

bae urban economics

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

El Dorado County
Board of Supervisors
November 19, 2019

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



1. Review available estimates and projections

2. Evaluate alternative growth rates

3. Establish 2018 Base Year Estimates

4. Apply growth rates to 2018 and project to 2040

5. Identify preferred growth rates

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)

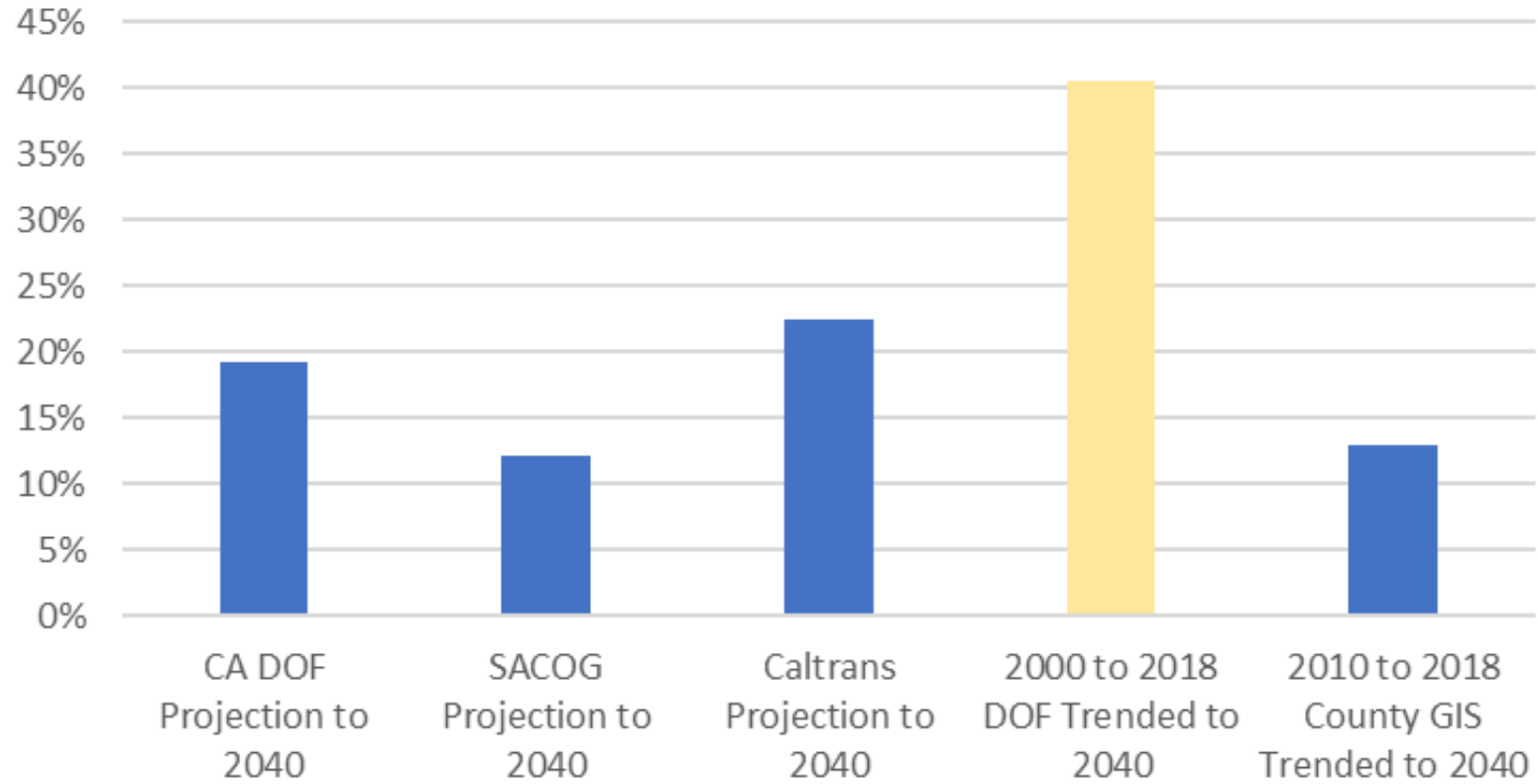
SACOG 2020 MTP/SCS

- Housing Units (est. & proj.; West Slope)
- Jobs (estimates and proj.; West Slope)

Caltrans

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

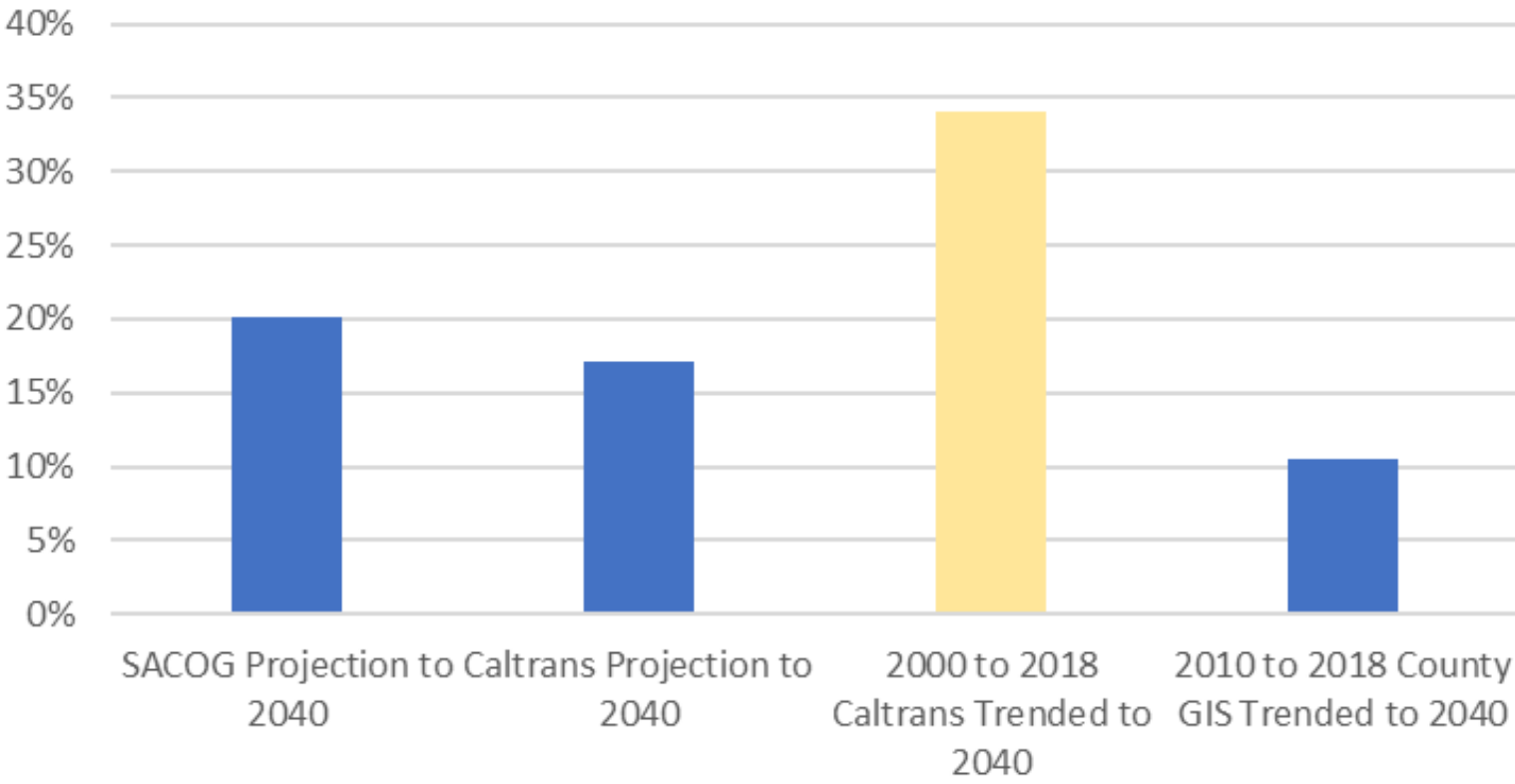
% Residential Growth 2018 to 2040



EVALUATE ALTERNATIVE
GROWTH RATES

Residential

% Employment Growth 2018 to 2040



EVALUATE ALTERNATIVE GROWTH RATES

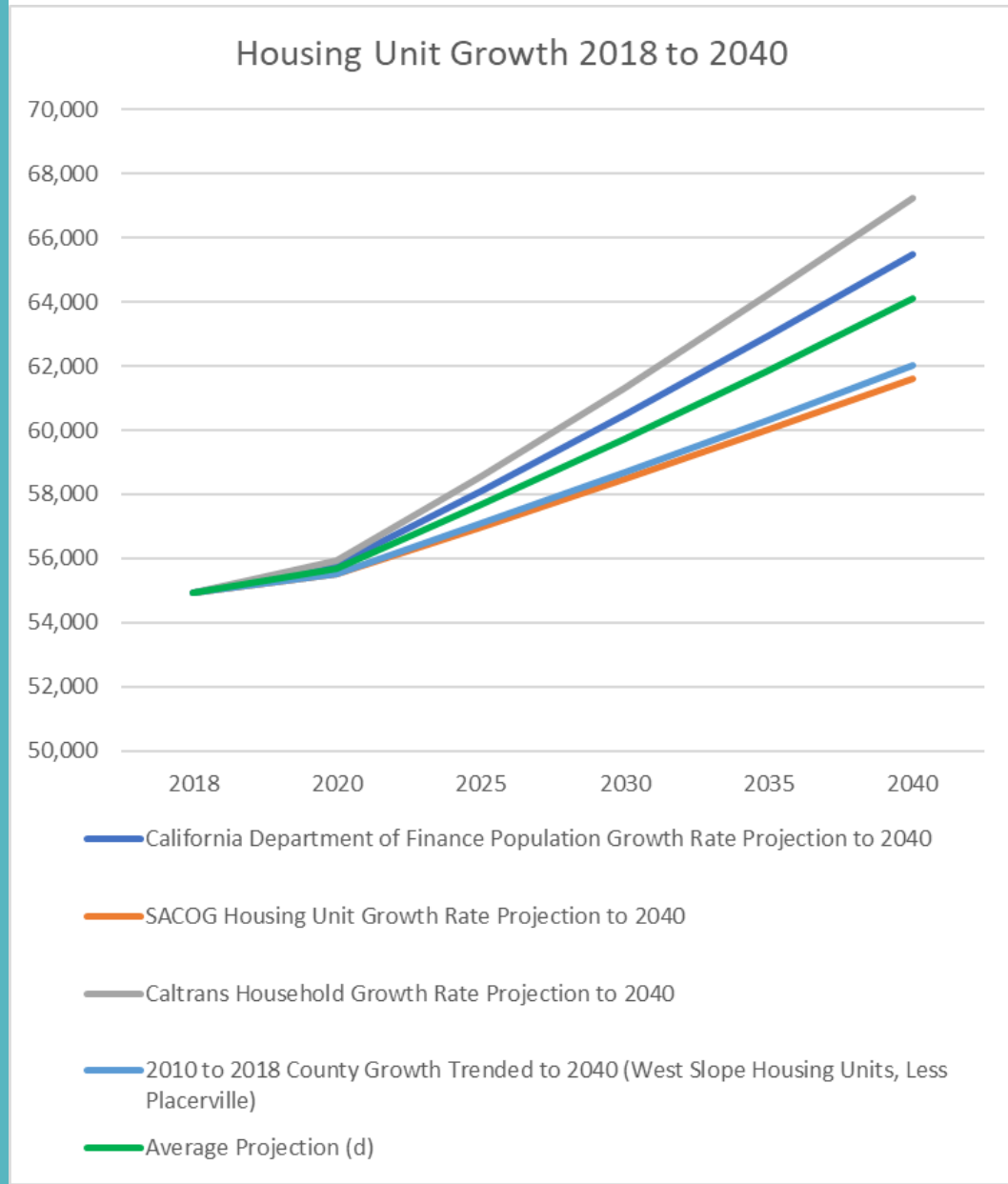
Non-Residential

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

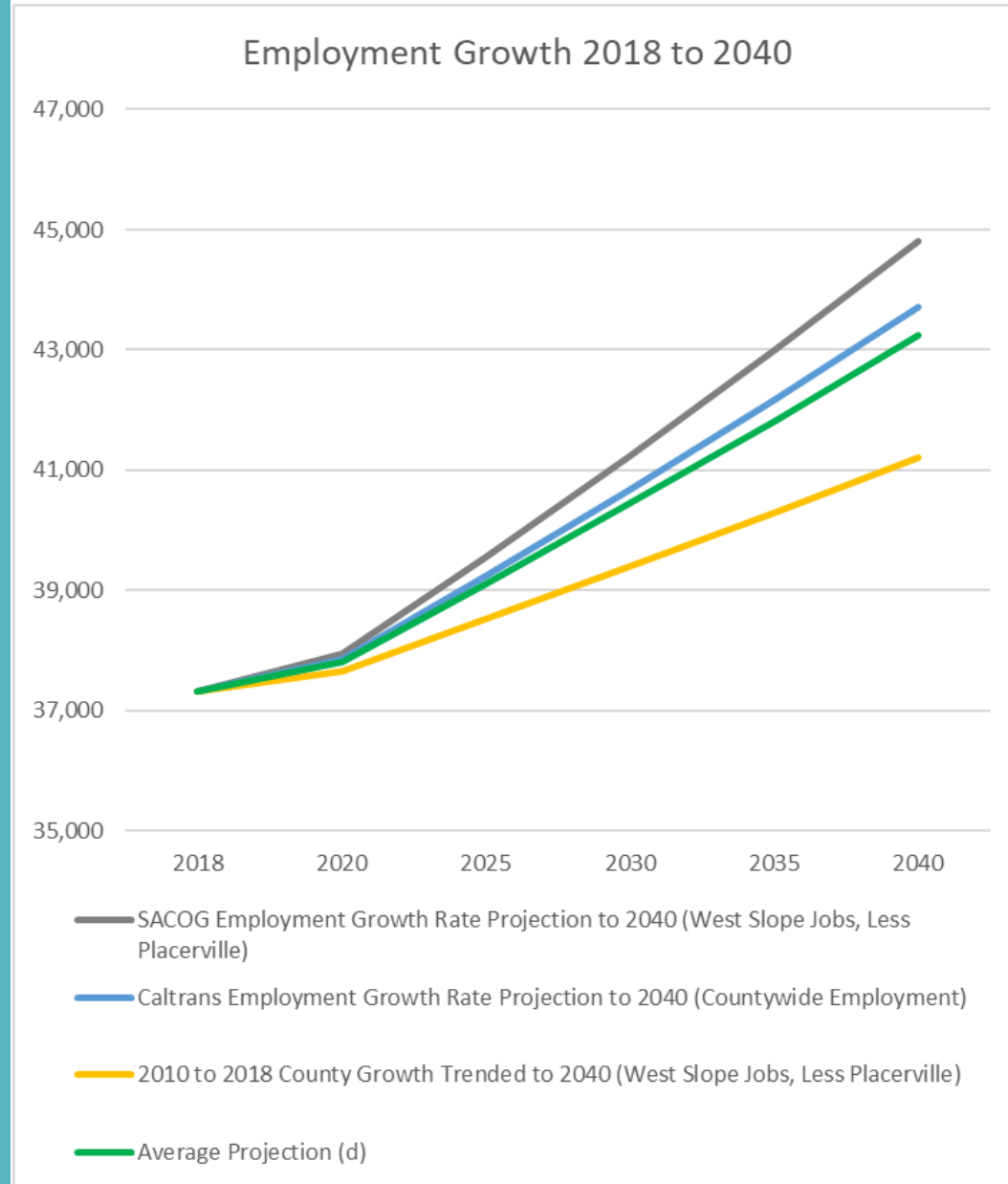
SELECTED
GROWTH RATES
APPLIED TO 2018
BASE AND
PROJECTED TO
2040

Housing Units



SELECTED GROWTH RATES APPLIED TO 2018 BASE AND PROJECTED TO 2040

Employment



Housing Units:

Average Annual Growth Rate: 0.70%

New Housing Units 2018-2040: 9,174
(2000 to 2018 rate: 0.55%)

Employment:

Average Annual Growth Rate: 0.67%

New Jobs 2018-2040: 5,933
(2000 to 2018 rate: 0.45%)

PREFERRED GROWTH RATES

**2018 to
2040**

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.