



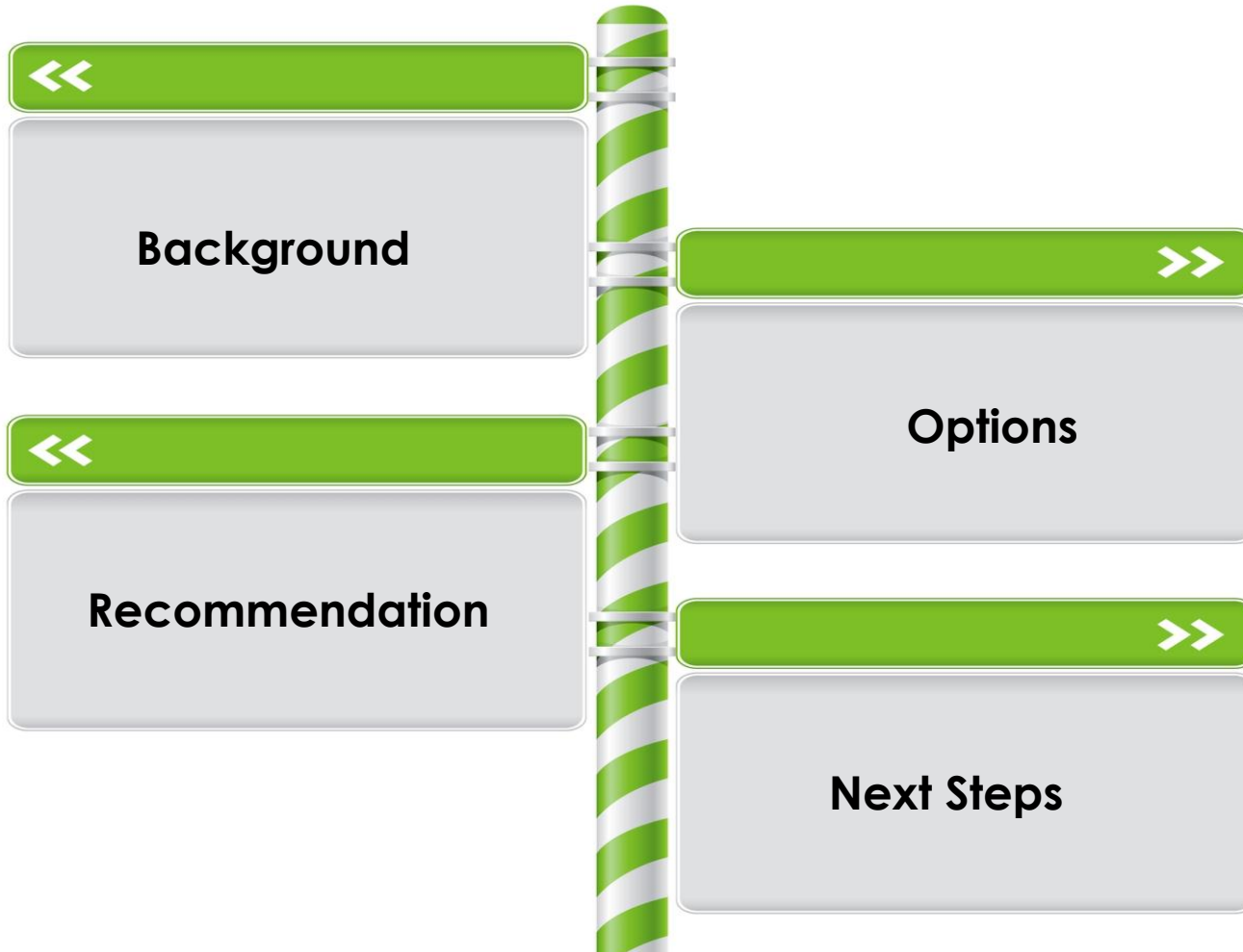
# 2013/2014 TEN YEAR RESIDENTIAL HOUSING PERMIT FORECAST

EL DORADO COUNTY COMMUNITY DEVELOPMENT AGENCY  
LONG RANGE PLANNING DIVISION

December 3, 2013

Legistar #13-1453

# AGENDA



# BACKGROUND:

**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**

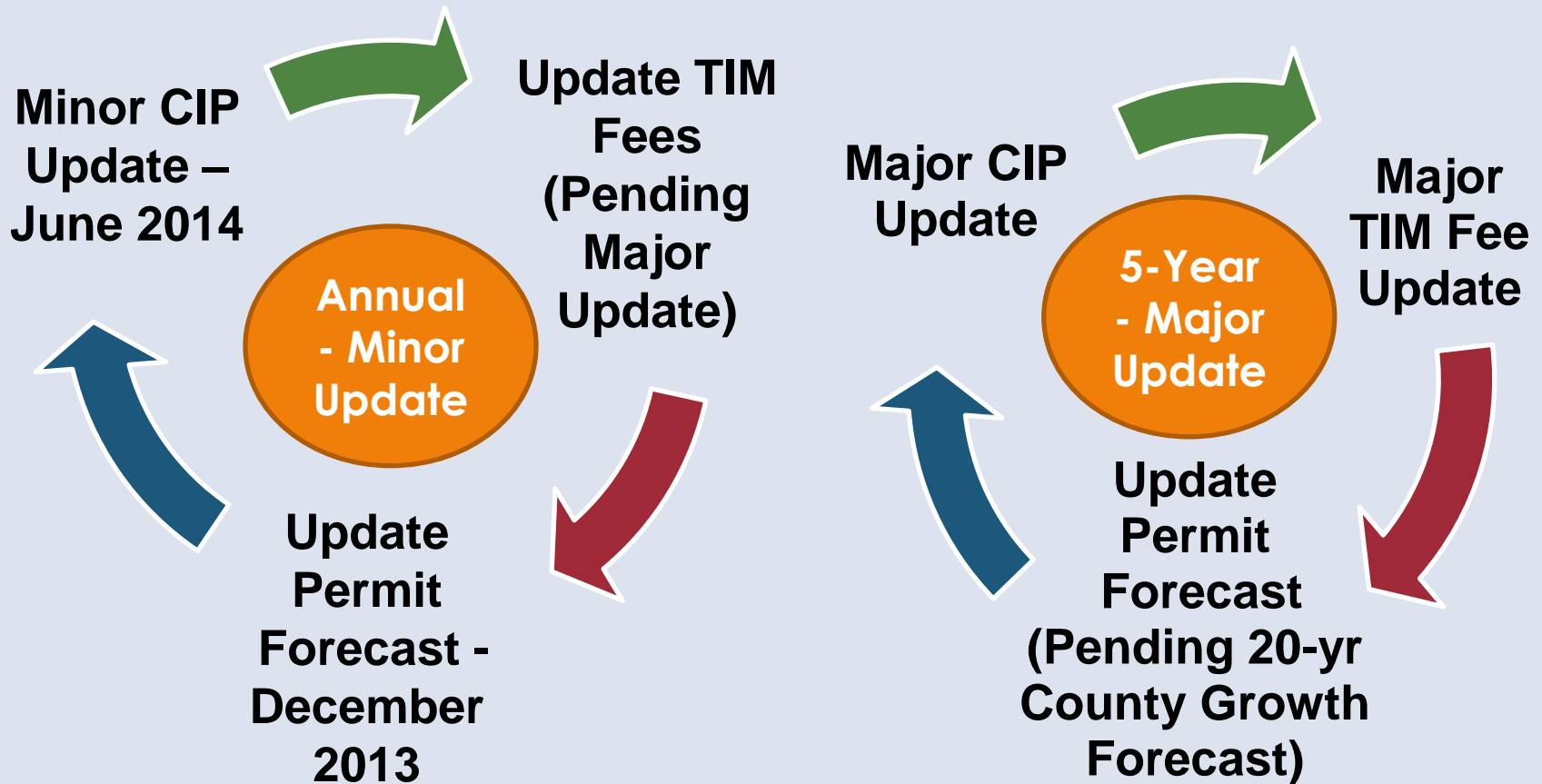
**Residential building permits provide the majority of funding for the TIM Fee Program**

**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:



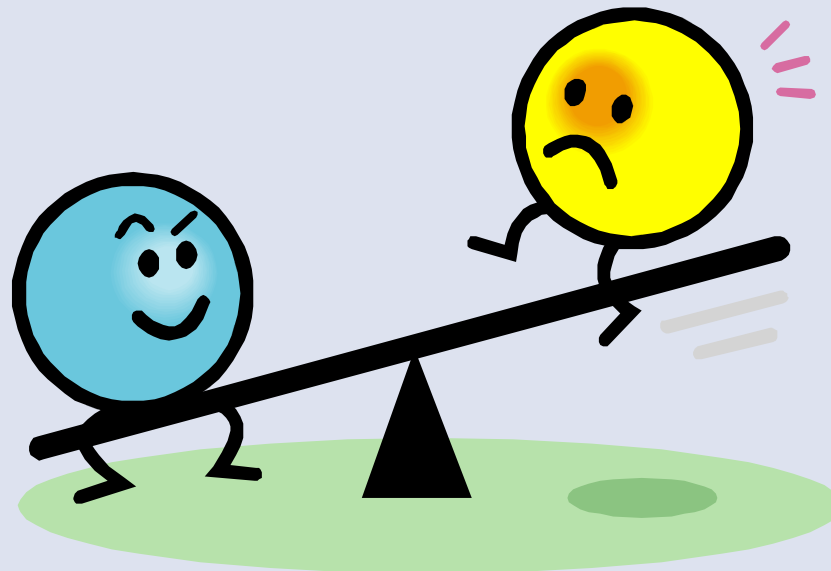
# IF WE HAD A CRYSTAL BALL, FORECASTING WOULD BE EASY

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



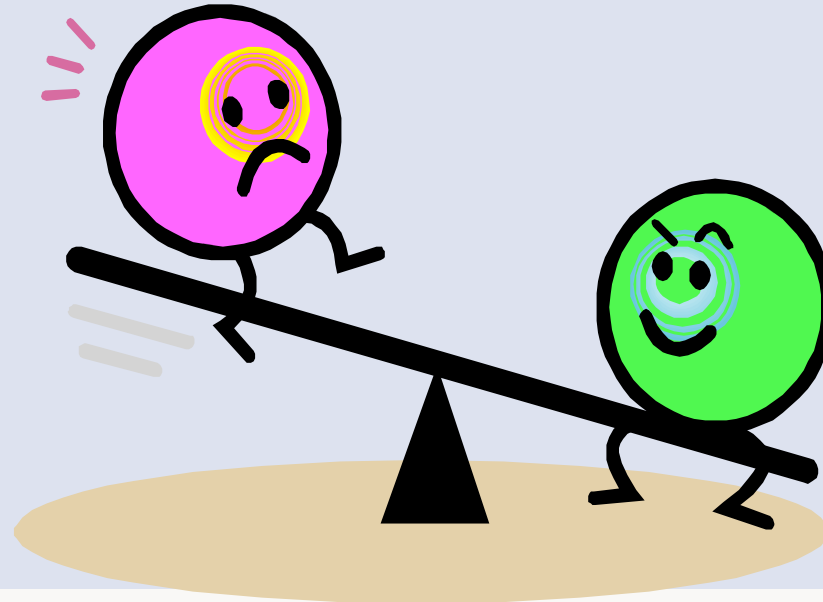
# FORECASTING TOO HIGH:

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

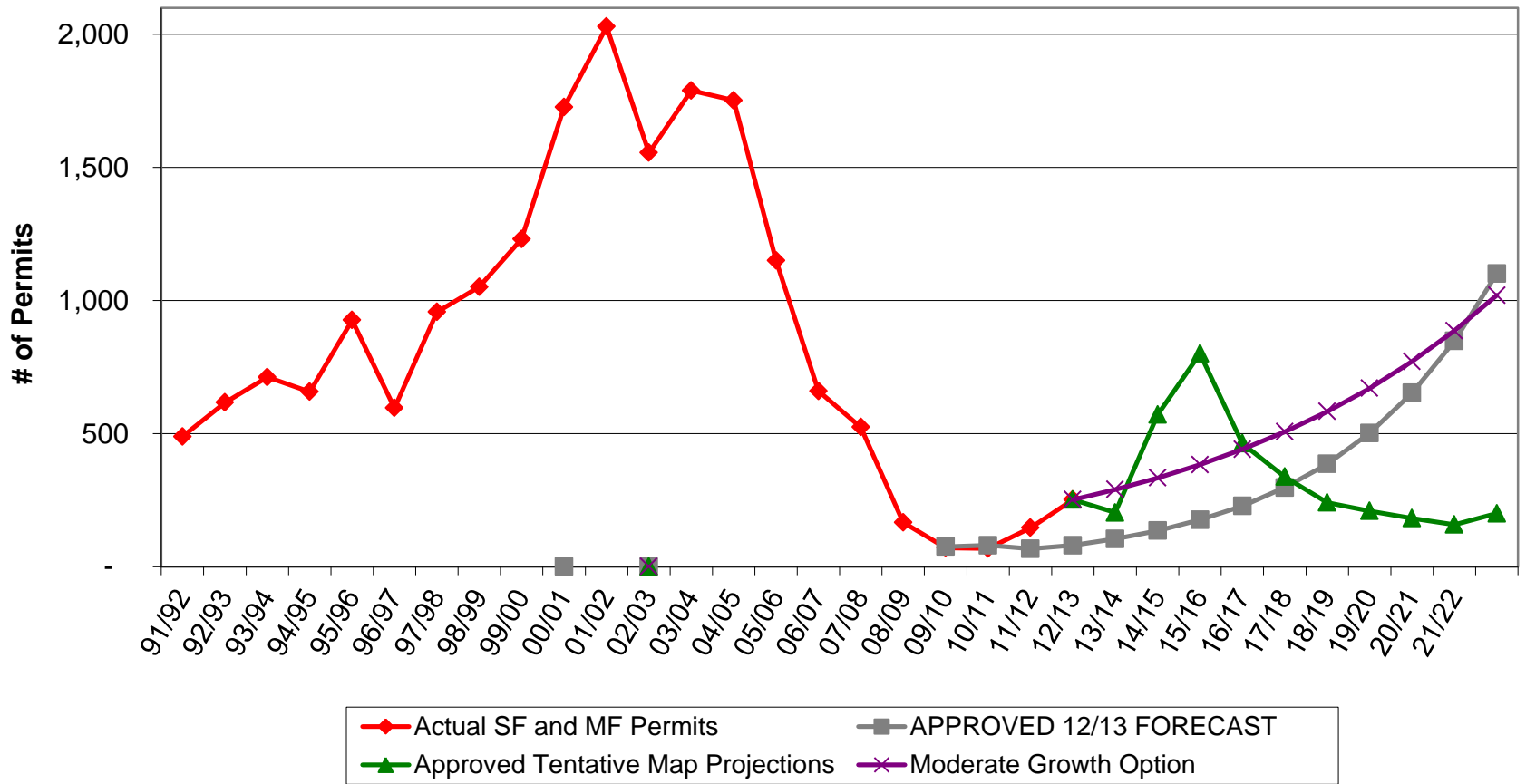


# FORECASTING TOO LOW:

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



# HISTORICAL ACTUALS AND PERMIT FORECASTS



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





# CDA RECOMMENDS THE LONG SLOW CLIMB FORECAST

FORECASTS											10 Year Total	
12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23		
<b>CDA Recommended Forecast "Long Slow Climb"</b>	80*	104	135	176	228	297	386	502	653	848	1101	3329
<b>Moderate Growth Forecast</b>	252**	290	333	383	441	507	583	670	771	887	1019	4865
<b>Approved Tentative Map Forecast</b>	-	203	571	801	463	338	241	209	182	158	200	3166

\* 12/13 Approved Forecast

\*\* Actual Permits Received



# NEXT STEPS:



- Following Board approval of the permit forecast, CDA will begin the 2014 Minor CIP update process
- CDA will return to the Board with an update on permit progress at the time of the 2014 10-Year CIP adoption
- CDA will continue the major 5-Year CIP update process

