

bae urban economics

**2018 TO 2040 RESIDENTIAL AND
NON-RESIDENTIAL GROWTH
PROJECTIONS**

El Dorado County
Board of
Supervisors Meeting
March 17, 2020

STUDY OVERVIEW

Task:

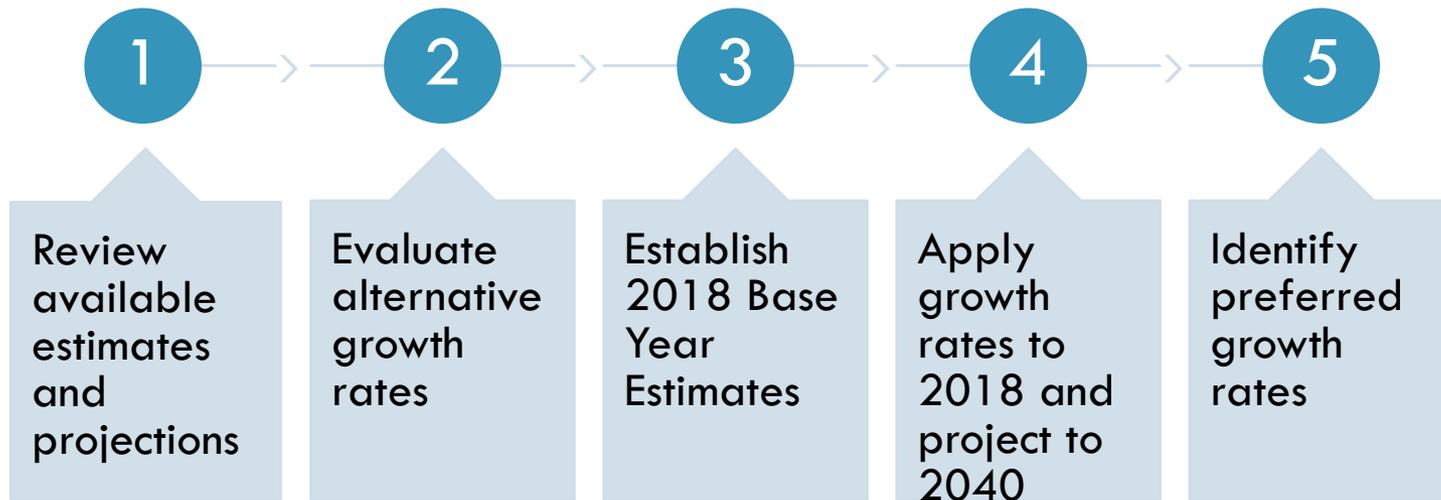
- Prepare updated housing and employment growth projections

Purposes:

- Assist update of Travel Demand Model for the Major Update to the Traffic Impact Mitigation (TIM) Fee Program
- Inform the 2016 – 2020 Five-Year General Plan Review
- Inform the 2021 – 2029 Housing Element Update

WHERE WE ARE IN THE PROCESS

- Prepare West Slope Growth Projections through 2040
- Review with Board of Supervisors
- Allocate Growth to Sub-Areas
- Review Draft Study with Planning Commission
- Review Draft Study with Board of Supervisors
- Finalize Study



WEST SLOPE PROJECTIONS PROCESS

AVAILABLE RESIDENTIAL AND JOBS ESTIMATES AND PROJECTIONS

County GIS data

- Housing Units and Jobs (current estimates; West Slope)

CA Department of Finance

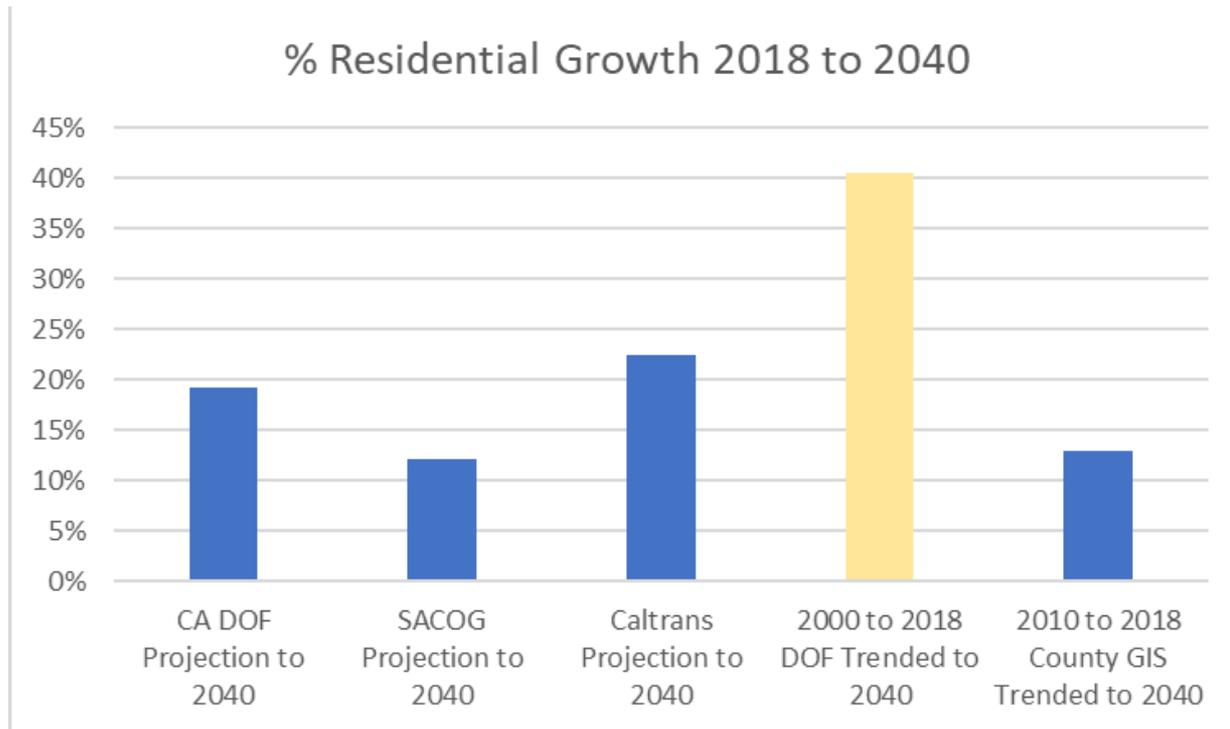
- Population and Housing Units (current estimates; countywide)
- Population (projections - countywide)

SACOG 2020 MTP/SCS

- Hsg. Units (estimates & proj. - West Slope)
- Jobs (estimates and proj. - West Slope)

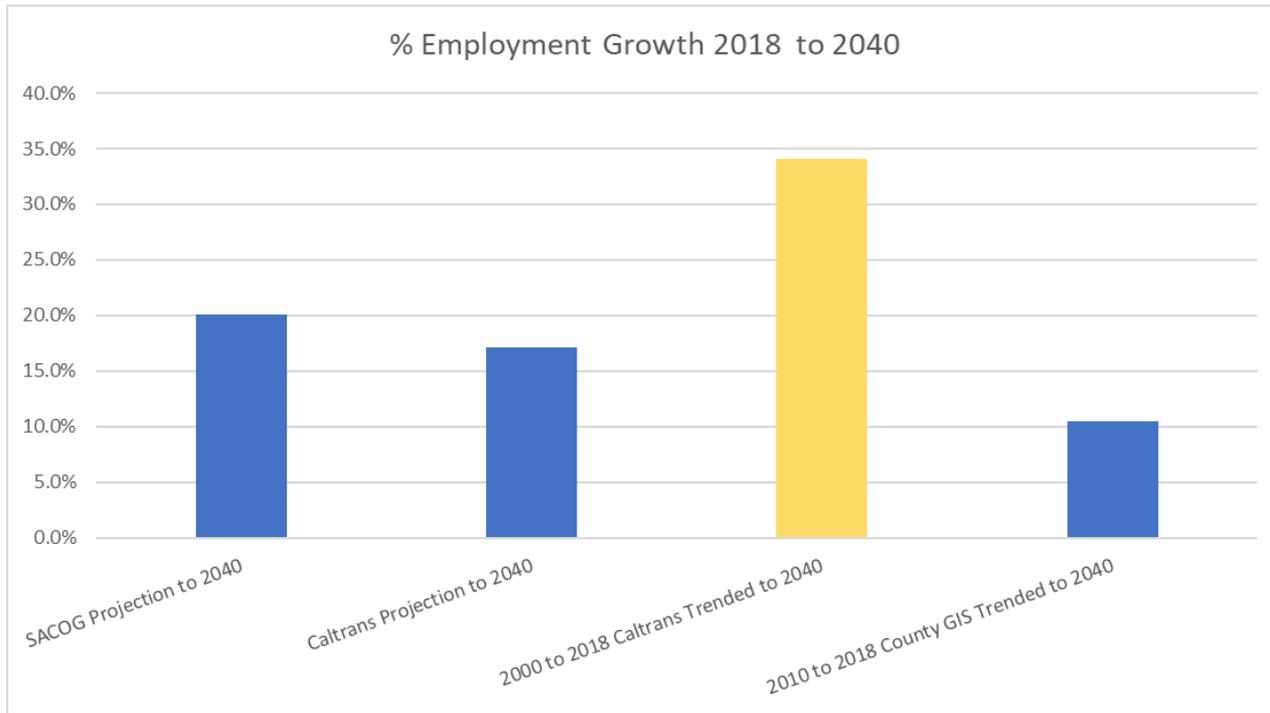
Caltrans

- Housing Units (current estimates and proj. - countywide)
- Jobs (current est. and proj. - countywide)¹



EVALUATE ALTERNATIVE GROWTH RATES

Residential



EVALUATE ALTERNATIVE GROWTH RATES

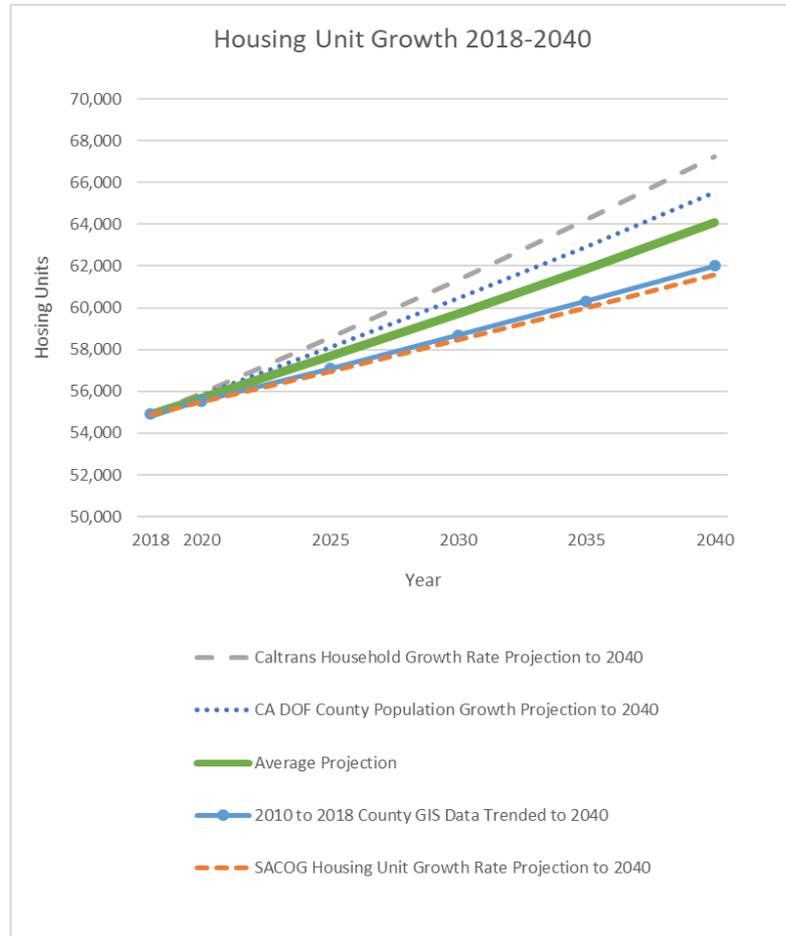
**Non-
Residential**

2018 BASE YEAR HOUSING AND EMPLOYMENT ESTIMATES

- Selected 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

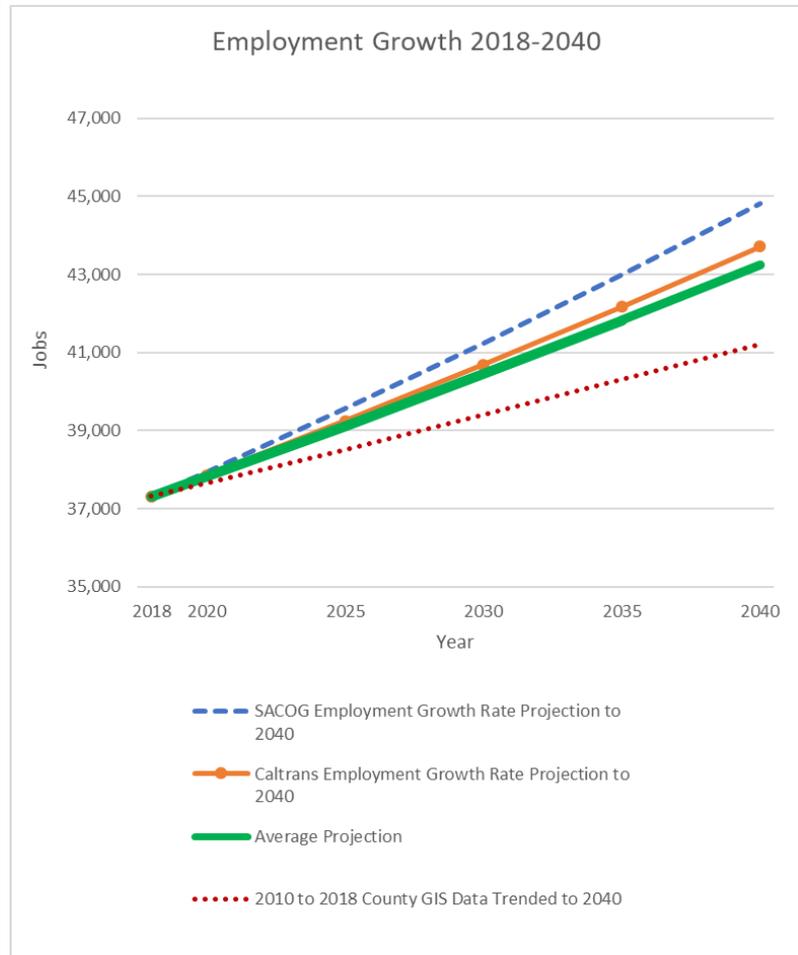
SELECTED GROWTH RATES APPLIED TO 2018 BASE AND PROJECTED TO 2040

Housing Units



SELECTED GROWTH RATES APPLIED TO 2018 BASE AND PROJECTED TO 2040

Employment



Housing Units:

Average Annual Growth Rate 2018 to 2040: 0.70% (a)

New Housing Units 2018-2040: 9,174

(2010 to 2018 rate: 0.55%)

Employment:

Average Annual Growth Rate 2018 to 2040: 0.67% (a)

New Jobs 2018-2040: 5,933

(2010 to 2018 rate: 0.45%)

Note: (a) Approved by Board of Supervisors 11-19-2019

PREFERRED GROWTH RATES

2018 to
2040

	2010	2018	Total Growth '10 to '18	Avg. Annual Growth Rate
West Slope (Excluding City of Placerville)	52,548	54,921	4.5%	0.55%
El Dorado Hills	13,165	15,193	15.4%	1.81%
Remainder of West Slope	39,383	39,728	0.9%	0.11%

EXAMPLE OF GEOGRAPHIC VARIATION IN RESIDENTIAL GROWTH RATES

2010 to
2018

LONG-TERM GROWTH RATES COMPARISON

Selected Jurisdictions

Long-Term Annual Average Growth Rate

Housing Units

West Slope El Dorado County (a)	0.70%
Placer County (b)	1.32%
City of Placerville (b)	0.33%
Sacramento County (b)	1.00%
Folsom (b)	1.35%

Employment

West Slope El Dorado County (a)	0.67%
Placer County (b)	1.35%
City of Placerville (b)	0.18%
Sacramento County (b)	0.83%
Folsom (b)	0.54%

Notes:

(a) Recommended 2018 to 2040 projection.

(b) SACOG 2016 to 2040 MTP/SCS projection.

Concerns Expressed:

- Would like the Board to have County growth rates for other rural counties for comparison purposes – Amador, Calaveras and Tuolumne were mentioned (see following slides).
- Some feel the residential growth rate of 0.70% is too low, and the 0.67% for non-residential growth rate is too high.
- Should identify household size (see following slides).

PLANNING COMMISSION
INFORMATIONAL ITEM

March 12, 2020

Concerns Expressed (continued):

- Consider a “surcharge” for General Plan Amendments or Rezones to finance a new Major TIM Fee Update needed as a result of that General Plan Amendment or Rezone.
- Recognize alternative avenues independent of TIM Fee to capture loss of TIM funding that may be attributable to a General Plan Amendments or Rezones, such as requiring funding or construction of a particular improvement as a condition of approval or seeking funding through a Development Agreement.

PLANNING COMMISSION
INFORMATIONAL ITEM

March 12, 2020

Other Rural County Growth Rates:

Population Growth Projections, State Department of Finance
(No Housing Unit or Household Growth Projections
Available)

	2018	2040	Ave. Annual Growth Rate
Amador	38,063	42,617	0.52%
Tuolumne	52,790	54,441	0.14%
Calaveras	44,637	48,038	0.33%

PLANNING COMMISSION
INFORMATION REQUESTED

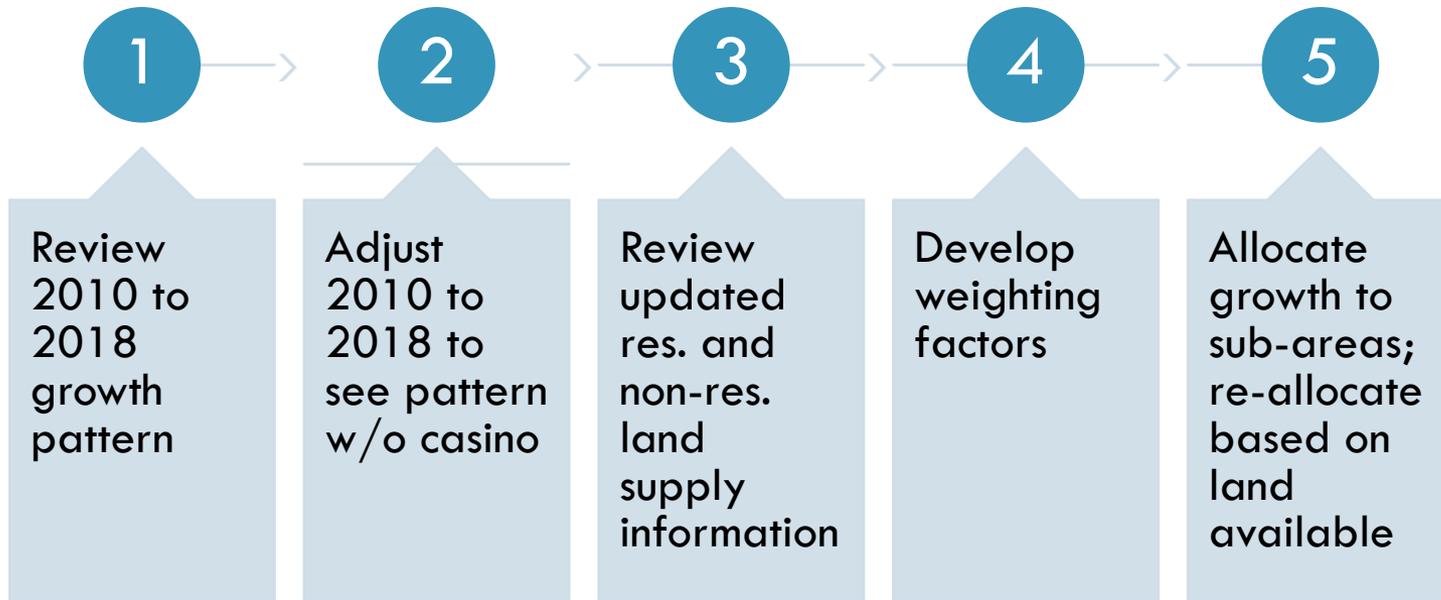
Household Size for Unincorporated El Dorado County

Source: Department of Finance

Year	2010	2011	2012	2013	2014
Persons per Household	2.599	2.605	2.605	2.589	2.593

Year	2015	2016	2017	2018	2019
Persons per Household	2.599	2.603	2.612	2.622	2.647

PLANNING COMMISSION
INFORMATION REQUESTED



SUB-AREA GROWTH ALLOCATION PROCESS

West Slope Less City of Placerville	Housing	Jobs	Jobs
		Unadjusted	Adjusted
El Dorado Hills CR	85.5%	4.1%	13.9%
Cameron Park CR	2.6%	4.6%	15.7%
Shingle Springs CR	2.1%	2.3%	8.0%
Diamond Springs CR	0.5%	9.4%	32.1%
Placerville CR (Less City of Placerville)	0.4%	0.0%	0.0%
Balance of West Slope	9.0%	79.5%	30.3%

2010 TO 2018 GROWTH SHARES

Residential Growth Factors:

2010 to 2018 Historic Growth:
50%

Size of 2018 Base:
50%

Non-Residential Growth Factors:

2010 to 2018 Historic Growth:
25%

Size of 2018 Base:
25%

2018 to 2040 Housing Growth:
50%

**WEIGHTING FACTORS FOR
WEST SLOPE GROWTH
ALLOCATION**

Residential
and Non-
Residential

RE-ALLOCATION OF RESIDENTIAL GROWTH DUE TO CONSTRAINED LAND SUPPLY

- 1. Balance of West Slope runs out of capacity in 2025-2030: (1,410 excess units to be re-allocated)*
- 2. Re-allocate excess units proportionate to growth in areas with remaining capacity.*
- 3. EDH runs out of capacity in 2035-2040: (966 excess units)*
- 4. Re-allocate EDH excess units to Cameron Park (2/3 of remaining excess) and Shingle Springs (1/3 of EDH excess)*

TOTAL HOUSING ALLOCATION (Cumulative New Units Since 2018)

	2020	2025	2030	2035	2040
West Slope Less City of Placerville	774	2,758	4,818	6,956	9,174
El Dorado Hills CR	438	1,560	2,897	4,560	5,319
Cameron Park CR	64	227	421	663	1,559
Shingle Springs CR	15	53	99	156	537
Diamond Springs CR	30	107	198	312	430
Placerville CR (Less City of Placerville)	16	58	107	169	233
Balance of West Slope	211	753	1,095	1,095	1,095

JOBS ALLOCATION (Cumulative New Jobs Since 2018)

	2020	2025	2030	2035	2040
West Slope Less City of Placerville	502	1,789	3,121	4,502	5,933
El Dorado Hills CR	207	738	1,287	1,857	2,447
Cameron Park CR	74	263	459	662	873
Shingle Springs CR	34	119	208	301	396
Diamond Springs CR	75	267	467	673	887
Placerville CR (Less City of Placerville)	13	46	81	116	153
Balance of West Slope	100	355	619	893	1,177

2018-2040 GROWTH ALLOCATIONS BY SUB-AREA

Residential
and Non-
Residential