



CITY MANAGER'S OFFICE

ADMINISTRATIVE REPORT 2016-21

May 26, 2016

TO: La Palma City Council

FROM: Laurie A. Murray, City Manager *ALM*

In This Week's Report

- Monthly Financial Report (w/Attachment)
- Development Committee (w/Attachment)
- Del Amo Bridge Graffiti
- La Palma Avenue/Walker Street Signal Timing
- Department Director On Vacation
- WalMart Delivery Trucks Update
- Officer Lopino named La Palma ATAC Officer of the Year
- Personnel Activity
- Agenda Planning Guide

Other Attachments & Correspondence from Other Organizations

- OC Register: La Palma Home Sales are the Second Quickest in County
- City Council Monthly Calendar of Events
- Orange County Fire Authority (OCFA) News

Administrative Services Department News

Monthly Financial Report – Month Ending April 30, 2016: General Fund revenues as of April 30, 2016, were \$7.6 million or 75% of the amended FY 2015-16 budget. The General Fund's largest revenue source, property tax, had \$2.6 million revenue recorded for the ten months ended April 30, 2016. This represents 76.8% of the amended \$3.4 million budget. The City's sales tax revenue at the end of April 2016 was \$1.4 million or 63.7% of the amended projected budget. Both Transient Occupancy Tax (TOT) and Licenses and Permits are expected to exceed their respective projected revenues for FY 2015-16. TOT receipts at the end of April reached 96.5% of the total fiscal year projected amount with April-June revenues still pending. Business License and Electrical Permit revenues have exceeded budget projections by 8.3% and 9.7%, respectively as of the end of April.

General Fund expenditures as of April 30, 2016, were \$7.7 million. At the end of April, 76.6% of the \$10.0 amended budget was expended. This is slightly lower compared to the prior year, where 79.9% of annual budgeted expenditures were incurred by the end of April. Staff will continue to monitor expenditures through the end of the fiscal year to ensure we stay within the budget.

Community Development Department News

Development Committee (w/Attachment): Attached is the Agenda for a special meeting of the Development Committee on May 31, 2016. The Development Committee has one new item of business on their agenda. It is the Façade Improvement to 6811 Walker Street, the building that the Beads Factory purchased.



Existing conditions



Proposed Façade Enhancement

The item is anticipated to progress to the City Council at their June 21, 2016, meeting. The complete Development Commission Agenda packet is published on the City's website 72 hours prior to the meeting.

Community Services Department News

Del Amo Bridge Graffiti: On May 25 graffiti was reported on the south side of the Del Amo Bridge, which was noticeable as you entered into La Palma. The maintenance division removed/painted the graffiti this morning, which was less than a 24 hour response.



La Palma Avenue/Walker Street Signal Timing: In consultation with OCTA, staff will be working with our traffic engineering consultant Hartzog & Crabill to test different timing sequences and conduct observations to help alleviate the left-turn congestion. The process will begin shortly and we'll report back with the results and final determination of the signal timing. Please report your observations and experience to Community Services for additional feedback in the process.

Director On Vacation: Director Belknap will be out of state until June 6 for a family reunion in the mid-west. In his absence, Supervisor Cindy Robinson will be Acting Director.

Police Department News

WalMart Delivery Truck Update: The Police Department is working with the Community Development Department to address the noise complaint from delivery trucks at WalMart. Currently the City has an ordinance that prohibits trucks from making deliveries between 10:00 p.m. and 7:00 a.m. The Police Department has directed officers to increase their patrol efforts in the area and take necessary enforcement actions and Community Development has spoken to store management as well as communicating with Walmart's corporate office.

Officer Lopino named La Palma ATAC Officer of the Year: Officer Ron Lopino was awarded the Auto Theft Advisory Committee (ATAC) Officer of the Year award for the La Palma Police Department. The award, which is presented by ATAC and Western States Auto Theft Investigators (WSATI), is given to patrol officers who have distinguished themselves in the field of vehicle theft investigation, arrest and/or recoveries during 2015. The award ceremony was held on May 24, 2016, at the Irvine Marriott Hotel. Congratulations Officer Lopino!



Citywide News

Personnel Activity	
Position	Status
Police Chief	Interim Police Chief hired; Recruitment to be held in late 2016
Police Sergeant	Promotion from in-house eligibility list to be made effective July 1
Police Dispatcher/Clerk (Internal)	Applicant in backgrounds
Police Officer	Second Interviews to be held June 1
Police Dispatcher/Clerk	Applications being reviewed

Per Diem Police Dispatcher (Experienced)	Interviews held May 25
Support Services Manager	Recruitment to close June 5
Police Records Clerk (Part Time)	Recruitment to close June 12
Recreation Leader/Sr. Recreation Leader	Applicants being scheduled for Orientation
Volunteens	Applicants (12) in backgrounds
Interns (Unpaid) – 3 Positions City Wide	Recruitment reopened

Agenda Planning Guide

(All meetings start at 7:00 p.m., unless otherwise indicated)

Items listed on the planning guide are tentative and subject to move to different dates

June 7

Resolutions for November 8 Election
 Community Survey Results
 2016 Annual Water Quality Report
 Urban Water Master Plan
 Award of Contract- La Palma Avenue
 Rehabilitation Project
 Award of Contract to Omni Enterprise, Inc.
 for Citywide Janitorial Services
 Mc Donald's Bus Turnout Easement
 Per Diem Dispatcher Agreement with Buena
 Park
 Revision of Water Supervisor and Maintenance
 Supervisor Classifications

June 21

Amendment to Animal Care Services
 Agreement
 Precise Plan Amendment 149, The Bead
 Factory - Walker Street
 Subdivision Improvements/Final Tract Map –
 Ozawa Way Development
 Conditional Use Permit 371, Matco-Norca -
 Fresca Drive
 Study Session: Revenue Measure Options

July 5

Revenue Measure Discussion

City Council Calendar of Upcoming Events

Please tell Kimberly which of the following activities you will be attending and if you would like assistance in registering for any upcoming event.

Date	Event Information	Known Attendees
Monday May 30	Memorial Day Ceremony, Civic Center Eternal Flame, 9:15 a.m.	GG, MS, PK, SS, LM
Tuesday May 31	Linda Frese Memorial Service – “A Celebration of Life” The Frese Family Home, 4552 Sharon Drive 5:00 – 8:00 p.m.	PK
Saturday June 11	State Farm Insurance Grand Re-Opening 7831 Valley View Street 11:00 a.m. – 3:00 p.m.	GG, MS, PK, LM
Thursday June 16	LOCC – OC Division General Meeting RE: Medical Marijuana & Water Policy The Honda Center, 2695 E. Katella Ave., Anaheim 5:00 – 8:00 p.m.	PK

City of La Palma
Monthly Financial Report
Month Ending April 30, 2016

Fund No.	Fund	Cash & Investments				Accrual	Cash & Investments	Cash & Investments
		3/31/2016	Revenue	Expenditures	Transfers	Adjustment	4/30/2016	4/30/2015
001	General	\$ 609,485	\$ 1,346,098	\$ 662,878	\$ 3,044	\$ (41,935)	\$ 1,253,814	\$ 769,459
003	Emergency Reserve	8,996,969	-	-	-	-	8,996,969	8,996,969
005	Economic Development	228,814	-	-	-	-	228,814	249,556
011	Streets - Gas Tax	57,671	29,779	23,250	-	-	64,200	76,715
012	Measure M	466,192	-	-	-	-	466,192	200,867
014	Community Development Block Grant	-	-	-	-	-	-	-
015	Air Quality	81,528	-	-	-	-	81,528	61,169
016	PEG Funds	191,511	-	-	-	-	191,511	171,830
020	Asset Seizure	31,859	-	187	-	-	31,672	49,936
021	Public Safety Augmentation	79,537	12,189	5,037	-	-	86,689	45,013
022	COPS/SLESF	85,282	1,822	7,090	-	-	80,014	60,917
023	Abandoned Vehicle	25,996	-	-	-	-	25,996	25,795
033	Park Development	43,936	-	-	-	-	43,936	22,275
035	Capital Outlay Reserve	5,468,415	-	-	-	-	5,468,415	5,601,289
036	One-time Projects Fund	661,851	-	-	-	-	661,851	700,091
038	Successor Agency Housing Authority	595,460	26,462	9,062	-	-	612,860	525,360
050	Water	682,176	152,907	131,679	-	-	703,404	1,147,770
052	Sewer	906,358	11,794	10,756	-	-	907,396	907,191
055	Water Capital Reserve	3,945,255	-	-	-	-	3,945,255	3,804,215
056	Sewer Capital Reserve	2,712,217	-	9,605	-	-	2,702,612	3,035,101
060	Risk Management	360,378	74,525	(113)	-	-	435,016	609,824
061	Employee Benefits	308,555	-	-	-	(518)	308,037	105,314
062	Facility Maintenance	51,377	-	-	-	-	51,377	841,429
063	Vehicle Replacement	1,018,927	13,341	-	-	-	1,032,268	884,698
064	Technology Maintenance	622,448	6,650	(359)	-	-	629,457	663,630
070	Trust	54,602	-	-	-	(24,371)	30,231	27,685
073	Payroll Clearing	79,193	-	-	(3,044)	(3,121)	73,028	152,953
	Subtotal City	28,365,992	1,675,567	859,072	-	(69,945)	29,112,542	29,737,051
043	Recognized Obligations Fund	-	-	-	-	-	-	-
049	Successor Agency Debt Service	1,620,585	-	-	-	-	1,620,585	727,753
	Subtotal Successor Agency	1,620,585	-	-	-	-	1,620,585	727,753
		\$ 29,986,577	\$ 1,675,567	\$ 859,072	\$ -	\$ (69,945)	\$ 30,733,127	\$ 30,464,804

Cash & Investments Summary	
California LAIF	\$ 2,944,748
Bank of America Operating	1,369,323
PFM Investments	25,449,184
CNI Charter Prime Money Market fund	63,956
GNMA	108
Flexible Spending Account	20,731
Monies with Fiscal Agents	877,652
Petty Cash - Checking	7,425
Cash and Investments	\$ 30,733,127

Monthly Cash Flow

Month	Revenue	Expenditures	Transfers	Accrual Adjustment	Monthly Cash Flow	FY 14/15 Comparison
July	\$ 404,390	\$ 2,660,974	\$ -	\$ (226,110)	\$ (2,482,694)	\$ (1,234,825)
August	\$ 666,444	\$ 1,001,572	\$ -	\$ (380,706)	\$ (715,834)	\$ (323,179)
September	\$ 1,002,115	\$ 1,224,593	\$ -	\$ 178,046	\$ (44,432)	\$ 560,660
October	\$ 826,668	\$ 1,429,654	\$ -	\$ 99,116	\$ (503,870)	\$ (625,758)
November	\$ 1,260,120	\$ 1,033,355	\$ -	\$ (5,924)	\$ 220,841	\$ 150,395
December	\$ 1,546,701	\$ 1,226,777	\$ -	\$ (67,132)	\$ 252,792	\$ 78,686
January	\$ 2,419,409	\$ 963,288	\$ -	\$ (75,152)	\$ 1,380,969	\$ 1,502,505
February	\$ 910,967	\$ 1,023,137	\$ -	\$ 29,026	\$ (83,144)	\$ 817
March	\$ 1,015,320	\$ 1,083,618	\$ -	\$ (4,261)	\$ (72,559)	\$ 30,833
April	\$ 1,675,567	\$ 859,072	\$ -	\$ (69,945)	\$ 746,550	\$ 118,339
May	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
June	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total YTD	\$ 11,727,701	\$ 12,506,040	\$ -	\$ (523,042)	\$ (1,301,381)	\$ 258,473

City of La Palma
Monthly Financial Report
Month Ending April 30, 2016

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Revenues (Excluding Transfers In) - 83% of Fiscal Year

	Adopted Budget	Amended Budget	Year to Date Actual	Percentage	Prior Year Actual
General Fund (001)					
Property Tax	3,311,500	3,390,300	2,604,356	76.8%	2,499,108
Sales Tax	2,822,400	2,208,000	1,407,003	63.7%	1,611,202
Utility Users Tax	1,139,300	1,149,300	845,036	73.5%	879,537
Residual Property Tax	133,900	200,000	141,853	70.9%	71,205
Franchise Fees	415,500	403,500	300,605	74.5%	304,527
Transient Occupancy Tax	345,000	300,000	289,429	96.5%	168,773
Licenses and Permits	295,200	338,200	330,140	97.6%	301,776
Intergovernmental	33,000	33,000	21,266	64.4%	14,357
Charges for Services	490,100	512,600	378,839	73.9%	432,023
Fines and Forfeitures	161,000	160,200	113,013	70.5%	106,351
Use of Money and Property	317,600	317,600	284,035	89.4%	202,986
Other Revenues	411,500	503,200	371,504	73.8%	323,105
Interfund Charges to Water and Sewer	506,600	587,700	489,750	83.3%	235,917
Subtotal General Fund Revenue	10,382,600	10,103,600	7,576,829	75.0%	7,150,867
Other Funds					
003 Emergency Reserve	-	-	-	N/A	-
005 Economic Development	-	-	-	N/A	-
011 Streets - Gas Tax	351,500	361,700	267,468	73.9%	336,828
012 Measure M	1,002,500	1,002,500	193,928	19.3%	171,302
014 Community Development Grant Fund	180,000	180,000	-	0.0%	-
015 Air Quality	20,300	20,300	9,939	49.0%	9,768
016 PEG Funds	17,100	17,100	10,094	59.0%	9,881
020 Asset Seizure	107,600	13,600	13,045	95.9%	26,756
021 Public Safety Augmentation	176,600	176,600	129,485	73.3%	130,295
022 COPS/SLESF	100,200	100,200	109,014	108.8%	103,192
023 Abandoned Vehicle	100	100	146	146.0%	146
033 Park Development	100	100	248	248.0%	126
035 Capital Outlay Reserve	21,900	21,900	26,243	119.8%	26,240
036 One-time Projects Fund	-	-	-	N/A	-
038 Successor Agency Housing Authority	265,600	265,600	225,037	84.7%	468,715
050 Water	2,381,700	2,381,700	1,452,465	61.0%	1,610,826
052 Sewer	246,900	249,600	121,065	48.5%	136,931
055 Water Capital Reserve	23,600	23,600	21,653	91.8%	20,587
056 Sewer Capital Reserve	18,300	18,300	15,411	84.2%	16,901
060 Risk Management	898,900	898,900	745,300	82.9%	414,450
061 Employee Benefits	2,900	2,900	1,370	47.2%	1,783,294
062 Facility Maintenance	300	300	4,019	1339.7%	288,449
063 Vehicle Replacement	160,500	162,500	168,732	103.8%	145,190
064 Technology Maintenance	83,300	83,300	69,820	83.8%	243,592
Subtotal City Funds	16,442,500	16,084,400	11,161,311	69.4%	13,094,336
043 Recognized Obligations Fund	-	-	-	N/A	-
049 Successor Agency Debt Service	863,000	863,000	566,390	65.6%	836,433
Subtotal Successor Agency	863,000	863,000	566,390	65.6%	836,433
Total Revenue	\$ 17,305,500	\$ 16,947,400	\$ 11,727,701	69.2%	13,930,769

General Notes:

The major distributions of property tax and related payments occur in four installments: December, January, April, and May.

City of La Palma
Monthly Financial Report
Month Ending April 30, 2016

Expenditures (Excluding Transfers Out) - 83% of Fiscal Year

		Adopted	Amended	Year to Date		Prior Year
		Budget	Budget	Actual	Percentage	Actual
General Fund (001)						
	Program Name					
110	City Council	\$ 56,900	\$ 61,800	\$ 48,919	79.2%	50,716
120	City Manager	219,200	278,800	171,623	61.6%	260,060
130	Legal Services	129,400	149,500	124,752	83.4%	106,761
140	Administrative Services - Administration	158,400	139,300	102,660	73.7%	262,068
150	City Clerk	136,500	132,920	100,028	75.3%	132,981
160	Fiscal Services	363,700	384,520	283,021	73.6%	276,724
170	Human Resources**	1,303,300	1,403,300	1,279,947	91.2%	2,081,291
180	Technology & Communications*	323,300	322,200	201,859	62.7%	212,418
105	Community Promotion	-	-	-	N/A	27,671
	Administration & Admin Services	2,690,700	2,872,340	2,312,809	80.5%	3,410,690
210	Police Administration	538,500	520,300	405,378	77.9%	429,755
220	Police Operations Management	300,200	290,200	230,675	79.5%	236,860
235	Patrol	2,407,700	2,414,300	1,919,259	79.5%	2,204,041
240	Services Division Management	238,700	243,700	190,852	78.3%	172,610
250	Community Education	58,500	58,500	42,869	73.3%	30,085
260	Investigations	562,700	564,500	327,665	58.0%	405,012
270	Records and Communication	606,900	606,900	497,198	81.9%	557,173
	Police	4,713,200	4,698,400	3,613,896	76.9%	4,035,536
310	Community Services Administration	343,000	343,000	270,757	78.9%	392,246
320	Health and Wellness	145,100	145,100	95,168	65.6%	131,317
330	Recreation Facility Operations	216,800	216,800	151,235	69.8%	165,426
340	Special Events	184,900	184,900	135,263	73.2%	181,827
350	Youth and Family Services	251,800	251,800	174,757	69.4%	249,599
370	Citywide Maintenance***	268,900	268,900	179,190	66.6%	241,753
380	Engineering	94,400	94,400	50,979	54.0%	29,134
390	Parks and Medians	218,000	218,000	162,684	74.6%	210,054
405	Streets	298,400	298,400	205,403	68.8%	220,638
	Community Services	2,021,300	2,021,300	1,425,436	70.5%	1,821,994
510	Community Development Administration	100,000	100,000	81,837	81.8%	110,189
520	Building and Safety	139,600	139,600	79,662	57.1%	94,237
530	Code Enforcement	97,900	97,900	71,409	72.9%	65,677
540	Planning	116,600	117,600	106,946	90.9%	128,305
	Community Development	454,100	455,100	339,854	74.7%	398,408
	Subtotal General Fund Expenditures	9,879,300	10,047,140	7,691,995	76.6%	9,666,628
Other Funds						
003	Emergency Reserve	-	-	-	N/A	-
005	Economic Development	400	400	20,742	5185.5%	360
011	Streets - Gas Tax	317,500	317,500	204,581	64.4%	486,391
012	Measure M	1,267,500	1,267,500	-	0.0%	-
014	Community Development Block Grant	180,000	180,000	-	0.0%	-
015	Air Quality	-	-	-	N/A	4,065
016	PEG Funds	-	-	-	N/A	-
020	Asset Seizure	160,000	70,200	19,891	28.3%	98,875
021	Public Safety Augmentation	172,200	172,200	96,349	56.0%	160,226
022	COPS/SLESF	100,700	100,700	71,486	71.0%	53,477
023	Abandoned Vehicle	-	-	-	N/A	-
033	Park Development	-	-	-	N/A	-
035	Capital Outlay Reserve	2,508,900	2,508,900	307,404	12.3%	686,746
036	One-time Projects Fund	18,000	18,000	19,608	108.9%	27,704
038	Successor Agency Housing Authority	231,100	231,100	204,532	88.5%	230,117
050	Water	2,721,100	2,721,100	1,808,713	66.5%	1,605,284
052	Sewer	185,300	185,300	126,170	68.1%	116,464
055	Water Capital Reserve	1,256,000	1,298,700	88,592	6.8%	69,361
056	Sewer Capital Reserve	441,300	441,300	183,991	41.7%	15,000
060	Risk Management	1,289,500	1,289,500	1,278,652	99.2%	479,216
061	Employee Benefits	-	-	-	N/A	-
062	Facility Maintenance	-	-	-	N/A	-
063	Vehicle Replacement	266,000	266,000	-	0.0%	55,831
064	Technology Replacement*	121,500	-	24,030	N/A	79,829
	Subtotal City	21,116,300	21,115,540	12,146,736	57.5%	13,835,574
043	Recognized Obligations Fund	-	-	-	N/A	-
049	Successor Agency Debt Service	255,000	255,000	359,304	140.9%	441,765
	Subtotal Successor Agency	255,000	255,000	359,304	140.9%	441,765
	Total Expenditures	\$ 21,371,300	\$ 21,370,540	\$ 12,506,040	58.5%	14,277,339

* A portion of the prior year Technology Maintenance and Replacement Internal Service Fund

**Prior year Employee Benefits Internal Service Fund

***Prior year Facility Maintenance Internal Service Fund

AGENDA

SPECIAL MEETING

LA PALMA DEVELOPMENT COMMITTEE

May 31, 2016

If you wish to speak before the Development Committee, please complete a Speaker Form identifying which item(s) you wish to address and provide the Speaker Form to the Community Development Director. Speaker Forms are available in the City Hall lobby. Speakers on numbered agenda items and Oral Communications (non-agenda items) are limited to five (5) minutes each.

7:00 p.m.
Fan Palm Room
Central Park
7821 Walker Street, La Palma

CALL TO ORDER

Chairperson McCune

PLEDGE OF ALLEGIANCE:

Committee Member Dennis Huang

ROLL CALL:

D. Huang, H. Huang, Luu, McCune, Noorbaksh.

PROCEDURAL ITEM

A. *Development Committee Reorganization*

Recommendation that the Development Committee Chairman open nominations for position of Vice Chairperson.

PRESENTATIONS

None Scheduled.

ORAL COMMUNICATIONS (Time Limit: 5 Minutes Each)

Time has been reserved at this point in the Agenda for persons wishing to speak on any item which is not listed on the Agenda. By law, the Development Committee is prohibited from taking action on such oral comments. The matter will be automatically referred to staff for appropriate response or action or will be placed on the Agenda of a future meeting. Matters listed on the Agenda may be addressed either at this time or at the time they are before the Development Committee for discussion.

CONSENT CALENDAR

All matters listed under Consent Calendar will be acted upon by one motion affirming the action recommended on the Agenda. There will be no separate discussion on these items prior to voting unless members of the Development Committee, staff, or the public request that specific items be removed from the Consent Calendar for separate action. Any member of the public who wishes to discuss a Consent Calendar item should come forward to the microphone and, upon recognition by the Chair, state his or her name, address, and the item number.

1. **Approval of Development Committee Minutes**

Recommendation that the Development Committee Approve the Minutes of the May 2, 2016, Special Meeting of the Development Committee.

PUBLIC HEARINGS

2. **Consideration of Amendment to Precise Plan 149 for a Façade Addition to 6811 Walker Street.**

It is recommended that the Development Committee take the following actions:

- a) Open the Public Hearing
- b) Receive Staff Report
- c) Committee Comments and Questions
- d) Receive Public Input
- e) Close the Public Hearing
- f) Adopt a Resolution Recommending City Council Approval of an Amendment to Precise Plan 142 for a Façade Addition to 6811 Walker Street, subject to Conditions of Approval.

REGULAR ITEM

None.

COMMITTEE MEMBER REMARKS

DIRECTOR REMARKS

ADJOURNMENT

To: Regular meeting July 11, 2016, at 7:00PM

NOTE: As a general rule, staff reports, or other written documentation have been prepared or organized with respect to each item of business listed on the agenda. Copies of these materials are on file with the Office of the City Clerk, City Hall, 7822 Walker Street, during regular business hours 7:30 A.M. to 6:00 P.M., Monday through Thursday. If you have any questions regarding any item of business on the agenda for this meeting, or any of the staff reports, or other documentation relating to any agenda item, please contact the Community Development Department at (714) 690-3336.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Office of the City Clerk at (714) 690-3338. Notification by noon on Tuesday, May 31, 2016, will enable the City to make reasonable accommodations to ensure accessibility to this meeting.

Any writings or documents provided to a majority of the Development Committee regarding any item on this agenda will be made available for public inspection at the Administration Counter at City Hall located at 7822 Walker Street during normal business hours.

From: Dumhart, Douglas
Sent: Wednesday, May 25, 2016 9:29 AM
To: Murray, Laurie
Subject: Cypress + La Palma | Homes sell fastest in County

[Good news from the OC Register!](#)

Where in O.C. do homes sell the quickest?

May 24, 2016

Updated 1:48 p.m.



Countywide listings increased by 267 homes in the two weeks ended May 19, with 6,267 for sale – the largest supply since October, and 3 percent higher than a year ago, according to CoreLogic. TIM BOYLE, GETTY IMAGES

By JONATHAN LANSNER / Staff Writer

A bit of good news for Orange County house hunters: Choices are modestly growing in the resale market.

ReportsOnHousing says countywide listings increased by 267 homes in the two weeks ended May 19, with 6,267 for sale – the largest supply since October, and 3 percent higher than a year ago.

But shoppers, please note: ReportsOnHousing's expected market time – measuring speed of sales using supply vs. demand in terms of new escrows – was 60 days on May 19, unchanged in a year. And ReportsOnHousing considers anything reading under 90 days as a “seller's market.”

That's why a small increase in local listings will not cure the steep shortage of homes for sale in Orange County's more affordable communities.

Look at the nine markets that ReportsOnHousing tracks with the quickest market time, as of May 19. All are inland communities with average asking prices at least one-half less than the countywide \$1.5 million average. And all but one of these markets had less supply vs. a year ago:

- Cypress homes sold at the quickest estimated speed, by ReportsOnHousing's math. Cypress had a market time of 17 days, and the 44 homes listed May 19 – with an average asking price of \$683,768 – was down 27 percent in a year. Demand was 76 new escrows.
- **Next in speed was La Palma, with 8 homes listed – average price \$644,959 – vs. 12 new escrows for a market time of 20 days. Supply is down 56 percent in a year.**
- Portola Hills was third quickest, with 8 homes listed – average price \$760,937 – vs. 11 new escrows for a market time of 22 days. Supply is down 27 percent in a year.
- At No. 4 was Stanton with 19 homes listed – average price \$428,703 – vs. 25 new escrows for a market time of 23 days. Supply is down 41 percent in a year.
- Fifth was Foothill Ranch with 19 homes listed – average price \$607,943 – vs. 22 new escrows for a market time of 26 days. Supply is down 10 percent in a year.
- Placentia was next quickest. It had 52 homes listed – average price \$703,443 – vs. 57 new escrows for a market time of 27 days. Supply is down 32 percent in a year.
- Westminster was seventh. It had 44 homes listed – average price \$574,233 – vs. 43 new escrows for a market time of 31 days. Supply is down 4 percent in a year.
- Rancho Santa Margarita was eighth. It had 85 homes listed – average price \$569,034 – vs. 80 new escrows for a market time of 32 days. Supply is up 9 percent in a year.

- No. 9 was Buena Park with 66 homes listed – average price \$576,000 – vs. 62 new escrows for a market time of 32 days. Supply is down 36 percent in a year.

Buyers are being choosy countywide. Orange County's new pending sales in the past 30 days fell from the 2016 high set two weeks earlier. Demand was off by 52 homes or 2 percent in two weeks but was 3 percent above the year-ago activity.

“For sellers, this is not the time to stretch the asking price,” ReportsOnHousing analyst Steve Thomas wrote. “Just because it is a hot seller's market does not mean that buyers are willing to pay tens of thousands more than the most recent comparable or pending sale. CoreLogic reported that last month's median sales price of \$645,000 matched the highest level ever in Orange County in June of 2007, but that does not mean that buyers are more inclined to overpay.”