

Memorandum

Date: January 21, 2021
To: Sara Cain – Butte County Association of Governments
From: Tyler Boyle – The Collective
Mike Wallace – Fehr & Peers
Subject: Post Camp Fire Regional Growth Forecasts

RS19-3800

This memorandum describes the population, housing, and employment forecasts for 2025, 2035, and 2045. The information included in this memorandum will inform the update of the Butte County Transit and Non-Motorized Plan and subsequent updates of the Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). These forecasts will be updated again prior to including in the 2024 RTP/SCS in order to reflect the latest estimates from the state, 2020 census information, and impacts from the 2020 North Complex Fire.

In summary, Butte County saw a nearly 8% decrease in estimated population, according to California Department of Finance projections released in May 2019 and May 2020. This emigration from the county caused population and housing forecasts to be depressed in comparison with the 2020 RTP/SCS. However, estimates indicate that the County will recoup this loss by the 2045 forecast year. Within the county, the distribution of housing will be changed for the long-term. With the extensive loss of housing in the Paradise and Magalia areas, and the shift in population focused to Chico, new housing growth rates in Chico will increase compared with the 2020 RTP/SCS. The Town of Paradise will see a period of elevated growth in the near term, and then begin to trend downward toward to pre-fire growth rates by 2045.

Population, Housing and Employment Forecasts

The purpose of these forecasts is to revise BCAG's provisional growth forecasts from the 2020 RTP/SCS and to update the long-term forecasts for informing the development of the 2024 RTP/SCS. These forecasts address the impacts to population, housing, and employment due to the Camp Fire, using current land use conditions, updated demographic estimates and current building trend data not available at the time of the 2020 RTP/SCS. These forecasts will be updated again prior to including in the 2024 RTP/SCS in order to reflect the latest estimates from the state, 2020 census information, and impacts from the 2020 North Complex Fire. See **Appendix A** for detailed land use allocations by jurisdiction, housing type, and job sector.



Approach

The growth forecasts presented in this document represent an update of the 2018-2025 forecasts developed during the 2019/2020 fiscal year. It includes a revised methodology that considers the latest California Department of Finance (DOF) population projections and estimates, California Employment Development Department (EDD) job estimates, past and present housing production by the local jurisdictions as well as the forecast projections from the 2020 RTP/SCS.

Using the new estimates and projections, coupled with new land use conditions developed for the end of year 2018 and end of year 2019, the baseline conditions from the 2020 RTP/SCS were adjusted. The forecasts were developed with similar methods to the 2020 RTP/SCS, but with the benefit of an additional year of information collected. One main difference between the 2020 RTP/SCS methodology and this forecast is the treatment of re-build assumptions. Rather than setting initial re-build percentage assumption, this forecast includes re-builds in the new growth forecasts, based on available data. Re-build totals were then calculated after the fact.

Housing

For the 2025-2045 forecast scenarios, we compared the forecasted growth from the 2020 RTP/SCS medium scenario with the updated DOF City/County Population and Housing Estimates, which now include 2020 (see **Table 1**). In comparison to the 2020 RTP, the DOF housing estimates show a decrease in population from 86,929 to 86,122 (0.9% decrease) in housing growth countywide, with Paradise and unincorporated areas seeing the largest decrease from 1,916 to 1,766 (7.8% decrease) and from 33,400 to 31,991 (a decrease of 4.4%) below 2020 RTP/SCS forecasts, respectively.

Likely causes for this gap include hazardous waste and debris removal efforts, lack of potable water and utilities, as well as ongoing tree removal efforts. Barriers such as debris removal, potable water and utilities were lifted in 2020, although tree removal efforts continue.

Overall, there is a reduction in the total county housing count for each of the forecast years when compared to the 2020 RTP/SCS. This is due in part to the revised population projections from the CA DOF for the county also seeing a reduction. However, housing trends do have projections returning the levels predicted in the 2020 RTP/SCS by the 2045-forecast year. In addition to the countywide reduction, Paradise is expected to have slower growth in both near and long-term forecasts, with Chico's growth making up the difference. The rapid increase in population in Chico, low vacancy and higher than normal persons per housing units are drivers for this increased growth. While some of this growth is temporary displacement from the Camp Fire, it is expected that some temporary growth will become permanent for residents who decide not to re-build and find permanent housing in Chico, another Butte County jurisdiction or elsewhere. Increased building costs and homeowners insurances costs are expected to influence the re-building efforts for low-income residents.



Based on historical housing estimates from the DOF and building permitting activity, the forecasted growth for the 2020 – 2025 period is on par with the highest growth periods in the county history.

Table 1: Housing Unit Forecast 2018 – 2045

2020 RTP/SCS Medium Scenario Benchmark

Jurisdiction	2018*	2020	2025	2030	2035	2040	2045	Total Increase 2018 - 2040	Percent Increase 2018 - 2040	CAGR 2018 - 2040
Biggs	692	718	790	853	903	948	Not Forecasted	256	37.0%	1.44%
Chico	39,810	40,689	43,168	45,314	47,018	48,574		8,764	22.0%	0.91%
Gridley	2,517	2,622	2,920	3,177	3,381	3,567		1,050	41.7%	1.60%
Oroville	7,333	7,524	8,062	8,528	8,898	9,236		1,903	26.0%	1.05%
Paradise	13,091	1,916	6,490	9,318	10,811	11,347		-1,744	-13.3%	-0.65%
Unincorporated	35,910	33,460	36,449	38,726	40,328	41,563		5,653	15.7%	0.67%
Total County	99,353	86,929	97,879	105,916	111,339	115,235		15,882	16.0%	0.68%

* DOF E-5 City/County Population and Housing Estimates (Updated May 2019)

Post Camp Fire Study 2018 – 2045 Forecast

Jurisdiction	2018**	2020**	2025	2030	2035	2040	2045	Total Increase 2018 - 2045	Percent Increase 2018 - 2045	CAGR 2018 - 2045
Biggs	692	696	729	776	830	891	936	244	35.3%	1.12%
Chico	39,810	41,738	44,651	47,495	50,497	53,718	56,106	16,296	40.9%	1.28%
Gridley	2,517	2,540	2,714	2,940	3,190	3,472	3,682	1,165	46.3%	1.42%
Oroville	7,333	7,391	7,657	8,035	8,455	8,936	9,293	1,960	26.7%	0.88%
Paradise	13,091	1,766	4,851	5,860	6,624	7,018	7,310	-5,781	-44.2%	-2.13%
Unincorporated	35,910	31,991	33,756	35,643	37,669	39,890	41,537	5,627	15.7%	0.54%
Total County	99,353	86,122	94,358	100,749	107,265	113,925	118,864	19,511	19.6%	0.67%

** DOF E-5 City/County Population and Housing Estimates (Updated May 2020)

The 2018 – 2045 forecast was reset to align with the latest DOF housing projections. First, the 2020 RTP/SCS forecast was scaled down by 0.9% (to be consistent with DOF) to set a new countywide housing forecast for 2025. Building permit activity for 2018, 2019 and 2020 was added to the existing 2000-2017 building permit activity to achieve new growth share percentages per jurisdiction. The 2020-year permit activity was incomplete at the time of collection. To generate the 2020-year total, the monthly average for the first half of 2020 was



extrapolated to arrive at the total for the year. See **Appendix B** for a detail table of annual permit activity for each jurisdiction.

The Town of Paradise sees its percentage of region change most significantly. In 2020, the Town has experienced record numbers of new residential permits. **Table 2** outlines updated assumptions for the share of regional growth based on building permits.

Table 2: Housing Assumptions

Share of Regional Growth

	A	B	C	D	E	F
Jurisdiction	2018 Forecast (2020 RTP/SCS)	Building Permit History (2000 - 2019)	Building Permit Estimate for 2020	2025 Forecast	2035 Forecast	2045 Forecast
Biggs	1.3%	0.5%	0.4%	0.4%	0.8%	0.9%
Chico	45.0%	51.7%	37.0%	35.4%	46.1%	48.4%
Gridley	5.4%	3.1%	2.2%	2.1%	3.8%	4.2%
Oroville	9.7%	4.7%	3.4%	3.2%	6.5%	7.2%
Paradise	5.6%	6.2%	35.0%	37.5%	11.7%	5.9%
Unincorporated	33.0%	33.7%	22.1%	21.4%	31.1%	33.3%
Total County	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Housing assumptions are derived from building permit history (Appendix B) and are used to allocate forecasted growth to each jurisdiction. For example, in the 2025 forecast, it is determined that 35.4% of housing growth in the county, will take place in Chico. In this study, a unique growth share was calculated for each forecast year. In comparison with the 2020 RTP/SCS, growth ratios are much higher in Paradise to account for the increased permitting activity associated with the Camp Fire. It is assumed that the greatest growth period will be during the 2025 forecast with growth ratio trending toward historical averages over the long-term forecasts.

The list below defines each column used in the Housing Assumptions (Table 2).

- A. Share of regional growth used in BCAG's 2018-2040 Long-Term Regional Growth Forecasts.
- B. Share of regional growth based on each jurisdiction's building permit history for the 2000-2019 period.
- C. Share of regional growth estimated for 2020 based on monthly permitting reports to date.
- D. Share of regional growth developed for 2025 Short-Term Regional Growth Forecasts. Formula (C + 25% increase in permits for Paradise).
- E. Share of regional growth developed for 2045 Long-Term Regional Growth Forecasts. Formula $(A*0.4)+(B*0.4)+(C*0.2)$



- F. Share of regional growth developed for 2035 Long-Term Regional Growth Forecasts.
Formula $(A*0.5)+(B*0.5)$

Population

The 2018 – 2045 population forecast was also reset to align with the latest DOF projections (**Table 3**). Population forecasts were prepared by applying the 2020 average persons per housing units (PPHU) and historical average PPHU to each the housing unit forecasts. This method allows for the capture of variations in household size for each jurisdiction. Using the 2019 and 2020 DOF projections, we can capture post-Camp Fire PPHU numbers and adjust the population accordingly. This forecast then assumes PPHU will trend toward 2010 – 2018 average PPHU by 2045. See Table 4 for a details on the county PPHU assumptions.

Table 3: Population Forecast 2018 – 2045

2020 RTP/SCS Medium Scenario Benchmark

Jurisdiction	2018*	2020	2025	2030	2035	2040	2045	Total Increase 2018 - 2040	Percent Increase 2018 - 2040	CAGR 2018 - 2040
Biggs	1,894	2,123	2,230	2,354	2,477	2,595	Not Forecasted	701	37.0%	1.44%
Chico	92,861	111,892	107,593	107,712	110,301	113,303		20,442	22.0%	0.91%
Gridley	6,921	7,482	8,144	8,770	9,308	9,810		2,889	41.7%	1.60%
Oroville	18,091	22,102	21,342	21,466	22,086	22,785		4,694	25.9%	1.05%
Paradise	26,423	5,037	14,619	19,413	22,031	22,902		-3,521	-13.3%	-0.65%
Unincorporated	81,706	80,057	84,570	88,597	91,910	94,569		12,863	15.7%	0.67%
Total County	227,896	228,694	238,497	248,313	258,113	265,964		38,068	16.7%	0.70%

* DOF E-5 City/County Population and Housing Estimates (Updated May 2019)

Post Camp Fire Study 2018 – 2045 Forecast

Jurisdiction	2018**	2020**	2025	2030	2035	2040	2045	Total Increase 2018 - 2045	Percent Increase 2018 - 2045	CAGR 2018 - 2045
Biggs	1,985	1,852	2,041	2,196	2,303	2,444	2,565	580	29.2%	0.95%
Chico	92,286	110,326	111,921	111,513	115,374	119,963	123,520	31,234	33.8%	1.09%
Gridley	6,863	6,402	7,332	8,085	8,547	9,128	9,602	2,739	39.9%	1.25%
Oroville	17,896	19,440	19,621	20,052	20,550	21,457	22,524	4,628	25.9%	0.86%
Paradise	26,256	4,631	14,101	18,867	21,446	22,562	23,503	-2,753	-10.5%	-0.41%
Unincorporated	81,088	67,640	75,040	80,621	83,046	86,466	91,237	10,149	12.5%	0.44%
Total County	226,374	210,291	230,056	241,333	251,266	262,018	272,950	46,576	20.6%	0.70%

** DOF E-5 City/County Population and Housing Estimates (Updated May 2020)



As with the housing unit forest, the 2018 – 2045 population forecast was reset to align with the latest DOF population projections. First the 2020 RTP/SCS forecast was scaled down by 8% (to be consistent with DOF) to set a new countywide population forecast for 2020. The significant drop in countywide population in 2020 depressed each forecast year in comparison with the 2020 RTP/SCS. Countywide population is projected to rebound by the 2045 forecast resulting in no change to the Compounded Annual Growth Ratio (CAGR), which is 0.70% in both the 2020 RTP/SCS and 2018 – 2045 forecast. At the jurisdiction level, population growth shifts to Chico, with each of the jurisdictions seeing reduced growth rates. This can be partially attributed to the large population increase due to displaced residence from the Camp Fire, in addition to the 8% population decrease estimated by the DOF in 2020, which impacted Chico at a lower rate than all other jurisdictions.

Table 4. Population Assumptions 2018 – 2045

Persons per Housing Unit by Year

Jurisdiction	Average Persons Per Housing Unit							
	2018**	2019 **	2020**	2025	2030	2035	2040	2045
Biggs	2.87	2.95	2.66	2.69	2.71	2.74	2.76	2.82
Chico	2.32	2.72	2.64	2.61	2.52	2.40	2.32	2.31
Gridley	2.73	2.79	2.52	2.56	2.60	2.66	2.70	2.73
Oroville	2.44	2.90	2.63	2.60	2.52	2.49	2.46	2.44
Paradise	2.01	2.61	2.62	2.50	2.38	2.26	2.14	2.10
Unincorporated	2.26	2.35	2.11	2.15	2.18	2.21	2.22	2.23
Total County	2.28	2.59	2.44	2.44	2.40	2.34	2.30	2.30

** DOF E-5 City/County Population and Housing Estimates (Updated May 2020)

Person’s per housing unit increases across all jurisdictions in 2019 due to displacement from the Camp Fire. By 2020, PPHU starts to decline but is still above 2018 level in all jurisdictions except for Biggs, Gridley and the unincorporated. This suggests that residents displaced by the Camp Fire who found temporary living arrangements in the more rural areas of the County, tended to find alternate housing accommodations more quickly than in other areas of the county. Interestingly, PPHU in these areas dropped below 2018 levels in 2020. This could suggest that impacts related to the Camp Fire caused residents in all parts of the county to emigrate.

Countywide Population Forecast Comparison to DOF Estimates

Pursuant to California Code §65584.01, the total regional population forecast for the projection year, used for the preparation of regional transportation planning, must be within +/- 1.5% of the Department of Finance population projections.



Year	CA DOF*	Study Forecast	Percent Difference
2025	230,003	230,056	0.02%
2030	239,784	241,333	0.65%
2035	249,929	251,266	0.52%
2040	260,890	262,018	0.43%
2045	272,199	272,950	0.28%

* California Department of Finance, January 2020, P-2 County Population Projections 2010-2060 (Baseline 2019)

Employment

Employment forecasts have been revised downward in comparison with the 2020 RTP/SCS. According to California Employment Development Department (CA EDD) annual average data, Butte County saw a reduction of 1,800 jobs between 2018 and 2019 (see **Table 5**). Similarly, data collected as part of the Task 4.2 Report of Pre and Post Camp Fire Conditions memorandum (September 2020) showed listed business addresses decreased by 18% between 2018 and 2019. Looking at current seasonally adjusted monthly totals published by CA EDD show a reduction in jobs in April 2020 due to COVID-19, down to 68,000. Between April and September of 2020, jobs began trending upward to 73,100. Assuming the current trend in employed continues and the effects of COVID-19 dissipate in 2021, we forecast a return to 2018 employment total by the 2025 forecast year. Long-term employment was determined by extrapolating Butte Counties historical (1990 – 2020) year over year employment trend (see **Table 6**).

Table 5: Employment Forecast 2018 - 2045

2018*	2019*	2020	2025	2030	2035	2040	2045
82,500	80,700	79,400	82,935	86,470	90,005	93,540	97,075

Table 6: Jobs (Non-Farm) to Housing Unit Ratios 2018 - 2045

2018*	2019*	2020	2025	2030	2035	2040	2045
0.83	0.99	0.92	0.88	0.86	0.84	0.82	0.82

* DOF E-5 City/County Population and Housing Estimates (Updated May 2020).
California Employment Development Department, Industry Employment & Labor Force - by Annual Average, March 2020 Benchmark, for Butte County (Chico MSA).

Re-build Assumptions

Building permit data was again utilized to understand how much new growth could be attributed to rebuilding in the Camp Fire burn area (see **Appendix C**). For the Town of Paradise, we



examined residential building permits from 2019 and 2020. In reviewing these permits, we found that 97.4% of new permits in Paradise were toward re-build when compared against the current BCAG land use data by parcel.

Additionally, we looked at residential permitting activity from 2000 – 2018 compared with 2020. In Paradise, we found that the annual average residential permit activity from 2000 – 2018 compared with 2020 had increased by 91.2%. It is assumed the 91.2% increase represents re-build.

For the 2018 – 2045 forecast, we averaged these two figures to determine a 94.3% re-build rate. Since the unincorporated county permit data were not available, rebuild totals were developed using the data from Paradise as a proxy, a 94.3% re-build rate was assigned to the entire Camp Fire burn area. After new growth, allocations were applied and housing re-build totals were extracted (see **Table 7**).

Table 7: Camp Fire Re-Build Totals

Jurisdiction	Housing Unit Re-Builds		
	2025	2035	2045
Paradise	2,940	4,327	4,980
Unincorporated	558	1,415	2,417
Camp Fire Burn Area Total	3,498	5,742	7,397

Land Use Allocation

Data Preparation

General Plan

A standard list of general plan classification code values were developed for use in the model. Each of the jurisdiction’s General Plan classifications was cross-walked into one of twenty standard modeling classifications (See Appendix A). This addressed any variations in general plans across the county, and allowed for the implementation of a single countywide general plan classification system. The purpose of the general plan modeling classifications is to restrict the type and location of new growth to designated areas when preparing the allocations.

Planning Areas

Planning area boundaries (see **Appendix D**) were created to define the extent of each jurisdiction, for planning purposes. The extents determine the areas in which a jurisdiction’s future growth allocation is accounted for. The Oroville planning area was further divided into an Oroville-City and Oroville-County due to the overlap in anticipated growth planned by both the City and County. Planning areas were adapted from a combination of jurisdiction city limits, Local Agency



Formation Commission (LAFCo) spheres of influence, general plan and special planning area considerations. Planning areas do not overlap one another and together they encompass the entirety of Butte County.

Growth Areas

Each jurisdiction was further broken down into Growth Areas. Jurisdiction plan areas were split into five Growth Areas; center, established, new, rural, and agricultural growth areas. Center growth areas are downtown and central business areas where higher densities of commercial LU's were present. Established growth areas are within the currently built environment. They represented areas where infill and redevelopment opportunities are present. New growth areas are where new development could occur outside of the currently established built environment. Rural and agricultural growth areas are only present in the unincorporated county jurisdiction and represented areas for new growth that are separated from any incorporated area in the county. Appendix H is included illustrating the locations of Growth Areas.

Masks

Masks (see **Appendix E**) are areas where new growth is not permitted or reasonably foreseeable to occur. Areas such as existing development, public parks, and protected lands are all examples of areas where growth is not permitted. Below is a full list of masks used in the development of the Butte County urban growth model.

Mask Layers
Public Park Lands
Existing Protected Lands
Existing Developed Lands
Lakes
Rivers
Existing Right of Ways
Areas of Slope > 25%
Public Lands
Federal Lands
Utility Lands (Includes PG&E, CalWater, AT&T)
State Lands
Union Pacific Lands
Proposed/Approved Development Areas

Available Lands

For each jurisdiction, an "available lands" layer (see **Appendix F**) was created by overlaying the General Plan with each jurisdiction's plan area and the mask layers. First, the land use layer was



overlaid with a chosen jurisdiction's plan area. All modeled land use classifications not inside the plan area were removed, leaving only model land uses specific to the plan area. The remaining area was then overlaid with all applicable mask layers. All modeled areas that intersected with a mask, were then removed. The final remaining area consists of all the "available lands" for new growth within the plan area. This process was repeated for each jurisdiction.

Land Use Assumptions

Land Use (LU) assumptions (see **Appendix G**) for regional and jurisdiction specific employment and housing characteristics were developed for each of the modeling classifications where new growth was assigned. These assumptions included metrics for the following:

- Dwelling units per acre (DU/AC): Density of homes for a specific residential or mixed-use land classification.
- Average square footage per employee (Avg. SF/E): Density of employees working in a business (Retail, Office, Industrial, or Mixed Use).
- Floor Area Ratio (FAR): Described as the relationship between the total useable floor space inside of a building(s) and the total area of the lot where building(s) are located.
- Mixed-use ratio: Mixed-use LU classifications receive a percentage of two or more different LU types (Residential, Retail, Office, and Industrial).

General Modeling Assumptions

- Due to the changes in the proportions of different land uses in the county due to the Camp Fire, it is assumed that new development will occur in proportions based on pre fire conditions, rather than the base year for development.
- The Camp Fire shifted a large proportion of Butte County population and housing from Paradise and Magalia into neighboring jurisdictions, primarily Chico. New growth forecasts assume that new growth will occur in a way that gradually restores pre-fire population and housing proportions.

Allocation Future Land Uses

Once data and inputs were prepared, allocation of new growth began. First, the existing land use conditions were summarized for both pre Camp Fire conditions and current conditions. Pre-fire conditions were derived from BCAG's 2018 Regional Land Use dataset, which captured conditions in Butte County as of October 2018. Current year conditions were derived from BCAG's 2019 Regional Land Use dataset, which captured conditions in Butte County as of December 31, 2019. Current year conditions were used as the base year for each forecast year.

Three forecast years were modeled, 2025, 2035 and 2045. Each forecast year starts with the population and housing figures developed above. The data from the available lands, based year conditions, and pre-fire land use development ratios are then imported into a spreadsheet based



allocation model for each jurisdiction, in addition the information on already planned development.

Growth Allocation Process

Allocation of forecasted development for each Growth Area was based regional population growth forecasts, current and proposed land use plans, and input from local jurisdictions. In the Town of Paradise, local building permit information was used to establish rate of recovery. Allocations were prepared for the region using the process of combining available lands growth and planned development at the jurisdictional level and output as an allocation spreadsheet.

The resulting output allocation spreadsheet was then allocated into specific parcels of the "available lands" GIS layer. Allocation spreadsheets outlined how much growth was to occur in each modeled land use classification per growth area. The growth was then distributed between all parcels of the particular land use classification based on the total percentage of development for that particular class. For example, if the High Density Residential (HDR) land use class was to receive a 40% allocation, all HDR areas received equal portions of that allocation based on parcel size. Final growth allocations are then summarized by Transportation Analysis Zone (TAZ) (see **Appendix H**) levels in GIS format.

Planned Projects Allocation

In the case of planned projects, or projects, which have been or are likely to be approved by local agencies and can reasonably be assumed to develop within the one of the forecast years. Details on the location and development is pre-determined. For these situations, growth was allocated into specified parcels, split by TAZ. For the purposes for this project, the same set of planned projects was assumed as used in the 2020 RTP/SCS, with some larger planned commercial developments in Paradise being removed. It is assumed that due to the reduced demand for services in Paradise, these planned commercial developments were no longer likely to occur.

Final Allocation Files

The resulting allocation (see **Appendix I**) for the new growth and planned projects for each forecast year were merged together into a single countywide shapefile with attributes containing the allocated growth for each sub area. Additionally, allocation of student enrollment is allocation to each TAZ where a school is present. These results are aggregated to the TAZ level, and adjusted for occupancy. This final output is incorporated into the travel demand model.

Table 1 Residential Structure Summary

BUTTE COUNTY TOTAL

YEAR	SF UNITS	MH UNITS	MF UNITS	TEMP UNITS	TOTAL RES UNITS	% SF Δ	% MH Δ	% MF Δ	% TOTAL Δ
2011	59,706	13,231	24,403	0	97,340	-	-	-	-
2012	59,820	13,259	24,473	0	97,552	0.19%	0.21%	0.29%	0.22%
2013	59,964	13,262	24,522	0	97,748	0.24%	0.02%	0.20%	0.20%
2014	60,431	13,270	24,921	0	98,622	0.78%	0.06%	1.63%	0.89%
2015	60,641	13,266	25,451	0	99,358	0.35%	-0.03%	2.13%	0.75%
2016	60,995	13,276	25,642	0	99,913	0.58%	0.08%	0.75%	0.56%
2017	61,334	13,255	26,041	0	100,630	0.56%	-0.16%	1.56%	0.72%
2018	52,164	9,484	24,836	0	86,484	-14.95%	-28.45%	-4.63%	-14.06%
2019	52,395	9,476	25,012	648	87,531	0.44%	-0.08%	0.71%	1.21%
<i>Pre Camp Fire Residential Growth</i>					2011 - 2017	2.73%	0.18%	6.71%	3.38%
<i>Camp Fire Residential Loss</i>					2017 - 2018	-14.95%	-28.45%	-4.63%	-14.06%
<i>Overall growth over time tracked</i>					2011 - 2019	-12.25%	-28.38%	2.50%	-10.08%

BY JURISDICTION

	YEAR	SF UNITS	MH UNITS	MF UNITS	TEMP UNITS	TOTAL RES UNITS	% SF Δ	% MH Δ	% MF Δ	% TOTAL Δ
Biggs	2011	756	63	24	0	843	-	-	-	-
	2012	753	63	24	0	840	-0.40%	0.00%	0.00%	-0.36%
	2013	753	63	24	0	840	0.00%	0.00%	0.00%	0.00%
	2014	786	63	24	0	873	4.38%	0.00%	0.00%	3.93%
	2015	786	63	24	0	873	0.00%	0.00%	0.00%	0.00%
	2016	810	63	24	0	897	3.05%	0.00%	0.00%	2.75%
	2017	809	62	24	0	895	-0.12%	-1.59%	0.00%	-0.22%
	2018	812	60	24	0	896	0.37%	-3.23%	0.00%	0.11%
	2019	812	60	24	0	896	0.00%	0.00%	0.00%	0.00%
	<i>Pre Camp Fire Residential Growth</i>					2011 - 2017	7.01%	-1.59%	0.00%	6.17%
<i>Camp Fire Residential Loss</i>					2017 - 2018	0.37%	-3.23%	0.00%	0.11%	
<i>Overall growth over time tracked</i>					2011 - 2019	7.41%	-4.76%	0.00%	6.29%	

Table 1 Residential Structure Summary

Chico	YEAR	SF UNITS	MH UNITS	MF UNITS	TEMP UNITS	TOTAL RES UNITS	% SF Δ	% MH Δ	% MF Δ	% TOTAL Δ
	2011	21,363	1,922	17,993	0	41,278	-	-	-	-
	2012	21,452	1,926	18,064	0	41,442	0.42%	0.21%	0.39%	0.40%
	2013	21,546	1,925	18,064	0	41,535	0.44%	-0.05%	0.00%	0.22%
	2014	21,924	1,925	18,345	0	42,194	1.75%	0.00%	1.56%	1.59%
	2015	22,068	1,924	18,814	0	42,806	0.66%	-0.05%	2.56%	1.45%
	2016	22,308	1,924	18,986	0	43,218	1.09%	0.00%	0.91%	0.96%
	2017	22,644	1,922	19,358	0	43,924	1.51%	-0.10%	1.96%	1.63%
	2018	22,985	1,921	19,503	0	44,409	1.51%	-0.05%	0.75%	1.10%
	2019	23,161	1,898	19,733	87	44,879	0.77%	-1.20%	1.18%	1.06%
<i>Pre Camp Fire Residential Growth</i>						2011 - 2017	6.00%	0.00%	7.59%	6.41%
<i>Camp Fire Residential Loss</i>						2017 - 2018	1.51%	-0.05%	0.75%	1.10%
<i>Overall growth over time tracked</i>						2011 - 2019	8.42%	-1.25%	9.67%	8.72%

County	YEAR	SF UNITS	MH UNITS	MF UNITS	TEMP UNITS	TOTAL RES UNITS	% SF Δ	% MH Δ	% MF Δ	% TOTAL Δ
	2011	13,299	3,784	262	0	17,345	-	-	-	-
	2012	13,310	3,805	262	0	17,377	0.08%	0.55%	0.00%	0.18%
	2013	13,337	3,816	262	0	17,415	0.20%	0.29%	0.00%	0.22%
	2014	13,358	3,820	262	0	17,440	0.16%	0.10%	0.00%	0.14%
	2015	13,378	3,820	262	0	17,460	0.15%	0.00%	0.00%	0.11%
	2016	13,406	3,823	262	0	17,491	0.21%	0.08%	0.00%	0.18%
	2017	13,380	3,808	262	0	17,450	-0.19%	-0.39%	0.00%	-0.23%
	2018	12,780	3,391	263	0	16,434	-4.48%	-10.95%	0.38%	-5.82%
	2019	12,755	3,403	263	102	16,523	-0.20%	0.35%	0.00%	0.54%
<i>Pre Camp Fire Residential Growth</i>						2011 - 2017	0.61%	0.63%	0.00%	0.61%
<i>Camp Fire Residential Loss</i>						2017 - 2018	-4.48%	-10.95%	0.38%	-5.82%
<i>Overall growth over time tracked</i>						2011 - 2019	-4.09%	-10.07%	0.38%	-4.74%

Table 1 Residential Structure Summary

Gridley	YEAR	SF UNITS	MH UNITS	MF UNITS	TEMP UNITS	TOTAL RES UNITS	% SF Δ	% MH Δ	% MF Δ	% TOTAL Δ
	2011	2,055	146	429	0	2,630	-	-	-	-
	2012	2,056	146	429	0	2,631	0.05%	0.00%	0.00%	0.04%
	2013	2,061	146	429	0	2,636	0.24%	0.00%	0.00%	0.19%
	2014	2,077	146	425	0	2,648	0.78%	0.00%	-0.93%	0.46%
	2015	2,077	146	482	0	2,705	0.00%	0.00%	13.41%	2.15%
	2016	2,106	146	482	0	2,734	1.40%	0.00%	0.00%	1.07%
	2017	2,118	146	479	0	2,743	0.57%	0.00%	-0.62%	0.33%
	2018	2,130	146	479	0	2,755	0.57%	0.00%	0.00%	0.44%
	2019	2,135	146	479	0	2,760	0.23%	0.00%	0.00%	0.18%
<i>Pre Camp Fire Residential Growth</i>						2011 - 2017	3.07%	0.00%	11.66%	4.30%
<i>Camp Fire Residential Loss</i>						2017 - 2018	0.57%	0.00%	0.00%	0.44%
<i>Overall growth over time tracked</i>						2011 - 2019	3.89%	0.00%	11.66%	4.94%

Magalia	YEAR	SF UNITS	MH UNITS	MF UNITS	TEMP UNITS	TOTAL RES UNITS	% SF Δ	% MH Δ	% MF Δ	% TOTAL Δ
	2011	2,838	2,345	27	0	5,210	-	-	-	-
	2012	2,839	2,346	27	0	5,212	0.04%	0.04%	0.00%	0.04%
	2013	2,841	2,345	27	0	5,213	0.07%	-0.04%	0.00%	0.02%
	2014	2,841	2,346	27	0	5,214	0.00%	0.04%	0.00%	0.02%
	2015	2,841	2,346	27	0	5,214	0.00%	0.00%	0.00%	0.00%
	2016	2,841	2,345	27	0	5,213	0.00%	-0.04%	0.00%	-0.02%
	2017	2,839	2,341	27	0	5,207	-0.07%	-0.17%	0.00%	-0.12%
	2018	1,674	1,441	21	0	3,136	-41.04%	-38.45%	-22.22%	-39.77%
	2019	1,670	1,449	21	39	3,179	-0.24%	0.56%	0.00%	1.37%
<i>Pre Camp Fire Residential Growth</i>						2011 - 2017	0.04%	-0.17%	0.00%	-0.06%
<i>Camp Fire Residential Loss</i>						2017 - 2018	-41.04%	-38.45%	-22.22%	-39.77%
<i>Overall growth over time tracked</i>						2011 - 2019	-41.16%	-38.21%	-22.22%	-38.98%

Table 1 Residential Structure Summary

Oroville	YEAR	SF UNITS	MH UNITS	MF UNITS	TEMP UNITS	TOTAL RES UNITS	% SF Δ	% MH Δ	% MF Δ	% TOTAL Δ
	2011	8,368	1,153	3,758	0	13,279	-	-	-	-
	2012	8,381	1,155	3,757	0	13,293	0.16%	0.17%	-0.03%	0.11%
	2013	8,383	1,156	3,806	0	13,345	0.02%	0.09%	1.30%	0.39%
	2014	8,393	1,158	3,880	0	13,431	0.12%	0.17%	1.94%	0.64%
	2015	8,431	1,158	3,851	0	13,440	0.45%	0.00%	-0.75%	0.07%
	2016	8,451	1,160	3,870	0	13,481	0.24%	0.17%	0.49%	0.31%
	2017	8,462	1,161	3,900	0	13,523	0.13%	0.09%	0.78%	0.31%
	2018	8,465	1,166	3,906	0	13,537	0.04%	0.43%	0.15%	0.10%
	2019	8,513	1,166	3,906	44	13,629	0.57%	0.00%	0.00%	0.68%
<i>Pre Camp Fire Residential Growth</i>						2011 - 2017	1.12%	0.69%	3.78%	1.84%
<i>Camp Fire Residential Loss</i>						2017 - 2018	0.04%	0.43%	0.15%	0.10%
<i>Overall growth over time tracked</i>						2011 - 2019	1.73%	1.13%	3.94%	2.64%

Oroville - County	YEAR	SF UNITS	MH UNITS	MF UNITS	TEMP UNITS	TOTAL RES UNITS	% SF Δ	% MH Δ	% MF Δ	% TOTAL Δ
	2011	2,040	1,249	99	0	3,388	-	-	-	-
	2012	2,040	1,247	99	0	3,386	0.00%	-0.16%	0.00%	-0.06%
	2013	2,041	1,247	99	0	3,387	0.05%	0.00%	0.00%	0.03%
	2014	2,041	1,248	99	0	3,388	0.00%	0.08%	0.00%	0.03%
	2015	2,042	1,249	99	0	3,390	0.05%	0.08%	0.00%	0.06%
	2016	2,043	1,250	99	0	3,392	0.05%	0.08%	0.00%	0.06%
	2017	2,038	1,250	99	0	3,387	-0.24%	0.00%	0.00%	-0.15%
	2018	2,036	1,251	99	0	3,386	-0.10%	0.08%	0.00%	-0.03%
	2019	2,035	1,247	99	3	3,384	-0.05%	-0.32%	0.00%	-0.06%
<i>Pre Camp Fire Residential Growth</i>						2011 - 2017	-0.10%	0.08%	0.00%	-0.03%
<i>Camp Fire Residential Loss</i>						2017 - 2018	-0.10%	0.08%	0.00%	-0.03%
<i>Overall growth over time tracked</i>						2011 - 2019	-0.25%	-0.16%	0.00%	-0.12%

Table 1 Residential Structure Summary

Paradise	YEAR	SF UNITS	MH UNITS	MF UNITS	TEMP UNITS	TOTAL RES UNITS	% SF Δ	% MH Δ	% MF Δ	% TOTAL Δ
	2011	8,987	2,569	1,811	0	13,367	-	-	-	-
	2012	8,989	2,571	1,811	0	13,371	0.02%	0.08%	0.00%	0.03%
	2013	9,002	2,564	1,811	0	13,377	0.14%	-0.27%	0.00%	0.04%
	2014	9,011	2,564	1,859	0	13,434	0.10%	0.00%	2.65%	0.43%
	2015	9,018	2,560	1,892	0	13,470	0.08%	-0.16%	1.78%	0.27%
	2016	9,030	2,565	1,892	0	13,487	0.13%	0.20%	0.00%	0.13%
	2017	9,044	2,565	1,892	0	13,501	0.16%	0.00%	0.00%	0.10%
	2018	1,282	108	541	0	1,931	-85.82%	-95.79%	-71.41%	-85.70%
	2019	1,314	107	487	373	2,281	2.50%	-0.93%	-9.98%	18.13%
<i>Pre Camp Fire Residential Growth</i>						2011 - 2017	0.63%	-0.16%	4.47%	1.00%
<i>Camp Fire Residential Loss</i>						2017 - 2018	-85.82%	-95.79%	-71.41%	-85.70%
<i>Overall growth over time tracked</i>						2011 - 2019	-85.38%	-95.83%	-73.11%	-82.94%

Table 2 Commercial Structure Summary

Values is KSF (1000's of Square Feet)

Hotel Rooms are count of rooms

BUTTE COUNTY TOTAL

YEAR	RET	IND	OFF	MED	PQP	HOSP	HOTEL RMS	% RET Δ	% IND Δ	% OFF Δ	% MED Δ	% PQP Δ	% HOSP Δ	% TOTAL Δ
2011	15,083.54	22,119.98	7,651.98	3,609.64	6,048.70	1,052.05	2,143	-	-	-	-	-	-	-
2012	15,083.83	22,218.35	7,640.13	3,613.20	6,053.77	1,052.05	2,143	0.00%	0.44%	-0.15%	0.10%	0.08%	0.00%	0.00%
2013	15,040.41	22,379.21	7,638.61	3,613.20	6,039.88	1,156.41	2,143	-0.29%	0.72%	-0.02%	0.00%	-0.23%	9.92%	0.00%
2014	15,188.67	22,709.67	7,688.05	3,606.04	6,135.03	1,157.30	2,143	0.99%	1.48%	0.65%	-0.20%	1.58%	0.08%	0.00%
2015	15,194.04	22,846.76	7,631.99	3,666.69	6,142.86	1,157.30	2,143	0.04%	0.60%	-0.73%	1.68%	0.13%	0.00%	0.00%
2016	15,200.48	22,886.09	7,640.66	3,666.69	6,192.54	1,157.30	2,143	0.04%	0.17%	0.11%	0.00%	0.81%	0.00%	0.00%
2017	15,419.45	23,140.35	7,649.03	3,667.00	6,207.88	1,157.30	2,095	1.44%	1.11%	0.11%	0.01%	0.25%	0.00%	-2.24%
2018	13,704.21	23,133.25	7,653.10	3,301.04	5,922.86	1,157.30	2,029	-11.12%	-0.03%	0.05%	-9.98%	-4.59%	0.00%	-3.15%
2019	13,759.07	23,385.55	7,637.90	3,216.41	6,021.60	1,157.30	2,029	0.40%	1.09%	-0.20%	-2.56%	1.67%	0.00%	0.00%
Pre Camp Fire Residential Growth 2011 - 2017								-15.45%	3.31%	0.00%	0.00%	-9.60%	0.00%	0.00%
Camp Fire Residential Loss 2017 - 2018								0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Overall growth over time tracked 2011 - 2019								-15.45%	8.22%	0.00%	0.00%	-9.60%	0.00%	0.00%

Biggs	YEAR	RET	IND	OFF	MED	PQP	HOSP	HOTEL RMS	% RET Δ	% IND Δ	% OFF Δ	% MED Δ	% PQP Δ	% HOSP Δ	% TOTAL Δ
	2011	97.58	857.02	19.70	0.00	58.96	0.00	0	-	-	-	-	-	-	-
	2012	97.58	849.75	19.70	0.00	58.96	0.00	0	0.00%	-0.85%	0.00%	0.00%	0.00%	0.00%	0.00%
	2013	97.58	849.75	19.70	0.00	58.96	0.00	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	2014	97.58	885.36	19.70	0.00	58.96	0.00	0	0.00%	4.19%	0.00%	0.00%	0.00%	0.00%	0.00%
	2015	82.51	885.36	19.70	0.00	58.96	0.00	0	-15.45%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	2016	82.51	885.36	19.70	0.00	58.96	0.00	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	2017	82.51	885.36	19.70	0.00	53.30	0.00	0	0.00%	0.00%	0.00%	0.00%	-9.60%	0.00%	0.00%
	2018	82.51	885.36	19.70	0.00	53.30	0.00	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	2019	82.51	927.45	19.70	0.00	53.30	0.00	0	0.00%	4.75%	0.00%	0.00%	0.00%	0.00%	0.00%
Pre Camp Fire Residential Growth 2011 - 2017								-15.45%	3.31%	0.00%	0.00%	-9.60%	0.00%	0.00%	
Camp Fire Residential Loss 2017 - 2018								0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Overall growth over time tracked 2011 - 2019								-15.45%	8.22%	0.00%	0.00%	-9.60%	0.00%	0.00%	

Table 2 Commercial Structure Summary

Values is KSF (1000's of Square Feet)

Hotel Rooms are count of rooms

Chico	YEAR	RET	IND	OFF	MED	PQP	HOSP	HOTEL RMS	% RET Δ	% IND Δ	% OFF Δ	% MED Δ	% PQP Δ	% HOSP Δ	% TOTAL Δ	
	2011	7,722.52	9,110.64	5,548.24	2,185.27	2,059.03	743.86	1,323	-	-	-	-	-	-	-	-
	2012	7,722.81	9,106.40	5,548.24	2,188.82	2,059.03	743.86	1,323	0.00%	-0.05%	0.00%	0.16%	0.00%	0.00%	0.00%	
	2013	7,674.19	9,169.50	5,548.24	2,188.82	2,059.03	785.58	1,323	-0.63%	0.69%	0.00%	0.00%	0.00%	5.61%	0.00%	
	2014	7,710.59	9,290.07	5,602.48	2,183.65	2,154.18	785.58	1,323	0.47%	1.31%	0.98%	-0.24%	4.62%	0.00%	0.00%	
	2015	7,714.64	9,319.67	5,542.01	2,244.30	2,154.71	785.58	1,323	0.05%	0.32%	-1.08%	2.78%	0.02%	0.00%	0.00%	
	2016	7,715.15	9,319.67	5,542.01	2,244.30	2,204.39	785.58	1,323	0.01%	0.00%	0.00%	0.00%	2.31%	0.00%	0.00%	
	2017	7,759.56	9,420.40	5,537.73	2,242.17	2,201.13	785.58	1,275	0.58%	1.08%	-0.08%	-0.09%	-0.15%	0.00%	-3.63%	
	2018	7,744.41	9,449.87	5,546.14	2,249.25	2,207.25	785.58	1,244	-0.20%	0.31%	0.15%	0.32%	0.28%	0.00%	-2.43%	
	2019	7,777.20	9,597.70	5,535.91	2,256.09	2,218.51	785.58	1,244	0.42%	1.56%	-0.18%	0.30%	0.51%	0.00%	0.00%	
Pre Camp Fire Residential Growth 2011 - 2017									0.48%	3.40%	-0.19%	2.60%	6.90%	5.61%	-3.63%	
Camp Fire Residential Loss 2017 - 2018									-0.20%	0.31%	0.15%	0.32%	0.28%	0.00%	-2.43%	
Overall growth over time tracked 2011 - 2019									0.71%	5.35%	-0.22%	3.24%	7.75%	5.61%	-5.97%	

County	YEAR	RET	IND	OFF	MED	PQP	HOSP	HOTEL RMS	% RET Δ	% IND Δ	% OFF Δ	% MED Δ	% PQP Δ	% HOSP Δ	% TOTAL Δ	
	2011	370.08	6,712.89	272.77	3.75	744.21	0.00	0	-	-	-	-	-	-	-	-
	2012	370.08	6,822.77	260.91	3.75	750.40	0.00	0	0.00%	1.64%	-4.35%	0.00%	0.83%	0.00%	0.00%	
	2013	368.24	6,894.65	260.91	3.75	750.40	0.00	0	-0.50%	1.05%	0.00%	0.00%	0.00%	0.00%	0.00%	
	2014	368.66	7,001.62	262.41	3.75	750.40	0.00	0	0.11%	1.55%	0.57%	0.00%	0.00%	0.00%	0.00%	
	2015	368.66	7,119.41	262.41	3.75	750.40	0.00	0	0.00%	1.68%	0.00%	0.00%	0.00%	0.00%	0.00%	
	2016	368.66	7,119.41	262.41	3.75	750.40	0.00	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	2017	366.65	7,275.19	272.01	3.75	775.00	0.00	0	-0.55%	2.19%	3.66%	0.00%	3.28%	0.00%	0.00%	
	2018	356.38	7,351.45	274.65	3.75	771.65	0.00	0	-2.80%	1.05%	0.97%	0.00%	-0.43%	0.00%	0.00%	
	2019	356.38	7,424.36	276.65	3.75	833.59	0.00	0	0.00%	0.99%	0.73%	0.00%	8.03%	0.00%	0.00%	
Pre Camp Fire Residential Growth 2011 - 2017									-0.93%	8.38%	-0.28%	0.00%	4.14%	0.00%	0.00%	
Camp Fire Residential Loss 2017 - 2018									-2.80%	1.05%	0.97%	0.00%	-0.43%	0.00%	0.00%	
Overall growth over time tracked 2011 - 2019									-3.70%	10.60%	1.42%	0.00%	12.01%	0.00%	0.00%	

Table 2 Commercial Structure Summary

Values is KSF (1000's of Square Feet)

Hotel Rooms are count of rooms

Gridley	YEAR	RET	IND	OFF	MED	PQP	HOSP	HOTEL RMS	% RET Δ	% IND Δ	% OFF Δ	% MED Δ	% PQP Δ	% HOSP Δ	% TOTAL Δ	
	2011	836.37	1,098.62	232.28	95.07	445.73	43.87	25	-	-	-	-	-	-	-	-
	2012	836.37	1,098.62	232.28	95.07	445.73	43.87	25	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	2013	836.37	1,098.62	232.28	95.07	445.73	43.87	25	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	2014	869.49	1,098.62	225.97	95.07	445.73	43.87	25	3.96%	0.00%	-2.71%	0.00%	0.00%	0.00%	0.00%	0.00%
	2015	869.49	1,098.62	225.97	95.07	445.73	43.87	25	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	2016	869.49	1,098.62	225.97	95.07	445.73	43.87	25	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	2017	869.49	1,098.62	225.97	95.07	445.73	43.87	25	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	2018	869.49	1,098.62	225.97	95.07	445.73	43.87	25	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	2019	870.74	1,098.62	225.97	95.07	445.73	43.87	25	0.14%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Pre Camp Fire Residential Growth 2011 - 2017									3.96%	0.00%	-2.71%	0.00%	0.00%	0.00%	0.00%	
Camp Fire Residential Loss 2017 - 2018									0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Overall growth over time tracked 2011 - 2019									4.11%	0.00%	-2.71%	0.00%	0.00%	0.00%	0.00%	

Magalia	YEAR	RET	IND	OFF	MED	PQP	HOSP	HOTEL RMS	% RET Δ	% IND Δ	% OFF Δ	% MED Δ	% PQP Δ	% HOSP Δ	% TOTAL Δ	
	2011	179.55	48.90	68.16	8.51	145.22	0.00	0	-	-	-	-	-	-	-	-
	2012	179.55	48.90	68.16	8.51	145.22	0.00	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	2013	179.55	48.90	68.16	8.51	145.22	0.00	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	2014	179.55	48.90	68.16	8.51	145.22	0.00	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	2015	188.66	48.90	68.16	8.51	145.22	0.00	0	5.08%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	2016	188.66	48.90	68.16	8.51	145.22	0.00	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	2017	179.19	48.90	68.16	8.51	145.40	0.00	0	-5.02%	0.00%	0.00%	0.00%	0.12%	0.00%	0.00%	0.00%
	2018	144.14	48.90	39.56	8.51	143.11	0.00	0	-19.56%	0.00%	-41.96%	0.00%	-1.58%	0.00%	0.00%	0.00%
	2019	144.14	48.90	39.56	8.51	143.11	0.00	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Pre Camp Fire Residential Growth 2011 - 2017									-0.20%	0.00%	0.00%	0.00%	0.12%	0.00%	0.00%	
Camp Fire Residential Loss 2017 - 2018									-19.56%	0.00%	-41.96%	0.00%	-1.58%	0.00%	0.00%	
Overall growth over time tracked 2011 - 2019									-19.72%	0.00%	-41.96%	0.00%	-1.46%	0.00%	0.00%	

Table 2 Commercial Structure Summary

Values is KSF (1000's of Square Feet)

Hotel Rooms are count of rooms

	YEAR	RET	IND	OFF	MED	PQP	HOSP	HOTEL RMS	% RET Δ	% IND Δ	% OFF Δ	% MED Δ	% PQP Δ	% HOSP Δ	% TOTAL Δ
Oroville	2011	3,719.27	2,264.70	650.04	604.11	1,559.53	104.88	644	-	-	-	-	-	-	-
	2012	3,719.27	2,264.70	650.04	604.11	1,558.41	104.88	644	0.00%	0.00%	0.00%	0.00%	-0.07%	0.00%	0.00%
	2013	3,719.27	2,264.70	650.04	604.11	1,552.91	104.88	644	0.00%	0.00%	0.00%	0.00%	-0.35%	0.00%	0.00%
	2014	3,786.66	2,268.75	650.04	604.11	1,552.91	104.88	644	1.81%	0.18%	0.00%	0.00%	0.00%	0.00%	0.00%
	2015	3,795.78	2,245.52	650.04	604.11	1,560.21	104.88	644	0.24%	-1.02%	0.00%	0.00%	0.47%	0.00%	0.00%
	2016	3,801.85	2,278.51	650.04	604.11	1,560.21	104.88	644	0.16%	1.47%	0.00%	0.00%	0.00%	0.00%	0.00%
	2017	3,983.17	2,278.51	650.04	604.11	1,559.69	104.88	644	4.77%	0.00%	0.00%	0.00%	-0.03%	0.00%	0.00%
	2018	3,472.64	2,384.07	1,068.05	546.21	1,651.02	104.88	644	-12.82%	4.63%	64.31%	-9.58%	5.86%	0.00%	0.00%
	2019	3,484.36	2,373.54	1,069.59	454.73	1,651.02	104.88	644	0.34%	-0.44%	0.14%	-16.75%	0.00%	0.00%	0.00%
	Pre Camp Fire Residential Growth 2011 - 2017									7.10%	0.61%	0.00%	0.00%	0.01%	0.00%
Camp Fire Residential Loss 2017 - 2018									-12.82%	4.63%	64.31%	-9.58%	5.86%	0.00%	0.00%
Overall growth over time tracked 2011 - 2019									-6.32%	4.81%	64.54%	-24.73%	5.87%	0.00%	0.00%

	YEAR	RET	IND	OFF	MED	PQP	HOSP	HOTEL RMS	% RET Δ	% IND Δ	% OFF Δ	% MED Δ	% PQP Δ	% HOSP Δ	% TOTAL Δ
Oroville - County	2011	94.70	1,326.97	73.53	0.00	193.39	0.00	0	-	-	-	-	-	-	-
	2012	94.70	1,326.97	73.53	0.00	193.39	0.00	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	2013	94.70	1,326.97	73.53	0.00	193.39	0.00	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	2014	94.70	1,381.89	73.53	0.00	193.39	0.00	0	0.00%	4.14%	0.00%	0.00%	0.00%	0.00%	0.00%
	2015	94.70	1,381.89	73.53	0.00	193.39	0.00	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	2016	94.70	1,381.89	73.53	0.00	193.39	0.00	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	2017	93.37	1,373.65	76.57	0.00	193.39	0.00	0	-1.41%	-0.60%	4.15%	0.00%	0.00%	0.00%	0.00%
	2018	93.37	1,373.65	76.57	0.00	193.39	0.00	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	2019	102.47	1,373.65	76.57	0.00	193.39	0.00	0	9.75%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Pre Camp Fire Residential Growth 2011 - 2017									-1.41%	3.52%	4.15%	0.00%	0.00%	0.00%
Camp Fire Residential Loss 2017 - 2018									0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Overall growth over time tracked 2011 - 2019									8.20%	3.52%	4.15%	0.00%	0.00%	0.00%	0.00%

Table 2 Commercial Structure Summary

Values is KSF (1000's of Square Feet)

Hotel Rooms are count of rooms

	YEAR	RET	IND	OFF	MED	PQP	HOSP	HOTEL RMS	% RET Δ	% IND Δ	% OFF Δ	% MED Δ	% PQP Δ	% HOSP Δ	% TOTAL Δ
	Paradise	2011	2,063.48	700.24	787.29	712.94	842.63	159.44	151	-	-	-	-	-	-
2012		2,063.48	700.24	787.29	712.94	842.63	159.44	151	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
2013		2,070.52	726.11	785.77	712.94	834.24	222.08	151	0.34%	3.69%	-0.19%	0.00%	-1.00%	39.29%	0.00%
2014		2,081.43	734.46	785.77	710.95	834.24	222.98	151	0.53%	1.15%	0.00%	-0.28%	0.00%	0.40%	0.00%
2015		2,079.60	747.40	790.18	710.95	834.24	222.98	151	-0.09%	1.76%	0.56%	0.00%	0.00%	0.00%	0.00%
2016		2,079.46	753.73	798.85	710.95	834.24	222.98	151	-0.01%	0.85%	1.10%	0.00%	0.00%	0.00%	0.00%
2017		2,085.52	759.73	798.85	713.40	834.24	222.98	151	0.29%	0.80%	0.00%	0.34%	0.00%	0.00%	0.00%
2018		941.27	541.34	402.46	398.27	457.40	222.98	116	-54.87%	-28.75%	-49.62%	-44.17%	-45.17%	0.00%	-23.18%
2019		941.27	541.34	393.94	398.27	482.95	222.98	116	0.00%	0.00%	-2.12%	0.00%	5.58%	0.00%	0.00%
<i>Pre Camp Fire Residential Growth 2011 - 2017</i>									1.07%	8.49%	1.47%	0.06%	-1.00%	39.85%	0.00%
<i>Camp Fire Residential Loss 2017 - 2018</i>									-54.87%	-28.75%	-49.62%	-44.17%	-45.17%	0.00%	-23.18%
<i>Overall growth over time tracked 2011 - 2019</i>									-54.38%	-22.69%	-49.96%	-44.14%	-42.69%	39.85%	-23.18%

Appendix A: Detailed Land Use Allocations by Jurisdiction

2025 Assumptions

2025 BCAG Regional Growth Forecasts	
Population	230,056
Housing Units	94,357
Households	87,092
Jobs (Non-Farm)	82,935
Jobs/Housing Unit	0.88

2025 Modeled Data

Residential	Housing Units	%
Single Family (SF_DU)	58,719	62%
Multi-Family (MF_DU)	26,245	28%
Mobile Home (MH_DU)	9,393	10%
Region Total	94,357	100%

Non-Residential	ksf	Jobs
Retail	13,082	26,163
Regional Retail	1,005	2,010
Industrial	15,247	16,924
Office	7,656	23,580
Medical Office	2,443	7,525
Public	2,351	3,620
Region Sub-Total	41,783	79,822

Non-Residential (cont.)	Unit	Jobs
Hospitals (HOSP_KSF)	1,018	2,738
Hotels (HOTEL_RMS)	2,122	849
University (UNIV_STU)	16,633	1,963
Butte College (CC_STU)	11,983	1,090
Schools (K12_STU)	31,578	2,779
Park (PARK_AC)	506	
Casino (CASINO_SLT)	2,000	
Region Sub-Total	-	9,419

Jobs Region Total	-	89,241
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2025 Modeled Data (Occupancy Adjusted)

Residential	Households	%
Single Family (SF_DU)	54,312	62%
Multi-Family (MF_DU)	24,703	28%
Mobile Home (MH_DU)	8,550	10%
Region Total	87,565	100%

Non-Residential	ksf	Jobs
Retail	11,512	23,024
Regional Retail	885	1,769
Industrial	12,457	13,827
Office	6,737	20,750
Medical Office	2,021	6,223
Public	2,351	3,620
Region Sub-Total	35,962	69,214

Non-Residential (cont.)	Unit	Jobs
Hospitals (HOSP_KSF)	1,018	2,738
Hotels (HOTEL_RMS)	2,122	849
University (UNIV_STU)	16,633	1,963
Butte College (CC_STU)	11,983	1,090
Schools (K12_STU)	31,578	2,779
Park (PARK_AC)	506	
Casino (CASINO_SLT)	2,000	
Region Sub-Total	-	9,419

Region Total	-	78,633
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2035 Assumptions

2035 BCAG Regional Growth Forecasts	
Population	251,266
Housing Units	107,266
Households	98,256
Jobs (Non-Farm)	86,470
Jobs/Housing Unit	0.84

2035 Modeled Data

Residential	Housing Units	%
Single Family (SF_DU)	67,845	63%
Multi-Family (MF_DU)	30,028	28%
Mobile Home (MH_DU)	9,393	9%
Region Total	107,266	100%

Non-Residential	ksf	Jobs
Retail	14,866	29,731
Regional Retail	1,085	2,170
Industrial	16,521	18,339
Office	8,704	26,809
Medical Office	2,755	8,485
Public	2,505	3,858
Region Sub-Total	46,436	89,391

Non-Residential (cont.)	Unit	Jobs
Hospitals (HOSP_KSF)	1,140	3,068
Hotels (HOTEL_RMS)	2,546	1,018
University (UNIV_STU)	18,909	2,231
Butte College (CC_STU)	13,623	1,240
Schools (K12_STU)	35,898	3,159
Park (PARK_AC)	536	
Casino (CASINO_SLT)	2,000	
Region Sub-Total	-	10,716

Jobs Region Total	-	100,107
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2035 Modeled Data (Occupancy Adjusted)

Residential	Households	%
Single Family (SF_DU)	62,346	63%
Multi-Family (MF_DU)	28,113	28%
Mobile Home (MH_DU)	8,501	9%
Region Total	98,961	100%

Non-Residential	ksf	Jobs
Retail	12,487	24,974
Regional Retail	911	1,823
Industrial	13,878	15,405
Office	7,311	22,519
Medical Office	2,314	7,127
Public	2,505	3,858
Region Sub-Total	39,407	75,706

Non-Residential (cont.)	Unit	Jobs
Hospitals (HOSP_KSF)	1,140	3,068
Hotels (HOTEL_RMS)	2,546	1,018
University (UNIV_STU)	18,909	2,231
Butte College (CC_STU)	13,623	1,240
Schools (K12_STU)	35,898	3,159
Park (PARK_AC)	536	
Casino (CASINO_SLT)	2,000	
Region Sub-Total	-	10,716

Region Total	-	86,422
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2045 Assumptions

2030 BCAG Regional Growth Forecasts	
Population	272,950
Housing Units	118,864
Households	108,879
Jobs (Non-Farm)	97,075
Jobs/Housing Unit	0.82

2045 Modeled Data

Residential	Housing Units	%
Single Family (SF_DU)	76,537	64%
Multi-Family (MF_DU)	32,934	28%
Mobile Home (MH_DU)	9,393	8%
Region Total	118,864	100%

Non-Residential	ksf	Jobs
Retail	18,445	36,890
Regional Retail	1,256	2,513
Industrial	18,201	20,203
Office	9,645	29,707
Medical Office	3,053	9,404
Public	2,775	4,273
Region Sub-Total	53,376	102,990

Non-Residential (cont.)	Unit	Jobs
Hospitals (HOSP_KSF)	1,285	3,457
Hotels (HOTEL_RMS)	2,595	1,038
University (UNIV_STU)	20,954	2,473
Butte College (CC_STU)	15,096	1,374
Schools (K12_STU)	39,780	3,501
Park (PARK_AC)	594	
Casino (CASINO_SLT)	2,000	
Region Sub-Total	-	11,842

Jobs Region Total	-	114,832
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2045 Modeled Data (Occupancy Adjusted)

Residential	Households	%
Single Family (SF_DU)	70,083	64%
Multi-Family (MF_DU)	30,768	28%
Mobile Home (MH_DU)	8,476	8%
Region Total	109,327	100%

Non-Residential	ksf	Jobs
Retail	15,125	30,250
Regional Retail	1,030	2,060
Industrial	14,925	16,567
Office	7,909	24,360
Medical Office	2,504	7,711
Public	2,775	4,273
Region Sub-Total	44,268	85,221

Non-Residential (cont.)	Unit	Jobs
Hospitals (HOSP_KSF)	1,285	3,457
Hotels (HOTEL_RMS)	2,595	1,038
University (UNIV_STU)	20,954	2,473
Butte College (CC_STU)	15,096	1,374
Schools (K12_STU)	39,780	3,501
Park (PARK_AC)	594	
Casino (CASINO_SLT)	2,000	
Region Sub-Total	-	11,842

Region Total	-	97,063
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Appendix B: Building Permit Activity

Residential Building Permit Activity (Housing Units) 2000 – 2020

Jurisdiction	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Biggs	1	3	2	1	2	0	3	2	3	4	0	0	0	0	20	57	1	1	0	1	6
Chico	508	514	504	946	837	601	530	368	233	181	416	143	185	391	385	522	515	638	448	795	537
Gridley	72	23	5	9	13	152	112	76	12	0	1	4	63	9	3	3	2	16	0	0	32
Oroville	32	17	43	76	228	83	29	104	37	2	3	1	57	56	16	15	15	3	9	60	49
Paradise	74	58	76	93	125	70	43	47	27	9	5	44	42	11	22	35	18	25	26	312	508
Unincorporated	448	481	558	645	786	786	568	390	289	168	81	69	68	63	116	50	130	159	219	220	321
Total County	1,135	1,096	1,188	1,769	1,991	1,692	1,285	987	598	364	506	261	415	530	562	682	681	842	702	1,388	1,453

Sources:

City of Chico C404 annual permit reports;

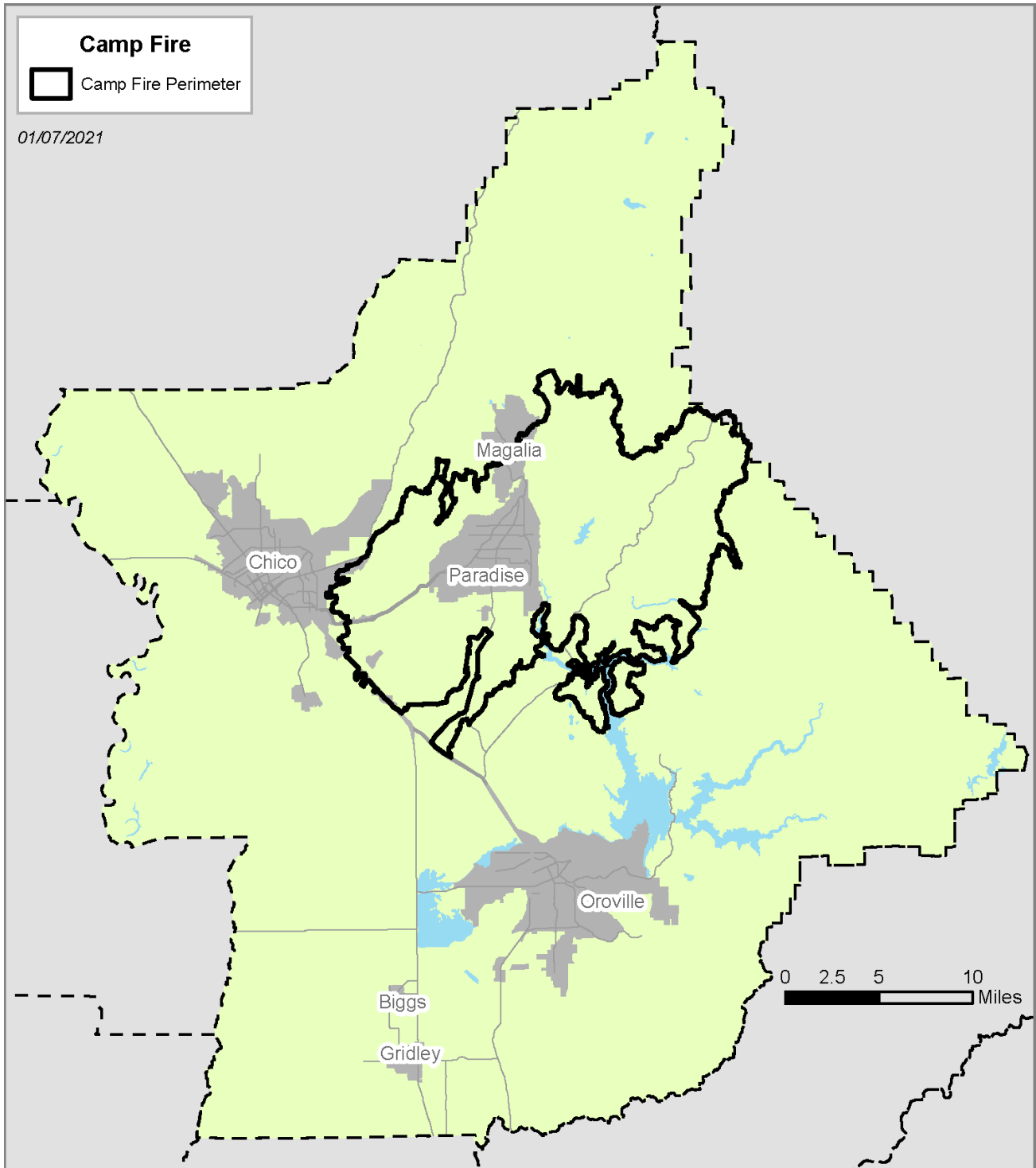
City of Biggs - DOF housing and population report;

Butte County Monthly Building Activity Report;

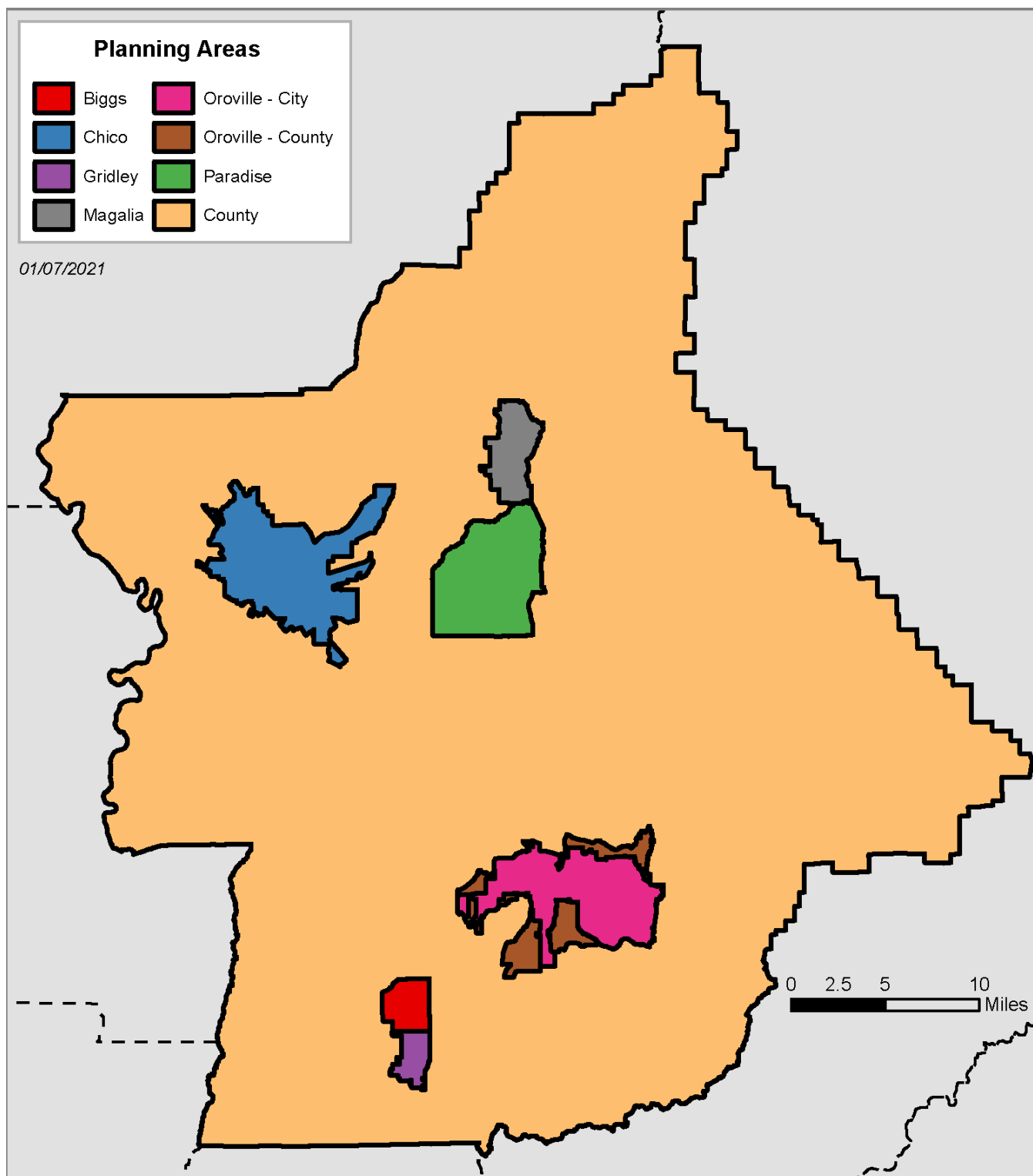
Town of Paradise – Monthly Building Permit Reports;

US Census Bureau - Building Permit Surveys

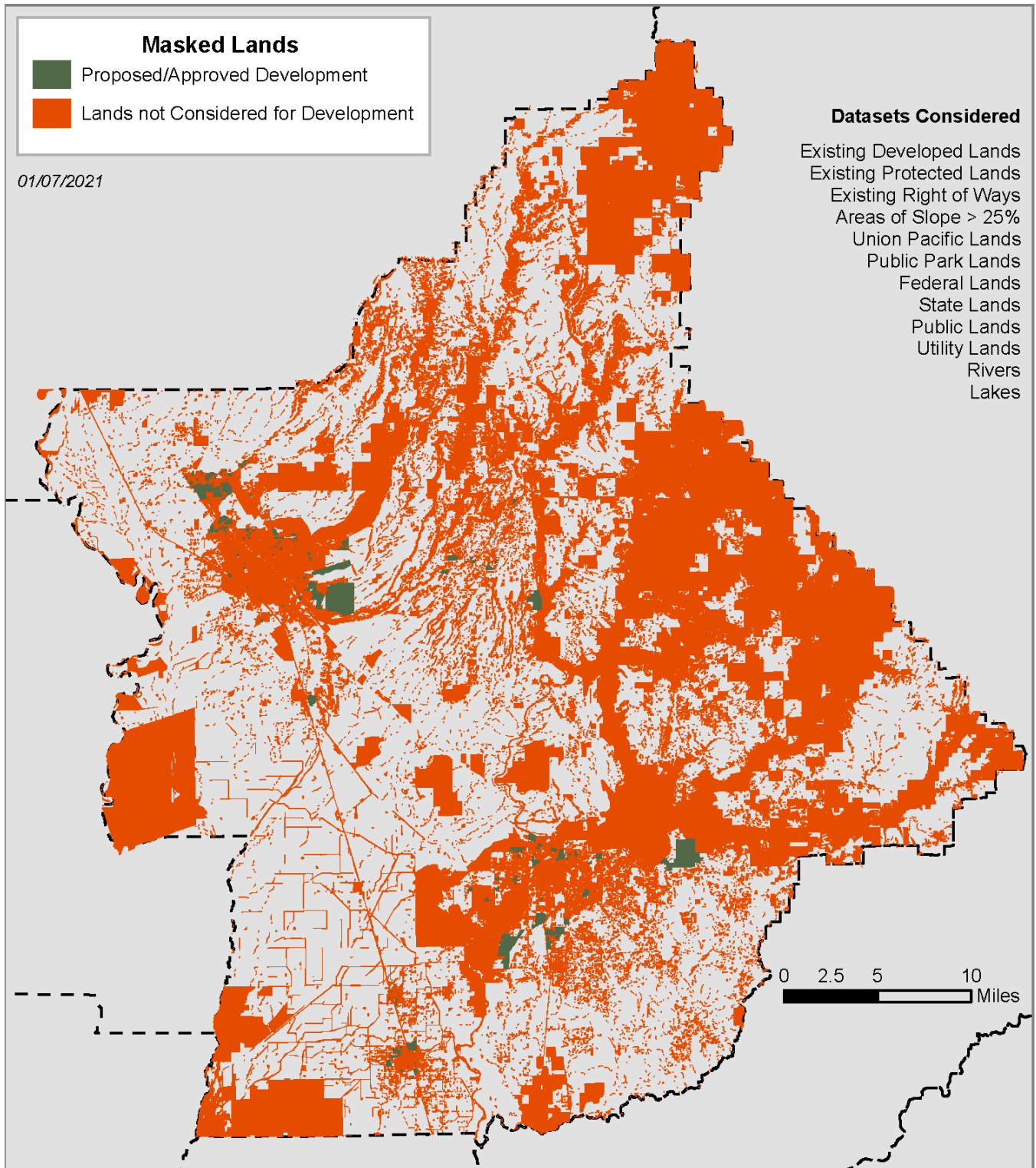
Appendix C: Camp Fire Burn Area



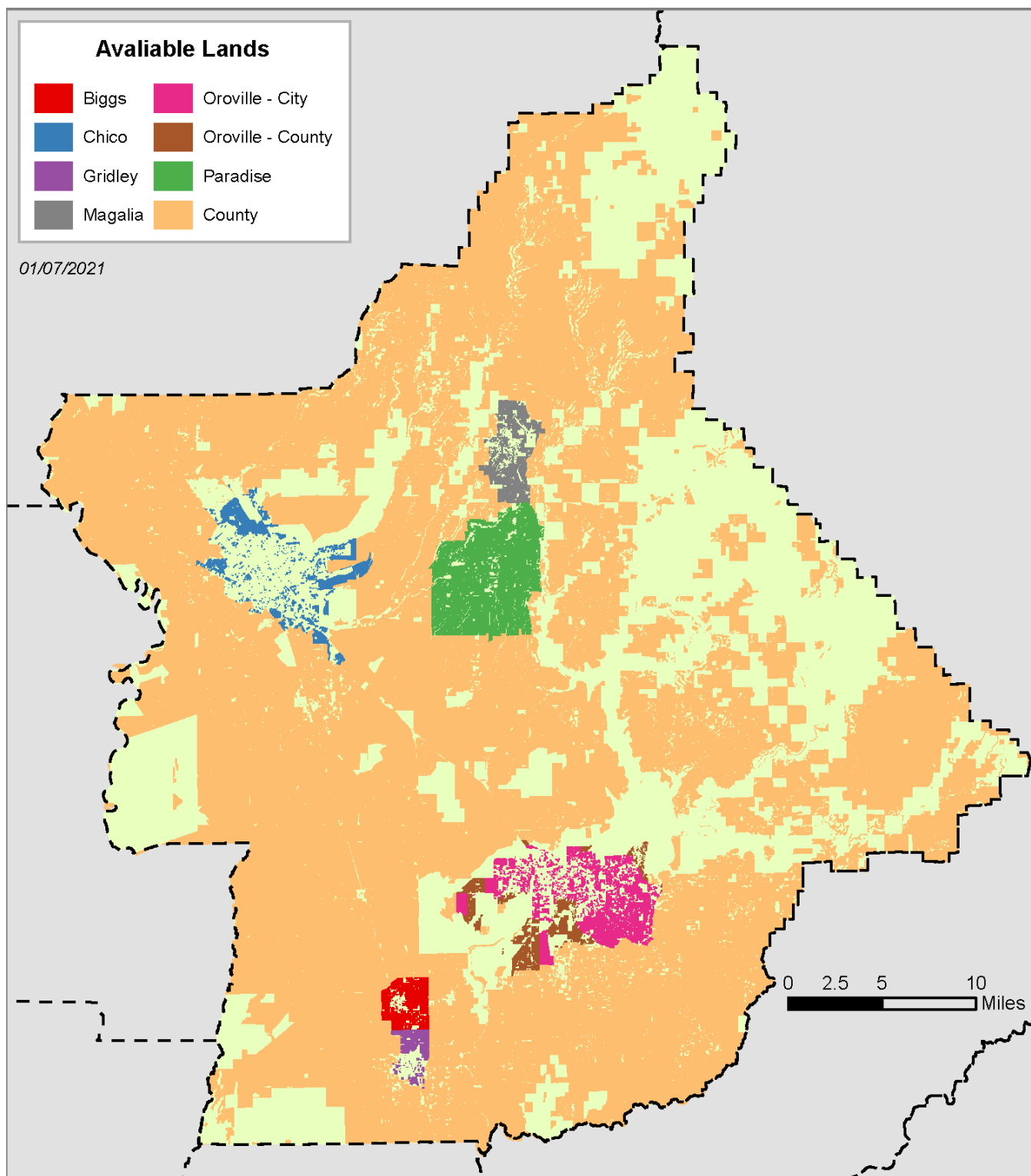
Appendix D: Regional Planning Areas



Appendix E: Masked Lands



Appendix F: Available Lands



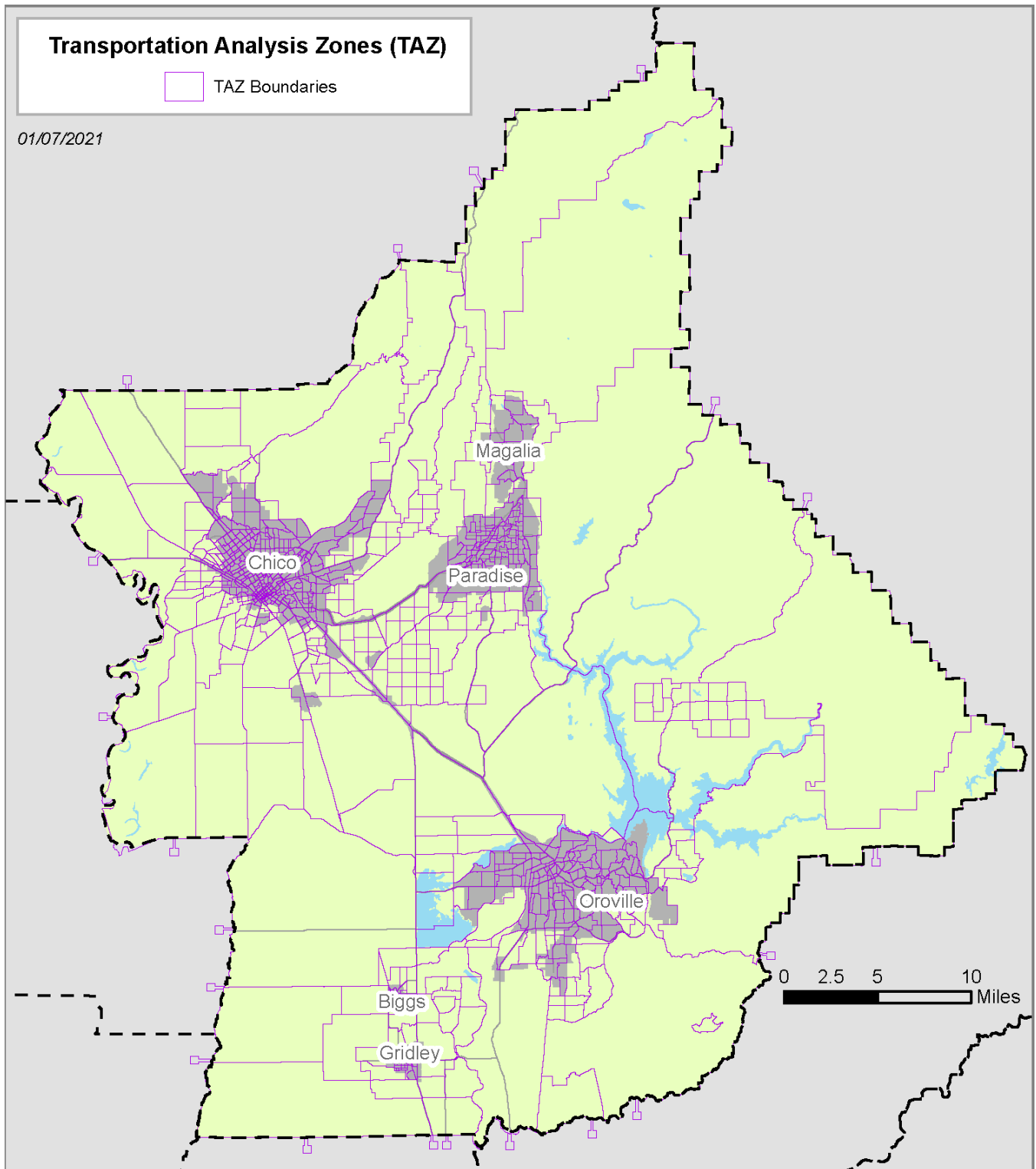
Appendix G: Land Use Assumptions

Modeling Assumptions

Model Code	Model Classification	CHICO				PARADISE				GRIDLEY				BIGGS			
		DU / AC	AVG SF / E	FAR	Mixed Use Ratio RES / RET / OFF / IND	DU / AC	AVG SF / E	FAR	Mixed Use Ratio RES / RET / OFF / IND	DU / AC	AVG SF / E	FAR	Mixed Use Ratio RES / RET / OFF / IND	DU / AC	AVG SF / E	FAR	Mixed Use Ratio RES / RET / OFF / IND
2	Industry		900	0.35			900	0.35			900	0.35			900	0.35	
5	Office Commercial		300	0.35			300	0.35			300	0.35			300	0.35	
6.1	Mixed Use Retail		500	0.3	0 / 85 / 15 / 0	0	416.7	0.5	0 / 70 / 30 / 0	20	454.5	1	10 / 60 / 30 / 0		428.6	0.3	0 / 70 / 30 / 0
6.2	Mixed Use Retail	13	545.5	0.3	10 / 75 / 15 / 0	13	555.6	1	30 / 40 / 30 / 0		428.6	0.3	0 / 70 / 30 / 0	20	454.5	1	10 / 60 / 30 / 0
6.3	Mixed Use Retail	33	537.6	1.7	15 / 73 / 12 / 0	6.5	555.6	0.5	30 / 40 / 30 / 0		428.6	0.3	0 / 70 / 30 / 0	13	461.5	0.3	10 / 60 / 30 / 0
6.4	Mixed Use Retail		534.7	0.3	0 / 85 / 10 / 5		403	0.3	0 / 40 / 40 / 20								
6.5	Mixed Use Retail	15.5	531	0.3	3 / 85 / 12 / 0		545.5	0.3	30 / 40 / 30 / 0								
6.6	Mixed Use Office	13	305.1	0.3	10 / 10 / 80 / 0	0											
6.7	Mixed Use Office	30	365	1.7	13 / 12 / 75 / 0	13											
7	Mixed Use Industrial	10.5	562.5	0.35	0 / 0 / 30 / 70		750	0.35	0 / 0 / 10 / 90		642.9	0.35	0 / 0 / 20 / 80		642.9	0.35	0 / 0 / 20 / 80
8.1	Mixed Use Residential	16.2	400	0.3	95 / 2 / 3 / 0												
8.2	Mixed Use Residential	50	400	1.7	90 / 5 / 5 / 0												
9	High Density Residential	40								22.5				20			
10	Medium-High Density	18.5				13											
11	Medium Density Residential	12								12				10			
12	Low Density Residential	5.1								5				4			
13	Very Low Density Residential	1.1				1.5				1							
14	Rural Residential																

Model Code	Model Classification	MAGALIA				OROVILLE				OROVILLE - COUNTY PORTION				COUNTY			
		DU / AC	AVG SF / E	FAR	Mixed Use Ratio RES / RET / OFF / IND	DU / AC	AVG SF / E	FAR	Mixed Use Ratio RES / RET / OFF / IND	DU / AC	AVG SF / E	FAR	Mixed Use Ratio RES / RET / OFF / IND	DU / AC	AVG SF / E	FAR	Mixed Use Ratio RES / RET / OFF / IND
1	Agriculture	0.05												0.05			
2	Industry		900	0.35			900	0.35			900	0.35			900	0.35	
5	Office Commercial		300	0.35			300	0.35			300	0.35			300	0.35	
6.1	Mixed Use Retail	13	461.5	0.3	10 / 60 / 30 / 0	20	507	0.3	15 / 60 / 25 / 0	13	514.3	0.3	10 / 70 / 20 / 0	13	461.5	0.3	10 / 60 / 30 / 0
6.2	Mixed Use Retail		409.1	0.3	0 / 65 / 35 / 0		428.6	0.3	0 / 70 / 30 / 0		473.7	0.3	0 / 80 / 20 / 0		409.1	0.3	0 / 65 / 35 / 0
6.3	Mixed Use Retail		409.1	0.3	0 / 65 / 35 / 0		337.5	0.3	0 / 30 / 60 / 10		428.6	0.3	0 / 70 / 30 / 0		409.1	0.3	0 / 65 / 35 / 0
6.4	Mixed Use Retail		409.1	0.3	0 / 65 / 35 / 0						473.7	0.3	0 / 80 / 20 / 0		409.1	0.3	0 / 65 / 35 / 0
6.5	Mixed Use Retail		275.5	0.3	0 / 0 / 90 / 10						275.5	0.3	0 / 0 / 90 / 10		275.5	0.3	0 / 0 / 90 / 10
6.6	Mixed Use Office																
6.7	Mixed Use Office																
7	Mixed Use Industrial		732.6	0.35	0 / 10 / 10 / 80						818.2	0.35	0 / 10 / 10 / 80		732.6	0.35	0 / 10 / 10 / 80
8.1	Mixed Use Residential																
8.2	Mixed Use Residential																
9	High Density Residential	20					25			20				20			
10	Medium-High Density						18.5										
11	Medium Density Residential	13					13			13				13			
12	Low Density Residential	4.5					5.5			4.5				4.5			
13	Very Low Density Residential	1					1			1				1			
14	Rural Residential	0.1125					0.1			0.1125				0.1125			
19	Timber	0.00625												0.00625			

Appendix H: Transportation Analysis Zones



Appendix I: Final Growth Allocation – 2045 Forecast

