the Americans with Disabilities Act (ADA), will accommodate persons who require a modification of accommodation in order to participate in this meeting. If you require such assistance, please contact SCAG at (213) 236-1928 at least 72 hours in advance of the meeting to enable SCAG to make reasonable arrangements. To request documents related to this document in an alternative format, please contact (213) 236-1928.

The Regional Council is comprised of 84 elected officials representing 191 cities, six counties, six County Transportation Commissions and a Tribal Government representative within Southern California.

7.1.11

Regional Housing Needs Assessment Subcommittee
Member List

San Bernardino County:	Hon. Bill Jahn, Big Bear Lake, District 11 (Alternate): **Chair** Hon. Ginger Coleman, Apple Valley, District 65 (Primary)
Los Angeles County:	Hon. Margaret Finlay, Duarte, District 35 (Primary) Hon. Steven Hofbauer, Palmdale, District 43 (Alternate)
Orange County:	Hon. Sukhee Kang, Irvine, District 14 (Primary) Hon. Ron Garcia, Brea, OCCOG (Alternate)
Riverside County:	Hon. Darcy Kuenzi, Menifee, WRCOG (Primary) Hon. Randon Lane, Murrieta, WRCOG (Alternate)
Ventura County:	Hon. Bryan MacDonald, Oxnard, District 45 (Primary) Hon. Carl Morehouse, Ventura, District 47 (Alternate)
Imperial County:	Hon. Cheryl Viegas-Walker, El Centro, District 1 (Primary) Hon. Jack Terrazas, Imperial County (Alternate)

REGIONAL HOUSING NEEDS ASSESSMENT SUBCOMMITTEE
AGENDA
OCTOBER 11, 2011

The Regional Housing Needs Assessment Subcommittee may consider and act upon any of the items listed on the agenda regardless of whether they are listed as information or action items.

CALL TO ORDER & PLEDGE OF ALLEGIANCE
(Hon. Bill Jahn, Chair)

PUBLIC COMMENT PERIOD – Members of the public desiring to speak on items on the agenda, or items not on the agenda, but within the purview of the Committee, must fill out and present a speaker's card to the Assistant prior to speaking. Comments will be limited to three (3) minutes. The Chair may limit the total time for all comments to (20) twenty minutes.

REVIEW AND PRIORITIZE AGENDA ITEMS

CONSENT CALENDAR   Time   Page No.

Approval Item

1.	Minutes of the September 16, 2011 Meeting	**Attachment**	**1**
2.	RHNA Subcommittee Topic Outlook	**Attachment**	**5**

INFORMATION ITEMS

3.	Explanation of Excess Vacancy Credits as Part of the Proposed RHNA Allocation Methodology *(Frank Wen and Ma'Ayn Johnson, SCAG Staff)* Staff will explain the calculation for the excess vacancy credit for jurisdictions with abnormal housing market conditions.	**Attachment**	**30 min.**	**7**

CHAIR'S REPORT

STAFF REPORT
(Ma'Ayn Johnson, SCAG Staff)

ANNOUNCEMENTS

ADDITIONAL PUBLIC COMMENT PERIOD

ADJOURNMENT
The next regular meeting of the Regional Housing Needs Assessment Committee will be announced at the October 11 meeting.

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS
REGIONAL HOUSING NEEDS ASSESSMENT SUBCOMMITTEE
MINUTES OF MEETING NO. 8
September 16, 2011

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE REGIONAL HOUSING NEEDS ASSESSMENT SUBCOMMITTEE. AN AUDIO RECORDING OF THE ACTUAL MEETING IS AVAILABLE FOR LISTENING IN THE OFFICE OF REGIONAL COUNCIL SUPPORT.

The Regional Housing Needs Assessment Subcommittee (RHNA) of the Southern California Association of Governments (SCAG) held its meeting at the SCAG office in Los Angeles. The meeting was called to order by the Hon. Bill Jahn. There was a quorum.

Present

Representing Los Angeles County
Hon. Margaret Finlay, Duarte, District 35 (Primary) – via teleconference
Hon. Steve Hofbauer, Palmdale, District 43 (Alternate) – via videoconference

Representing Orange County
Hon. Ron Garcia, Brea, OCCOG (Alternate) – via teleconference

Representing Riverside County
Hon. Darcy Kuenzi, Menifee, WRCOG (Primary) - via videoconference
Hon. Randon Lane, Murrieta, WRCOG (Alternate) – present

Representing San Bernardino County
Hon. Bill Jahn, Big Bear Lake, District 11 (Alternate): **Chair** - present
Hon. Ginger Coleman, Apple Valley, District 65 (Primary) – via videoconference

Representing Ventura County
Hon. Bryan MacDonald, Oxnard, District 45 (Primary) – via videoconference
Hon. Carl Morehouse, Ventura, District 47 (Alternate) – via videoconference

Representing Imperial County
Hon. Jack Terrazas, Imperial, (Alternate) – via videoconference

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The Hon. Bill Jahn, Chair, called the meeting to order at 1:06 p.m.

REVIEW AND PRIORITIZE AGENDA ITEMS

Due to lack of quorum at onset of the meeting, items on the Consent Calendar were deferred until there is a quorum later in the meeting.

CONSENT CALENDAR

Approval Items

1. Minutes of August 26, 2011 Meeting
2. RHNA Subcommittee Topic Outlook

Receive & File

3. Correspondence Received

With a quorum, a motion was made (Finlay) to approve the Consent Calendar. The motion was SECONDED (Coleman) and UNANIMOUSLY approved.

INFORMATION ITEMS

4. Summary Report of AB 2158 Factor Survey Results

Pursuant to State Housing Law, staff distributed a survey this past June to all SCAG jurisdictions on the local planning factors. Eighty-four responses were received. The results of the surveys can be found in the proposed RHNA methodology. http://www.scag.ca.gov/Housing/pdfs/rhna/RHNAPublicHearingNotice101111.pdf SCAG is sending a response letter to the jurisdictions who replied to the survey before the proposed methodology was forwarded to the RHNA Subcommittee. The proposed methodology is currently released for public review and comment. SCAG will hold two public hearing meetings, October 11 and 19.

Hon. Darcy Kuenzi, Menifee, asked that since only 84 cities had responded and this having impact on the methodology, how will the impact affect the result of the methodology?

Staff responded that in the last two years, through the Integrated Growth Forecasting process, those cities that did not submit responses may be familiar with the process and the factors in the previous Growth Forecast cycle that then led to the results of the current Forecast. The process is currently in the 60-day public review comment period. SCAG will be holding two public hearings in October. Cities that have not had the opportunity to provide input can still participate by providing SCAG additional information. Staff will then incorporate the input into the final methodology. Cities that have not responded to the survey will be sent an e-mail reminder that they can participate during the public comment period or during the public hearings that will be held on October 11 and 19.

5. Methodology for RHNA Transfers Due to Annexations and Incorporations

When an annexation or incorporation occurs after the RHNA allocation is adopted, the County and/or City can request SCAG to determine the number of RHNA units to be transferred if there is not a mutual agreement between the parties. There were several incorporations and annexations after the 4th RHNA was adopted. Staff anticipates incorporations and annexations may occur after the 5th RHNA is adopted. Staff plans to incorporate the RHNA Transfer Methodology into a formal policy at a later meeting of the RHNA Subcommittee for action.

In the proposed RHNA methodology staff incorporated two principals related to the future annexation and incorporation. Staff would like to see that the parties involved with the annexation and incorporation agree upon a consensus so that SCAG will not need to get involved. If the involved parties cannot reach a consensus, either party can make a request to SCAG. Staff will then have up to 180 days to finalize the RHNA transfer agreement related to the annexation or incorporation.

Hon. Ginger Coleman, Apple Valley, stated that the letter SCAG received from the City of Newport Beach expressed its concern because the city did not agree with the County projections for a particular area. Will this process allow a city to contact SCAG to address this type of concern when the city does not agree with the county projections?

Hon. Bill Jahn responded that a city did not have any jurisdiction over the un-incorporated areas unless they are in the process to annex it, Staff confirmed that this was correct. The purpose of the integrated growth process is to make sure that not only at the jurisdictional boundary level but also sub-county or sub-city level, and small geographic level, that the growth allocation distribution is sensible. Specific to the issue that the letter from Newport Beach outlined, SCAG staff is planning to meet with the county staff to continue the discussion as appropriate.

The Hon. Bill Jahn, Chair, then opened the floor to Public Comments. Staff responded to the questions and comments accordingly.

CHAIR'S REPORT

None

STAFF REPORT

None

ANNOUNCEMENTS
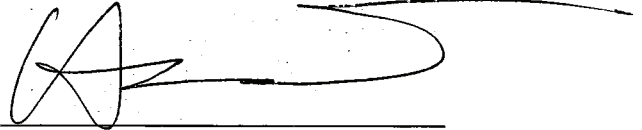
None

ADDITIONAL PUBLIC COMMENT

None

ADJOURNMENT

The Regional Housing Needs Assessment Subcommittee meeting adjourned at 1:50 p.m.
The next meeting of the RHNA Subcommittee is to be determined.

Huasha Liu
Director, Land Use and
Environmental Planning

Draft RHNA Schedule (February 2011 to September 2012)

RHNA Subcommittee Topic Outlook

Meeting	Proposed Date	Subject	Action
1	February 23, 2011	Overview of RHNA Process; review RHNA Task Force recommendations; RHNA work plan and schedule; subregional delegation guidelines; evaluate issues between the DOF and Census projections; notification to HCD and Caltrans of RTP/SCS adoption date; discussion on Integrated Growth Forecast foundation	Approve charter; approve RHNA work plan and schedule; recommend to CEHD to notify HCD and Caltrans of RTP/SCS adoption date
2	March 22, 2011	Subcommittee Charter; subregional delegation	Approve the RHNA Subcommittee Charter
3	April 19, 2011	Changes to housing element requirements; AB 2158 factor discussion; draft RHNA methodology framework, Subregional delegation agreement	
4	May 27, 2011	Regional determination update; Social equity adjustment discussion; Subregional delegation agreement,	Provide direction on subregional delegation
5	June 24, 2011	Update on RHNA consultation with HCD; social equity adjustment; replacement needs survey; AB 2158 factor survey	Recommend a social equity adjustment to CEHD
6	August 12, 2011	Replacement need survey results; AB 2158 factor survey results; continued discussion on methodology: overcrowding; at-risk affordable units; high housing cost burdens; farmworker housing	
7	August 26, 2011	Continued discussion on proposed RHNA methodology	Recommend proposed methodology to CEHD
8	September 16, 2011	RHNA annexation policy	
9	October 11, 2011	Proposed RHNA methodology excess vacancy credit application	
10	October 31-November 2, 2011	Final RHNA methodology	Recommend final methodology to CEHD (if needed)
11	December 9, 2011	Discussion on draft RHNA Allocation	
12	January 13, 2012	Continued discussion on draft RHNA allocation; RHNA revisions and appeals process guidelines	Recommend draft RHNA allocation to CEHD; recommend RHNA revisions and appeals process guidelines
13	July 2012	Review submitted revision requests	
14	July 2012	Review submitted revision requests	Results of revision requests
15	Mid-September 2012	Hearing on appeals	
16	Mid-September 2012	Hearing on appeals	
17	Mid-September 2012	Hearing on appeals	
18	Mid-September 2012	Final meeting	Recommend to CEHD appeals results and RHNA determinations

Draft RHNA Schedule (February 2011 to September 2012)

CEHD and Regional Council

Proposed Date	Meeting	Action
March 3, 2011	CEHD	Approve Subcommittee charter; approve RHNA schedule and work plan
April 7	CEHD	Approve Subcommittee charter
April 7	Regional Council	Approve RHNA schedule
June 2	CEHD and Regional Council	Approve subregional delegation agreement
June 2	Regional Council	Approve Subcommittee charter
September 1	CEHD	Recommend release of proposed RHNA methodology
September 1	Regional Council	Release proposed RHNA methodology
November 3	CEHD	Recommend final RHNA methodology (if needed)
November 3	Regional Council	Approve final RHNA methodology
February 2 2012	CEHD	Recommend Regional Council approval of draft RHNA allocation; recommend approval RHNA revisions and appeals process guidelines
March 1	Regional Council	Approve draft RHNA allocation; approve RHNA revisions and appeals process guidelines
October 6, 2012	CEHD	Approve proposed final RHNA allocation
October 6, 2012	Regional Council	Public hearing to adopt final RHNA allocation

REPORT

DATE: October 11, 2011

TO: Regional Housing Needs Assessment (RHNA) Subcommittee

FROM: Frank Wen; Manager, Research, Analysis and Information Services; 213-236-1854; wen@scag.ca.gov
Ma'Ayn Johnson, Senior Regional Planner, Comprehensive Planning, 213-236-1975, johnson@scag.ca.gov

SUBJECT: Explanation of Excess Vacancy Credits as Part of the Proposed RHNA Allocation Methodology

EXECUTIVE DIRECTOR'S APPROVAL:

RECOMMENDED ACTION:
For Information Only - No action to be taken.

EXECUTIVE SUMMARY:
In the proposed RHNA Allocation Methodology currently released for public comment, a component is called for determining the portion of each jurisdiction's projected housing needs, or RHNA allocation, that can be met with "excess" vacant units, or the so-called "vacant unit credits" in their existing housing stock. This report explains how the vacant unit credits will be allocated for each local jurisdiction in the SCAG region.

STRATEGIC PLAN:
This item supports SCAG's Strategic Plan, Goal 4: Develop, Maintain and Promote the Utilization of State of the Art Models, Information Systems and Communication technologies, Objective b: Develop, maintain and enhance data and information to support planning and decision making in a timely and effective manner.

BACKGROUND:

On September 1, 2011, the SCAG Regional Council approved the proposed RHNA Allocation Methodology for distribution for the 60-day public comment period. The proposed RHNA Allocation Methodology will be applied to the regional housing need determined in August 2011 by the California Department of Housing and Community Development (HCD) to develop the draft RHNA allocation. SCAG anticipates that the final RHNA Allocation Methodology will be adopted by the Regional Council by December 2011.

One of the components of the proposed RHNA Allocation Methodology is application of "excess" vacant units in existing housing stock towards a jurisdiction's projected housing need. There are two types of vacancy credits approved by HCD in the SCAG region on its total housing needs determination. These credits are one-time credits derived from two sources at the regional level from housing vacancy statistics 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.
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.

The determination of these vacancy credits will not result in additional housing needs to jurisdictions with deficits from effective vacancy rates and/or other vacant units. The two regional vacancy credits are provided by HCD on a regional basis (the net from sum of surplus and deficits), which will be allocated by SCAG to only those jurisdictions with an "excess" in vacant units, or positive credits.

SCAG staff will treat the two types of credits separately, and allocate to each respective jurisdiction such that each jurisdiction's credits can be maximized. Using 2010 Census Demographic Profile data with the allocation results presented in Table 1, the allocation methodology and procedures for vacancy credits are as follows:

Methodology/procedures on allocation of vacancy credits:

1. Effective Vacant Credits: The regional total credit = 69,105 units
   1.1. From 2010 Census Demographic Profile data, calculate the effective vacant units (EVU) for each jurisdiction = For sale units + For Rent units = EVU
   1.2. Determine units required to maintained healthy market vacancy rates (HMVR) of 1.5% for owner units and 4.5% for renter units: HMVR = Renter household * 4.5% + Owner household * 1.5%
   1.3. The effective vacancy credits = EVU – HMVR
   1.4. From 1.3, allocate the regional credits of 69,105 units according to each jurisdiction's share of the sum to the jurisdictions with positive credits.

2. Vacant Units Other Credits: The regional total credit = 6,286 units
   2.1. According to HCD, under normal market conditions, the share of total housing units for the "Vacant Units Other" category is 1.28%
   2.2. Using 2010 Census Demographic Profile statistics, calculate vacant units other's credits (VOC) under normal rate of 1.28% of housing stock for each jurisdiction: VOC = Actual 2010 Census vacant units other - (2010 Census HU *1.28%)
   2.3. Keep all jurisdictions where VOC is greater than 0, add them together, and calculate each jurisdiction's share of the total
   2.4. Apply the share of each jurisdiction to the total credits from HCD = 6,286 units.

The vacant unit credits are used to meet the RHNA allocation for each SCAG region jurisdiction, as applicable. However, please note that every jurisdiction is required to have a minimum new unit allocation as part of its RHNA allocation after applying the vacant unit credits.

REPORT
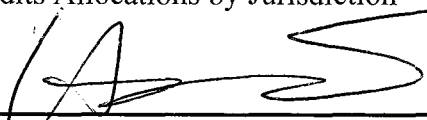
FISCAL IMPACT:
Work associated with this item is included in the current FY 11-12 General Fund Budget (12-800.0160.03: RHNA).

ATTACHMENT:
Table of SCAG Region Vacant Housing Unit Statistics based on the 2010 Census Demographic Profile and Estimated Vacant Credits Allocations by Jurisdiction

Reviewed by: _____
Department Director

Reviewed by: _____
Chief Financial Officer

SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS

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	4	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	17,788	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

																	Vacancy Credit 1: Effective	Vacancy Credit 2: Other Vacant						

Table 1 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
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%	1,571	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

| Table 1 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	21	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

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Table 1 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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