

TABLE 1 - TOTAL HOUSING UNITS OVER TIME

SACOG DRAFT METHODOLOGY #2

(Calculations ran: April 17, 2007; notes updated May 10, 2007)

JURISDICTION LEVEL HOUSING UNIT ESTIMATES 2000-2050 FOR RHNA 2006-2013 (HOLDS TAHOE BASIN CONSTANT)

TOTAL HOUSING UNITS

	A	B	C	D	E	F
Jurisdiction/SOI/Sub-area	2000 Census	2005 MTP	2013 MTP	2005-2013 MTP Growth Increment	% Regional Growth in 2005-2013	2006-2013 RHNA ALLOCATION (% regional growth * 166,851)
Placerville	4,242	4,400	4,971	571	0.33%	551
South Lake Tahoe¹	14,005	14,505	15,305	800	0.00%	750
<i>El Dorado Uninc¹ Tahoe Basin</i>	<i>8,010</i>	<i>8,760</i>	<i>9,960</i>	<i>1,200</i>	<i>0.00%</i>	<i>1,125</i>
<i>El Dorado Uninc not TB</i>	<i>45,021</i>	<i>56,471</i>	<i>67,473</i>	<i>11,002</i>	<i>6.36%</i>	<i>10,614</i>
Total El Dorado uninc	53,031	65,231	77,433	12,202	6.35%	11,739
El Dorado County total	71,278	84,136	97,709	13,573	6.68%	13,040
Auburn	5,457	6,144	6,596	452	0.26%	436
Colfax	647	718	820	102	0.06%	98
Lincoln	4,152	10,159	19,471	9,312	5.38%	8,983
Lincoln SOI	351	347	5,895	5,548	3.21%	5,352
Loomis	2,277	2,304	2,521	217	0.13%	209
Rocklin	14,428	19,658	22,952	3,294	1.90%	3,178
Roseville	31,978	42,418	55,568	13,150	7.60%	12,686
Roseville SOI	478	478	900	422	0.24%	407
Roseville MOU	0	0	0	0	0.00%	0
Southwest Placer Subarea	813	867	6,504	5,637	3.26%	5,438
Placer Uninc¹ Tahoe Basin	11,481	11,981	12,781	800	0.00%	750
<i>Placer uninc not TB</i>	<i>35,178</i>	<i>36,744</i>	<i>39,309</i>	<i>2,565</i>	<i>1.48%</i>	<i>2,474</i>
Total Placer uninc	46,659	48,725	52,090	3,365	1.47%	3,224
Placer County total	107,240	131,818	173,317	41,499	23.52%	40,013
Citrus Heights ³	34,374	34,374	34,760	386	0.22%	372
Elk Grove ²	29,903	38,196	54,851	16,655	9.63%	16,067
Folsom	17,968	22,716	28,017	5,301	3.06%	5,114
Galt	6,211	6,621	7,452	831	0.48%	802
Galt SOI	699	1,284	1,387	103	0.06%	99
Isleton ⁴	383	374	487	113	0.07%	109
Isleton SOI ⁴	128	278	278	0	0.00%	0
Rancho Cordova ²	20,322	20,322	35,624	15,302	8.85%	14,762
Rancho Cordova SOI	4	28	82	54	0.03%	52
Sacramento + Panhandle + Natomas Joint Vision Area	163,596	173,052	200,216	27,164	15.71%	26,205
Natomas Joint Vision Area						
Sacramento Uninc ³	201,226	208,656	229,735	21,079	12.19%	20,335
Sacramento County total	474,814	505,901	592,889	86,988	50.30%	83,918
Live Oak	1,818	1,838	2,757	919	0.53%	887
Live Oak SOI	362	513	513	0	0.00%	0
Yuba City	17,893	19,162	23,804	4,642	2.68%	4,478
Yuba City SOI	2,890	2,950	5,288	2,338	1.35%	2,255
Sutter Uninc	5,224	5,224	5,684	460	0.27%	444
Sutter County total	28,187	29,687	38,046	8,359	4.83%	8,064
Davis	22,733	22,733	23,466	733	0.42%	707
Davis SOI	643	815	815	0	0.00%	0
University	793	940	2,391	1,451	0.84%	1,400
West Sacramento	12,133	15,448	23,320	7,872	4.55%	7,594
Winters	1,954	2,508	3,101	593	0.34%	572
Woodland	17,121	17,370	20,125	2,755	1.59%	2,658
Yolo Uninc	6,210	6,735	7,348	613	0.35%	591
Yolo County total	61,587	66,549	80,566	14,017	8.10%	13,522
Marysville	4,890	4,890	5,091	201	0.12%	194
Wheatland	827	1,263	1,429	166	0.10%	160
Wheatland SOI	187	252	1,435	1,183	0.68%	1,141
Yuba Uninc	16,732	18,478	28,246	9,768	5.65%	9,423
Yuba County total	22,636	24,883	36,201	11,318	6.54%	10,919
SACOG REGIONAL TOTAL	765,742	842,974	1,018,728	172,954	100%	166,851
Tahoe Basin				2,600		2,625
TOTALS				175,754		169,476

IMPORTANT NOTE #1 : There are two situations that are outside the control of SACOG and local jurisdictions that could change the calculations on this table. First, the Federal Emergency Management Administration (FEMA) is reviewing the flood levees and may redesignate and impose a federal moratorium on residential development. If during the RHNA update process a jurisdiction receives a FEMA designation that prohibits near-term development, the entire RHNA may need to be recalculated to redistribute the regional allocation among all jurisdictions.

IMPORTANT NOTE #2: Development and growth of residential units in the Tahoe Basin is regulated by federal and state laws. The three jurisdictions in basin - the city of South Lake Tahoe, and the Tahoe Basin portions of El Dorado and Placer Counties - have no control on development applications. The allocations for these jurisdictions may change independently of the RHNA methodology. If they do change, then the rest of the region will need to be reallocated. The maximum effect of a reallocation could not exceed the combined total current allocation for these three jurisdictions, which is 2625 units, or 1.5% of all units.

1 - The Tahoe Basin areas of the city of South Lake Tahoe, portions of Unincorporated El Dorado and Placer Counties are under the auspices of the Tahoe Regional Planning Agency (TRPA). Due to strict regulations on building in these areas exceptions have been made in the determination of total housing units as well as income breakdowns. The MTP numbers do not include growth projected in the Tahoe Basin areas. The estimates are based on a discussion with TRPA that a reasonable number of annual permits will be 100 each for South Lake Tahoe, and Unincorporated Placer County and 150 annual permits in Unincorporated El Dorado County in the Tahoe Basin. Tahoe Basin numbers are held constant throughout the calculations.

2 - 2000 Census Elk Grove, Rancho Cordova and unincorporated Sacramento County housing unit counts calculated from block geography of 2000 Census. CHAS splits done for Elk Grove by combining the Elk Grove and Laguna CDPs; Rancho Cordova comes from the Rancho Cordova CDP.

3 - Citrus Heights has been allocated 381 units between 2005-2013; we added this 381 on top of DOFs 2006 number as our PLACE3S 2005 number is considerably lower and was causing a negative growth rate.

4 - Isleton is expecting growth within it's city boundaries as well as within it's SOI. The expected numbers are shown here, but have not yet been updated into the MTP projections.

A - 2000 number of housing units from Census

B - 2005 DRAFT MTP housing units

C - 2013 DRAFT MTP housing units

D - 2005-2013 DRAFT MTP Growth Increment for the 8-year period is 172,954 units. Estimated growth in the Tahoe Basin is 2,625 units over the 8-year period for a total of 175,754 units.

E - Percentage of MTP Regional Growth of 172,954 units over the 8-year period 2005-2013 that each area is projected to grow.

F - Distribution of 2006-2013 RHNA Allocation. Of the target 169,476 units by HCD, estimated growth in the Tahoe Basin is 2,625 units over the 7 1/2 year period. The remaining 166,851 units necessary to meet HCD's target of 169,476 units is arrived at by multiplying the 166,851 by column E - the % of regional growth.