

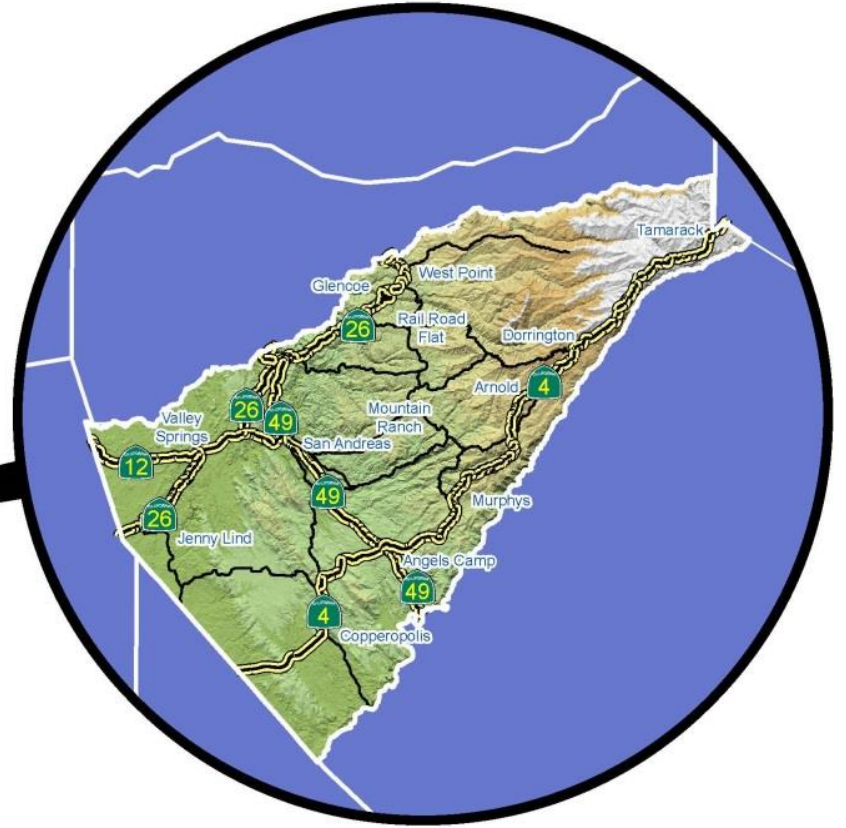


# CSAC Housing, Land Use and Transportation Policy Committee

Housing Reform in Unincorporated Areas

Calaveras County

Presentation Dec. 4, 2019



Map Design and Cartography  
By Calaveras County GIS  
San Andreas, California  
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# Calaveras County Statistics

- Population – 45,117
- Area – 1020 square miles
- Density - 0.07 persons/acre
- Public Land – 24%
- 26% Population over 65 – Twice Statewide Average

# Population Change

Year	Population	Percent Change
2010	45,578	0
2011	45,532	-0.01
2012	45,488	-0.01
2013	45,416	-0.02
2014	45,350	-0.01
2015	45,257	-0.02
2016	45,236	0
2017	45,162	-0.02
2018	45,147	0
2019	45,117	-0.01

# Growth Projections

- Current – 45,117
- 2025 – 45,782 (+665)
- 2030 – 46,855 (+1738)
- 2035 – 47,740 (+2623)
- 2040 – 48,038 (+2921)
- 2050 – 48,662 (+3545)
- 2060 – 50,472 (+5355)

# DOF Demographics

Year	POPULATION			HOUSING UNITS							Vacancy Rate	Persons per Household
	Total	Household	Group Quarters	Total	Single Detached	Single Attached	Two to Four	Five Plus	Mobile Homes	Occupied		
2010	45,578	45,085	493	27,925	24,351	365	670	392	2,147	18,886	32.4%	2.39
2011	45,532	45,049	483	28,018	24,432	365	670	392	2,159	18,898	32.6%	2.38
2012	45,488	45,004	484	28,128	24,528	365	670	392	2,173	18,971	32.6%	2.37
2013	45,416	44,920	496	28,204	24,596	365	670	392	2,181	19,022	32.6%	2.36
2014	45,350	44,853	497	28,246	24,630	366	670	392	2,188	19,261	31.8%	2.33
2015	45,257	44,775	482	28,299	24,685	366	670	392	2,186	19,400	31.4%	2.31
2016	45,236	44,737	499	27,752	24,138	366	670	392	2,186	18,791	32.3%	2.38
2017	45,162	44,664	498	27,908	24,256	366	676	392	2,218	18,894	32.3%	2.36
2018	45,147	44,648	499	28,074	24,394	366	676	392	2,246	19,008	32.3%	2.35
2019	45,117	44,610	507	28,210	24,505	366	676	392	2,271	19,102	32.3%	2.34

# Housing Permits

	2015	2016	2017	2018	2019 to date	Totals
SINGLE FAMILY	101	166	118	89	80	554
MULTI FAMILY	0	1	0	0	0	1
MANUFACTURED	10	65	34	26	26	161
CONDO/TOWNHOUSE	0	2	0	0	0	2
TOTALS	111	234	152	115	106	718

# Housing Challenges

- Geography – Distance to employment centers
- Cost of construction vs. sales value
- High vacancy rates
- Vacation rentals
- Aging population



# Conflicts with Other Statewide Goals

- GHG reduction programs
- Reduction of wildfire hazard risks
- Protection of agricultural and other natural resources
- Most proposed fixes apply in urbanized areas