

Housing Permit Growth Forecasts for Ten Year DOT CIP

Presented to the Board of Supervisors

January 13, 2009

Agenda Item #35

Agenda

- • Background (DOT)
 - Measure Y
 - CIP Process
- Ten Year Housing Permit Forecast (TIM Fee Working Group)
- Discussion, Direction from Board of Supervisors

Jan 13, 2009

Permit Forecast Presentation

Submitted by Jim Ware
#35
at Board Hearing of 1/13/09

Chronology of Events:

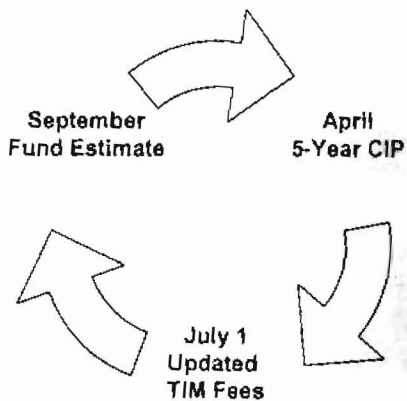
- 9/15/08 – Revised CIP with revised five year permit forecast and revenues presented to the Board
- 11/4/08 – New Measure Y approved by voters requires a ten year CIP
 - Single Family developments of five units or more will not be required to build road capacity improvements necessitated by their impacts, IF the improvements are in DOT's ten year CIP.
- 1/13/09 – DOT needs a ten year housing permit forecast to base its TIM Fee revenue projections on for its ten year CIP. The TIM Fee Working Group will present their recommendations for this ten year permit forecast.

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Permit Forecast Presentation

DOT Capital Improvement Program Annual Updating Process

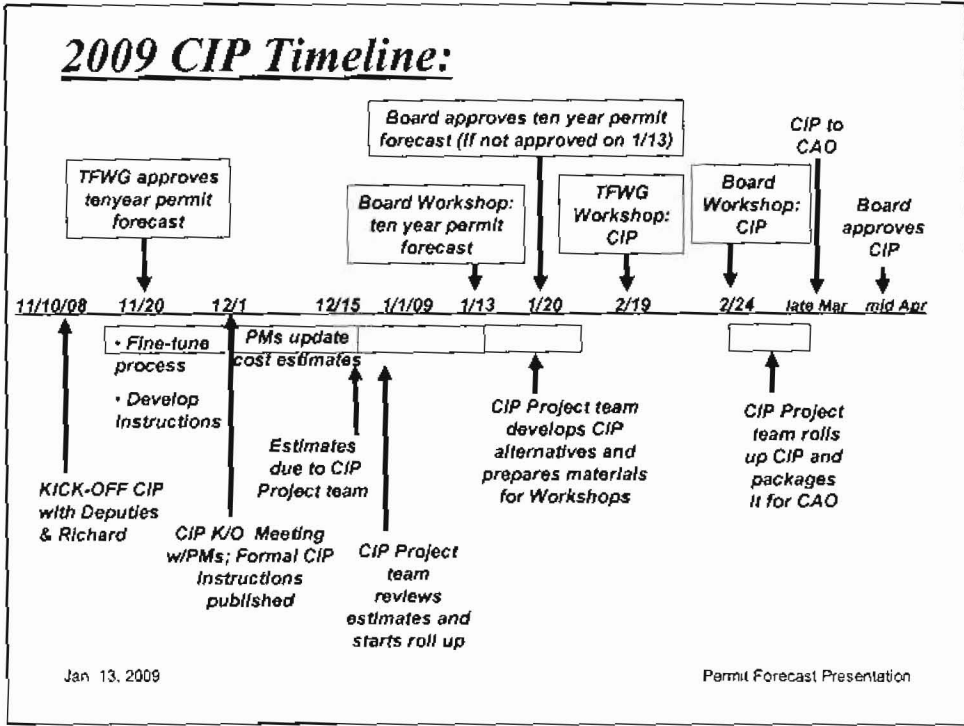
- **April – Approve CIP**
 - Updated costs and schedules
 - Updated revenue from approved fund estimate
 - Establishes priorities for delivery
 - Determines workload for annual budget needs
- **July 1 – Updated TIM Fees Become Effective**
 - Based on updated cost estimates (project specific or inflation adjusted)
- **September – Approve Fund Estimate**
 - Approve revenue assumptions
 - External funding (Federal, State, other)
 - Development activity



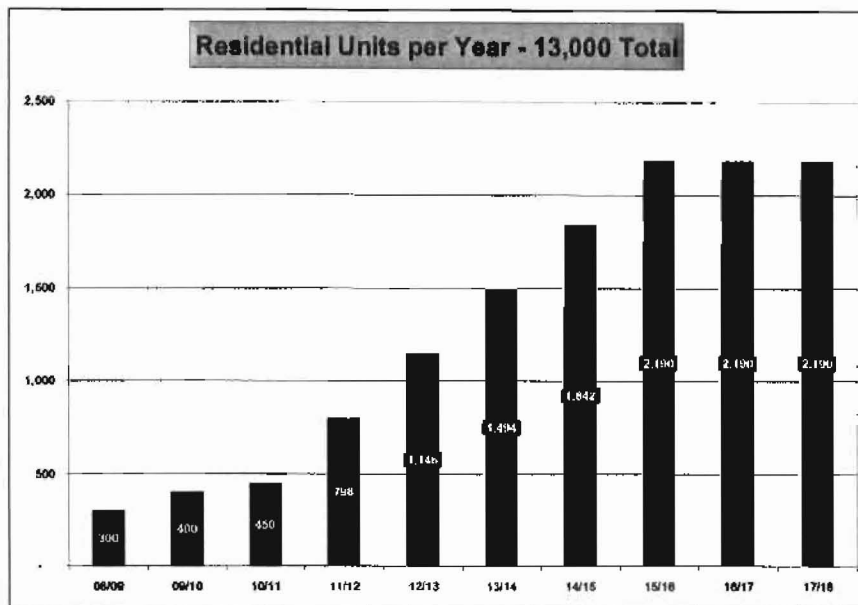
REMINDER: The CIP is updated EVERY year.

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Permit Forecast Presentation

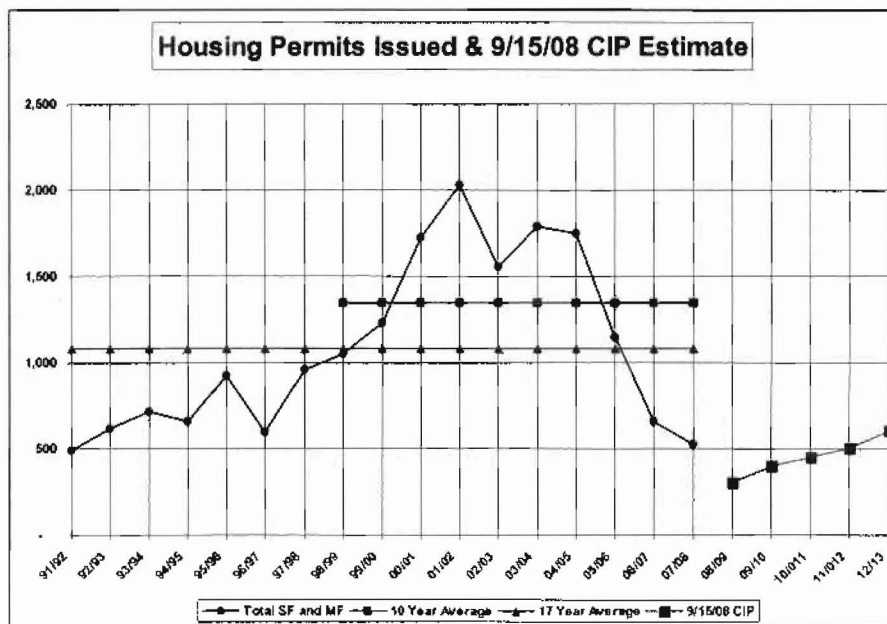


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Permit Forecast Presentation



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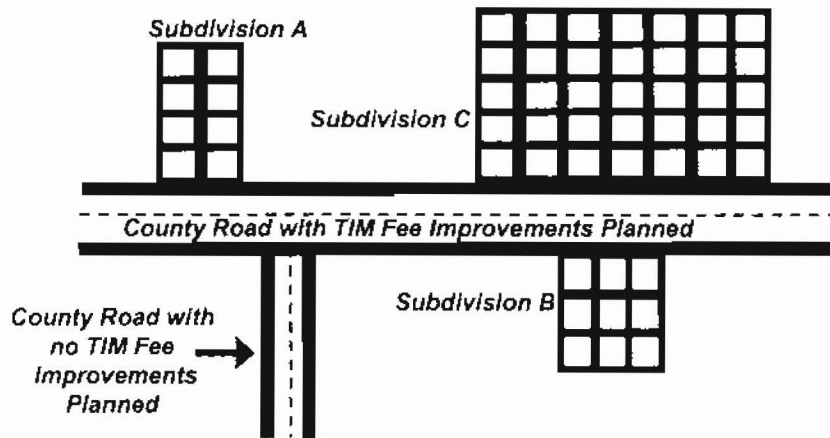
Permits To-Date:

TIM Fee Program 46% of Fiscal Year 08/09 July 1 - December 15, 2008 Number of Single & Multi Family Permits					
	Forecast	Actual		Annualized	
	FY 08/09	Jul - Dec	%	12 Months	%
Blackstone Prepaid	100	9	9%	19.6	20%
EDH Full Fee	100	14	14%	30.5	31%
Zone 8	200	23	12%	50.1	25%
Zones 1-7	100	71	71%	154.8	155%
Total Permits	300	94	31%	204.9	68%

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Permit Forecast Presentation

The ten year housing permit forecast could impact subdivision development (five or more units).



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DOT Needs Direction from the Board:

- DOT needs a ten year housing permit forecast to base its TIM Fee revenue projections on for its ten year CIP:
 - Including the number of Single Family units and Multi Family units:
 - The 13,000 unit estimate includes 10,000 for SF and 3,000 for MF.
 - And the percentage (%) of the total permits in Zone 8 (El Dorado Hills) vs. Zones 1 – 7. (Note: the historical percentage has run about 50/50.)

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Permit Forecast Presentation