

bae urban economics

RESIDENTIAL AND NON- RESIDENTIAL GROWTH PROJECTIONS TO 2045

El Dorado County
Board of Supervisors
December 5, 2023
Legistar 23-2051

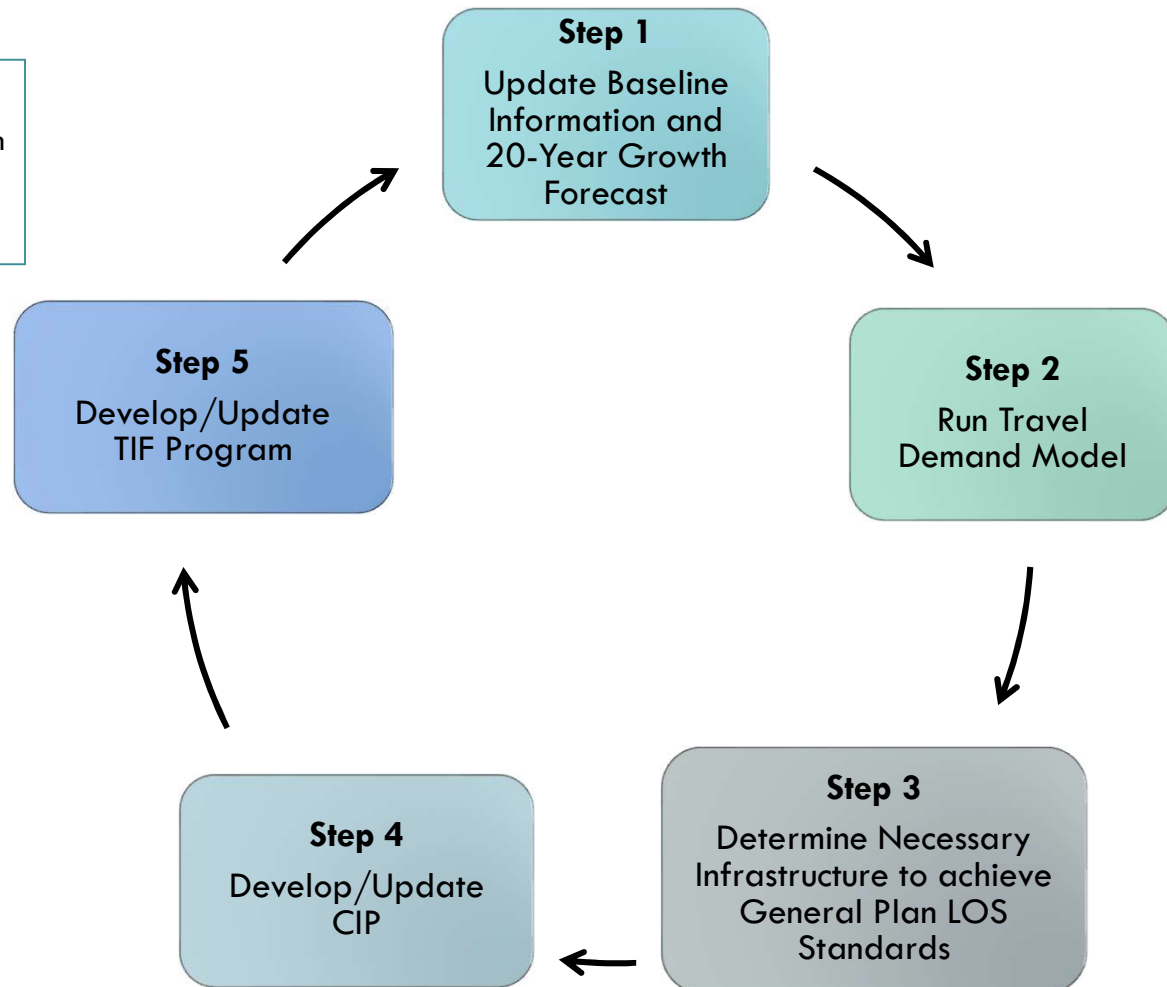
MAJOR 5-YEAR CIP AND TIF PROGRAM CYCLE*

Acronyms

CIP - Capital Improvement Program

LOS - Level of Service

TIF - Traffic Impact Fee



*As required by
General Plan
Policy TC-Xb and
Implementation
Measure TC-B

STUDY OVERVIEW

Task:

- Prepare updated housing and employment growth projections

Purpose:

- Assist update of Travel Demand Model for the Major Update to the Traffic Impact Fee (TIF) Program

WHERE WE ARE IN THE PROCESS

- Prepare West Slope Growth Projections through 2045
- Review with Board of Supervisors
- Refine Projections (e.g., updated base year data from 2018); Allocate Growth to Sub-Areas
- Review Draft Study with Planning Commission
- Review Draft Study with Board of Supervisors
- Finalize Study

1

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1. Review available estimates and projections

2. Evaluate alternative growth rates

3. Establish 2023 Base Year Estimates

4. Apply growth rates to 2023 and project to 2045

5. Identify preferred growth rates

WEST SLOPE PROJECTIONS PROCESS

AVAILABLE RESIDENTIAL AND JOBS ESTIMATES AND PROJECTIONS

County GIS Data

- Housing Units and Jobs (2018 estimates to be updated; West Slope)

CA Dept. of Finance

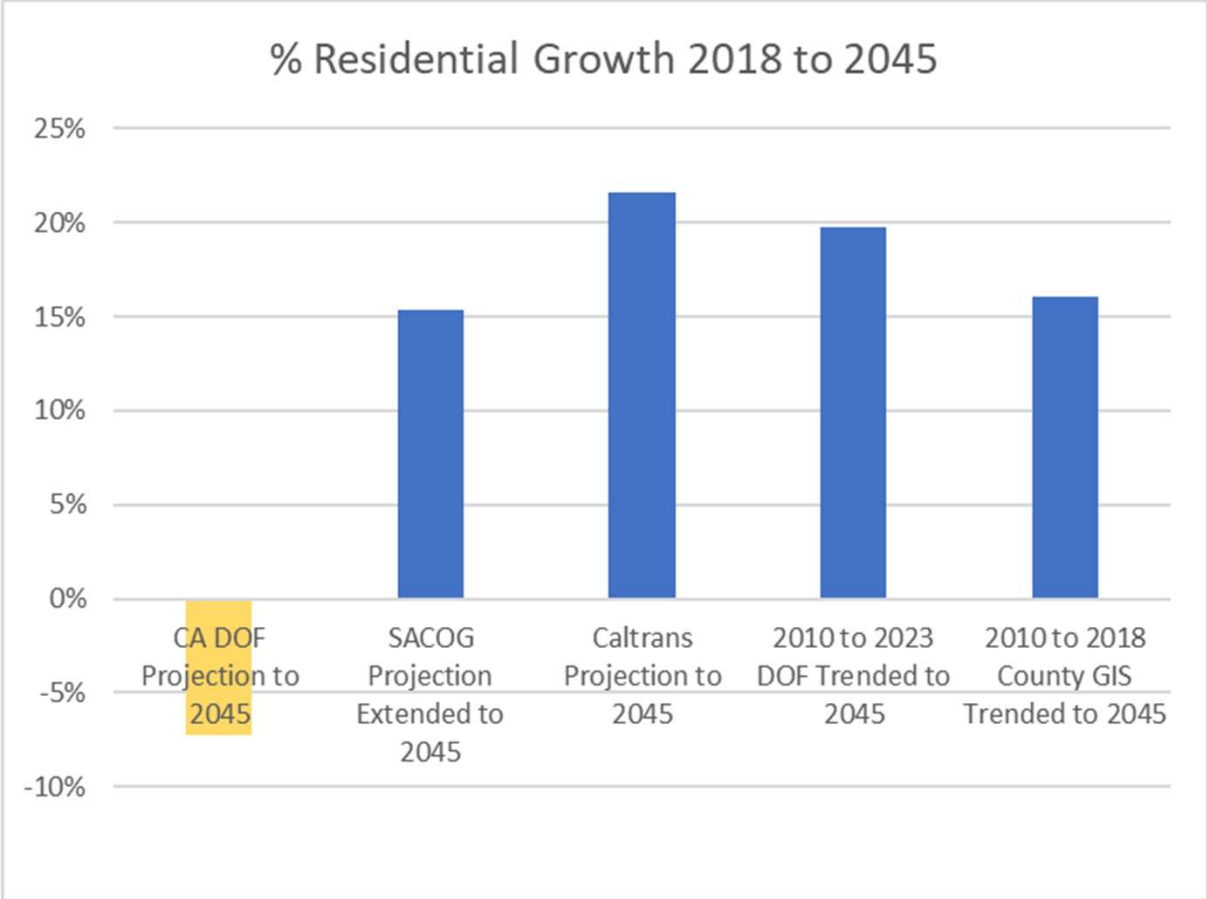
- Population and Housing Units (current estimates; countywide)
- Population (projections; countywide)

SACOG 2020 MTP/SCS

- Housing Units (estimates & projections; West Slope)
- Jobs (estimates and projections; West Slope)

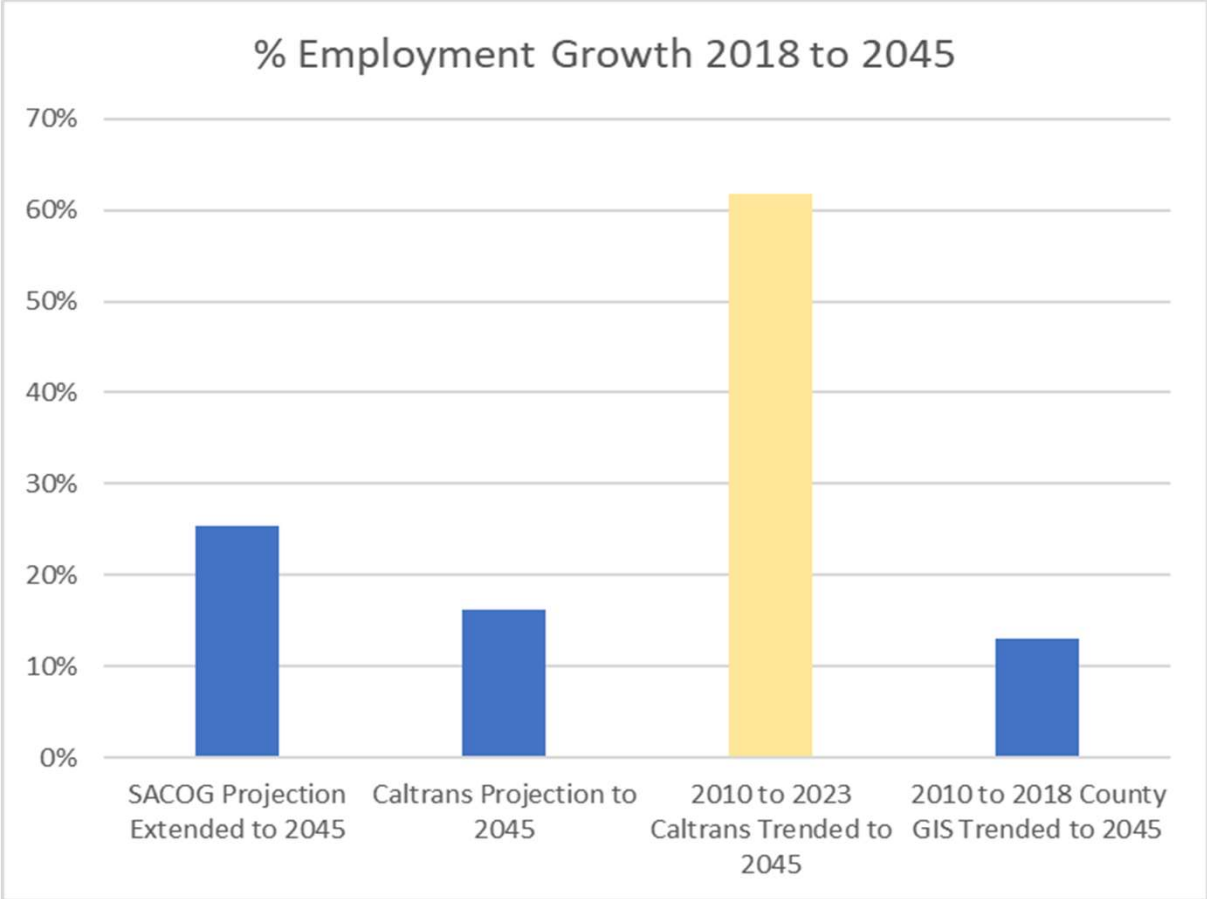
Caltrans

- Housing Units (current estimates and projections; countywide)
- Jobs (current est. and projections; countywide)



EVALUATE ALTERNATIVE GROWTH RATES

Residential



EVALUATE ALTERNATIVE GROWTH RATES

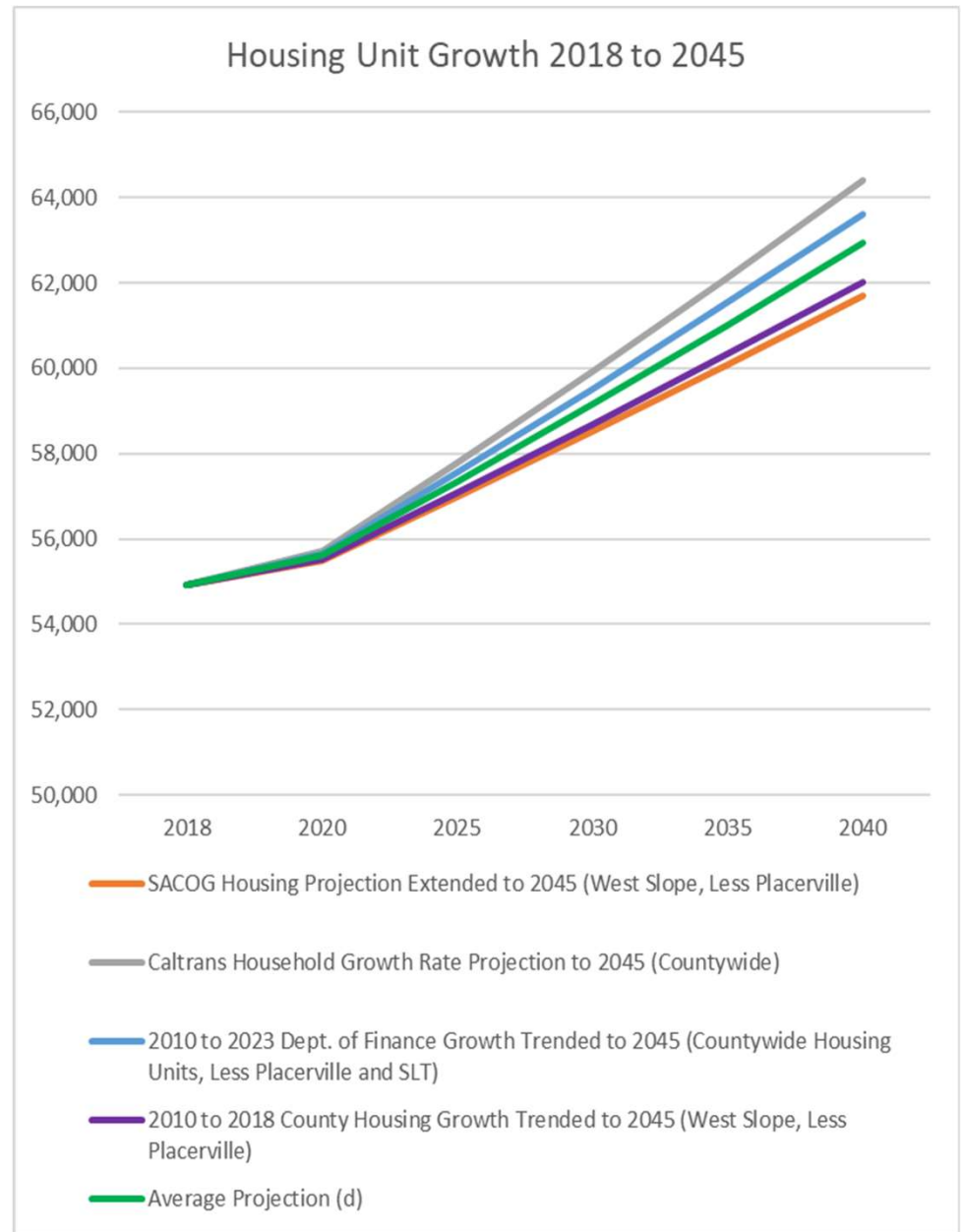
Non-Residential

BASE YEAR HOUSING AND EMPLOYMENT ESTIMATES

- Currently utilizing 2018 estimates based on County GIS data
- Most localized data available
- Data tailored to West Slope (less Placerville)
 - 54,921 housing units
 - 37,319 jobs
- Will update to current year base before report is completed with sub-area growth allocations

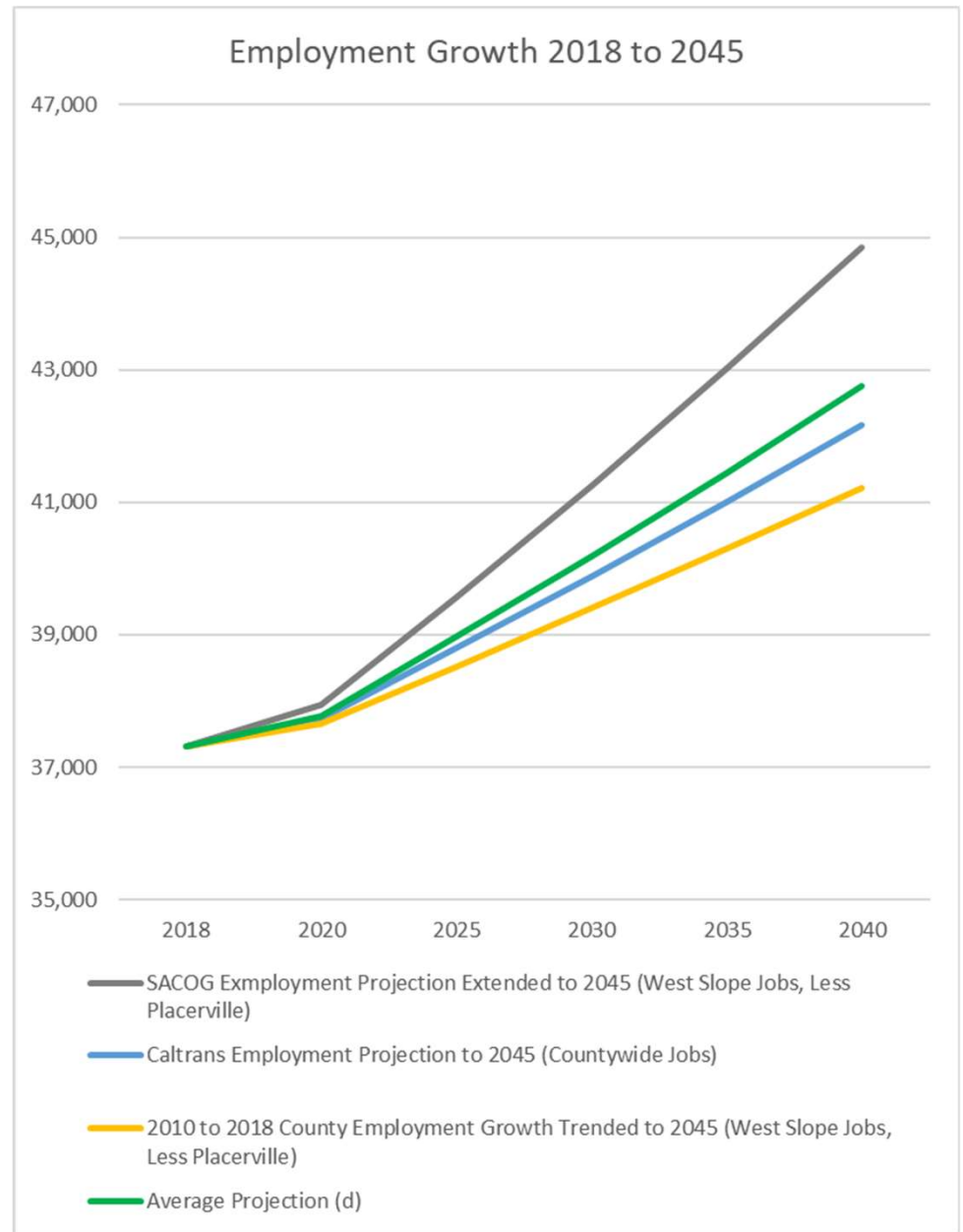
SELECTED
GROWTH RATES
APPLIED TO 2018
BASE AND
PROJECTED TO
2045

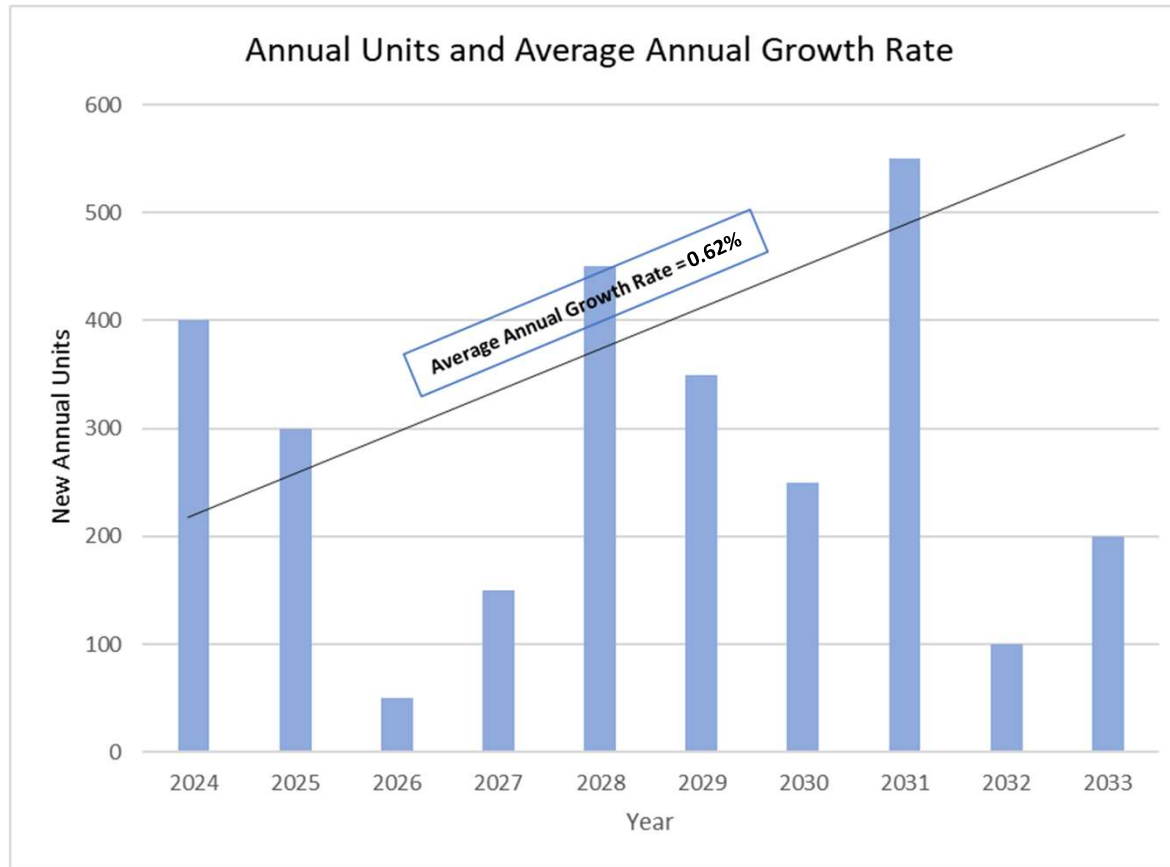
Housing Units



SELECTED
GROWTH RATES
APPLIED TO 2018
BASE AND
PROJECTED TO
2045

Employment





**EXAMPLE OF AVERAGE
ANNUAL GROWTH RATE
OVER 10 YEARS**

Housing Units:

Average Annual Growth Rate: 0.62%

New Housing Units 2018-2045: 9,996

Total Housing Units in 2045: 64,917

Employment:

Average Annual Growth Rate: 0.62%

New Jobs 2018-2045: 6,776

Total Jobs in 2045: 44,095

New Housing Units and Jobs to be re-calculated for
2023-2045 in the final report.

**RECOMMENDED
GROWTH RATES**

Through 2045

1. Receive the El Dorado Countywide Housing and Employment Projections, 2018 – 2045 Memorandum pertaining to the 2024 Major Update of the Traffic Impact Fee (TIF) Program; and
2. Provide direction, if desired, on additional analysis and/or considerations for Staff to include in the 2024 Major Update.

Transportation will return to the Board on January 9, 2024, to request direction on which growth rates to adopt.

TRANSPORTATION'S RECOMMENDATIONS TO THE BOARD

QUESTIONS?