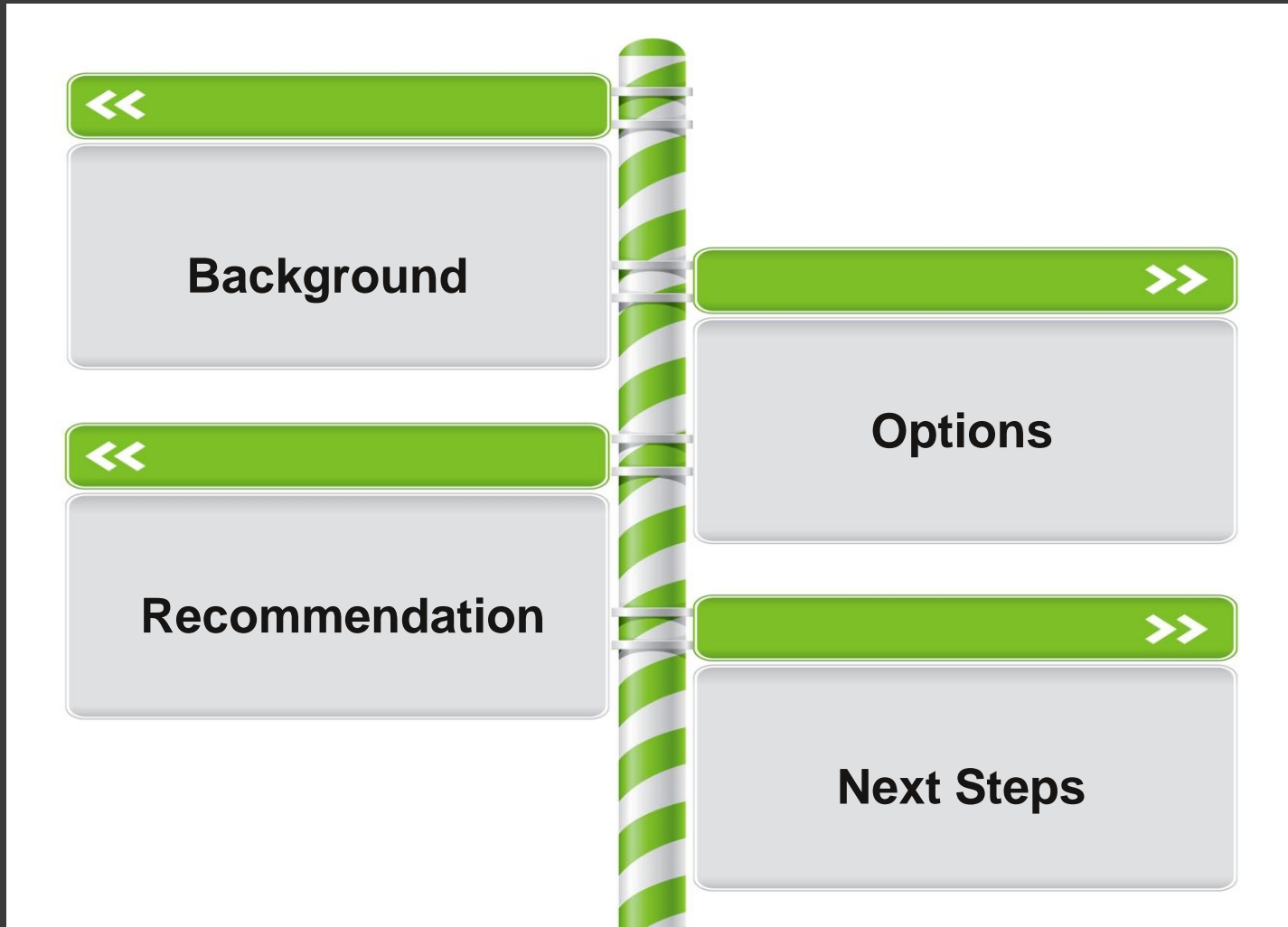


Community Development Services
Long Range Planning

2018 TEN-YEAR RESIDENTIAL PERMIT FORECAST



Agenda



Background:

The General Plan requires a 10 Year Capital Improvement Program (CIP)

Revenue from the Traffic Impact Mitigation (TIM) Fee Program is a major source of funding for the CIP

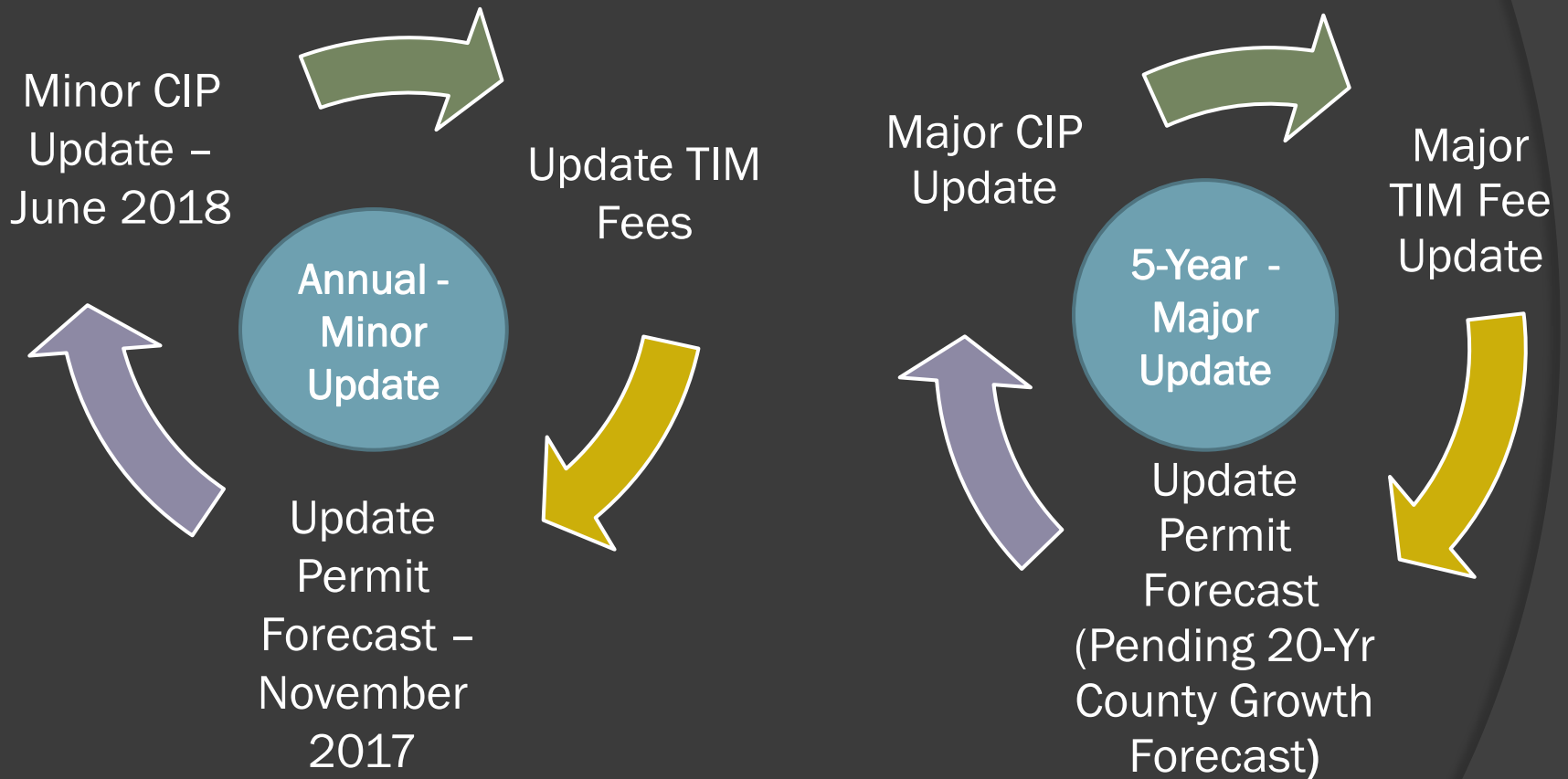
Residential building permits provide the majority of funding for the TIM Fee Program

The permit forecast estimates the # of permits the County will receive in the next 10 years

The permit forecast initiates the annual updating cycle for the CIP and TIM Fee Programs



CIP/TIM Fee Program Updating Process:



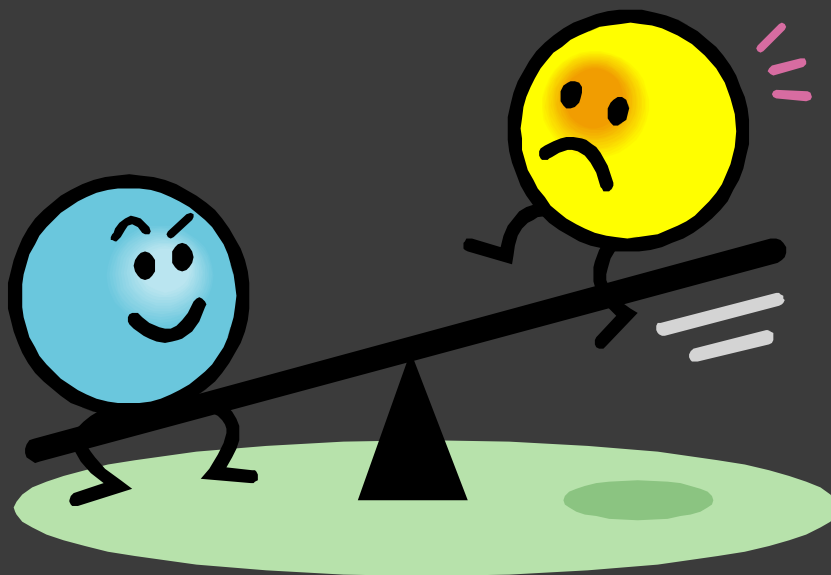
If we had a crystal ball, forecasting would be easy

**There are
consequences in
forecasting too high
or too low.**



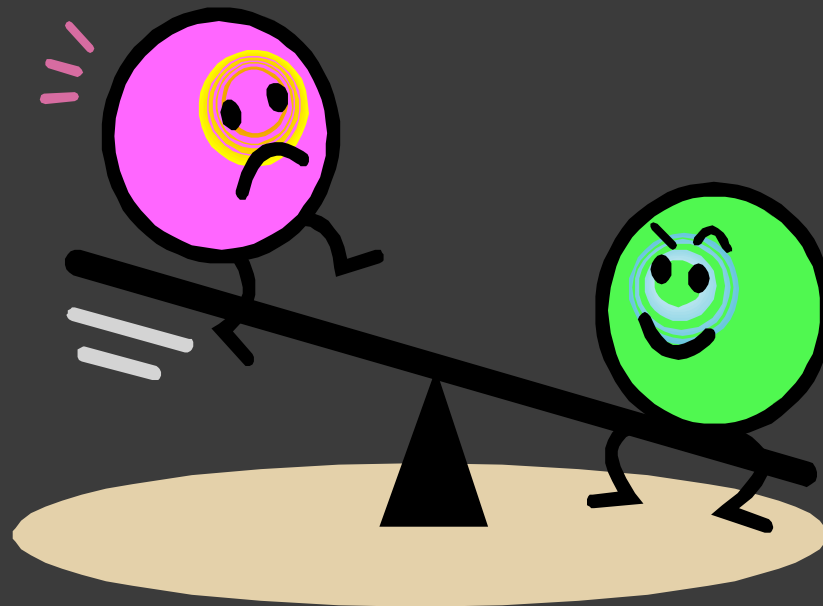
Forecasting too high:

- ⦿ Lack of revenue to complete programmed projects
- ⦿ Adding new CIP projects may result in inability to repay current obligations



Forecasting too low:

- Development projects are conditioned to build the improvements up front, which could cause bottom-line problems for the development projects
- The County may lose the opportunity of including roadway projects which may be needed



Three Potential Forecasts

1.03%

“Board Approved” Forecast

1.07%

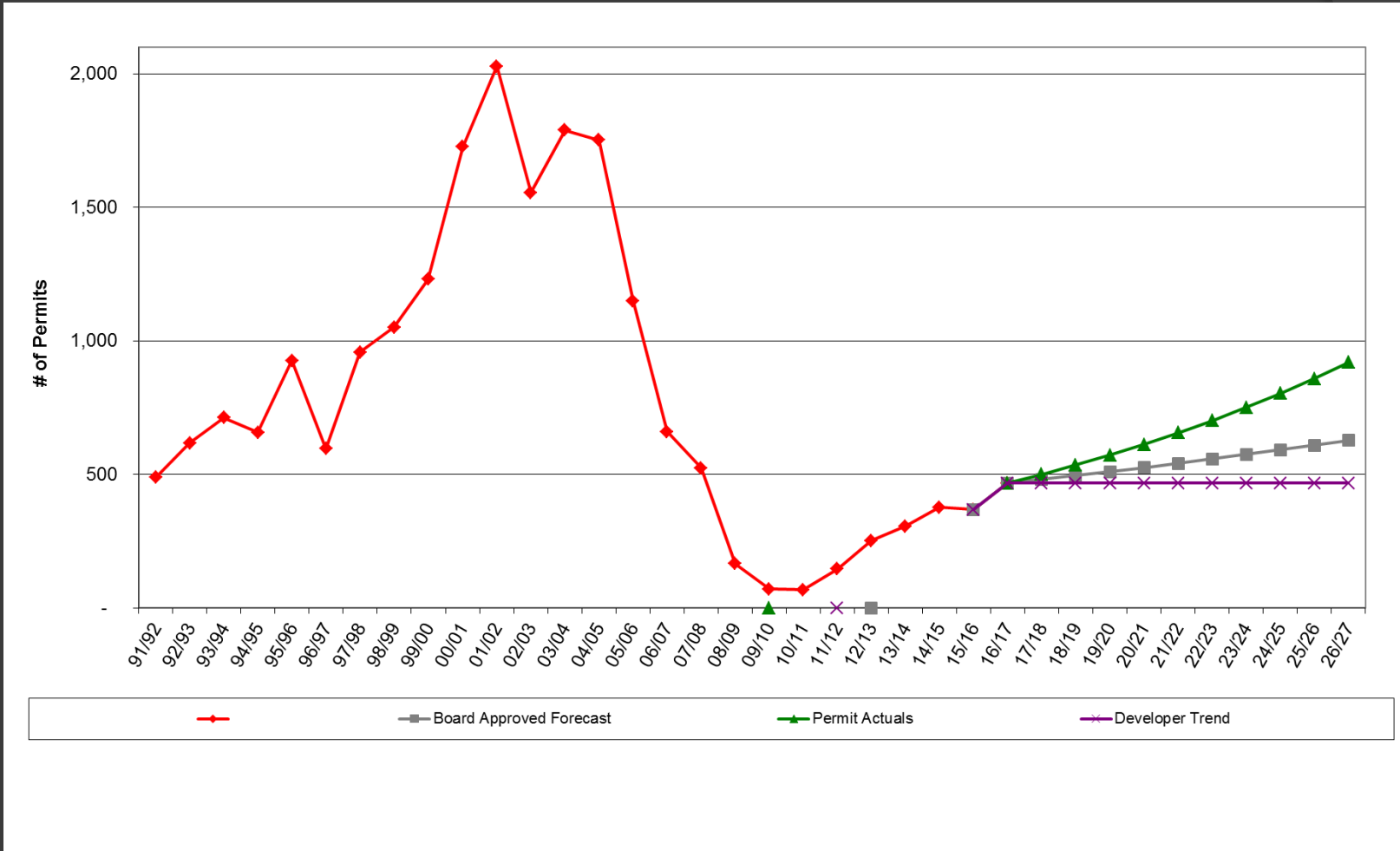
“Permit Actuals” Forecast

0%

Developer Trend Forecast



Historical Actuals and Permit Forecasts



Due to the many uncertainties in play, there is data to support any one of these forecasts



CDS recommends the “Board Approved” Forecast

RESIDENTIAL PERMIT FORECAST TABLE - 10 Year Total												Total 17/18 - 26/27
Fiscal Year	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	
Board Approved Forecast	467*	481**	495	510	526	541	558	574	592	609	628	5,514
Developer Trend	467*	467**	467	467	467	467	467	467	467	467	467	4,670
Permit Actuals	467*	500**	535	572	612	655	701	750	802	859	919	6,904

*Actual permits minus Blackstone prepaid permits.

**Projected permits minus Blackstone prepaid permits.



“Board Approved” Forecast

Staff recommends the “Board Approved” Forecast

The Board approved the 1.03% growth trend on April 8, 2014

Housing production in the County has increased, but has not yet returned to pre-bubble levels

This forecast is in the middle range of the three forecasts presented



Permits by TIM Fee Zone

	16/17 Actual	CDS FORECAST: PERMIT BREAKDOWN						TOTAL 17/18 - 26/27
		17/18	18/19	19/20	20/21	21/22	22/23 - 26/27	
Forecast using "Board Approved" 1.03% Growth Rate								
Zone 8 TIM	375	369	380	392	404	380	1264	3189
Blackstone Prepaid	259	144	0	0	0	0	0	144
Silva Valley (Blackstone Zone 8) Paid	29	0	0	0	0	0	0	0
Total Zone 8 (El Dorado Hills)	663	513	380	392	404	380	1264	3333
Zones 1-7	92	112	115	118	122	161	1696	2324
Highway 50 = Total Residential Permits	755	625	495	510	526	541	2960	5657



Permit Revenue

	Actual Revenue		
	FY 15/16	FY 16/17	7/1/17 through 9/30/17
Zone 8	\$3,790,020	\$3,825,624	\$644,699
Zone 8 Age Restricted	\$957,960	\$1,232,902	\$72,864
Zones 1-7	\$1,242,520	\$1,040,935	\$149,283
Zones 1-7 Age Restricted	\$0	\$0	\$0
Highway 50	\$2,332,032	\$3,296,568	\$695,330
Total Residential Permits	\$8,322,532	\$9,396,029	\$1,562,176



Next Step:

- Staff will begin the 2018 Annual CIP update process
- Annual forecasts only brought to the Board for major changes



Adopted 2017 Capital Improvement Program

EL DORADO COUNTY
COMMUNITY DEVELOPMENT SERVICES

