

HISTORICAL AND PROJECTED DEVELOPMENT



This map depicts both the historical progression of development and decadal projections for the years 2010 through 2040. Developed areas have a density of one or more housing units per twenty acres (50+ units per square mile). This threshold reflects a minimum density at which development begins to significantly impact many natural systems.

Projections of development are proportional allocations of California Department of Finance (CDF) countywide population projections, converted to housing units using the county's overall ratio of houses to people in 2010. To facilitate projections, we translate decadal housing trends for each county (county by county) where possible, across approximately 2000 tracts (0.1 square miles in area). At the spatial grain, proportional historical growth in a given decade explains much of the overall growth variation in subsequent decades. A given tract's county housing growth in the 1980-2000 period determines its allocation factor for all subsequent decades. Some areas are split by county boundaries to preserve the accuracy of the county allocations, and/or public ownership, to properly reflect lands that can develop through private actions. Where possible, split areas smaller than 1000 houses (0.2 square miles) are aggregated into adjacent areas. Projections are not made for areas less than 775 houses (0.1 square miles) in area, although historical data are maintained.

Historical data come from housing counts in the 2000 U.S. Census of Population and Housing (long form survey question "New Structure Built" (Summary File 2)). Note that if a house was demolished and rebuilt, only the rebuilt one is reflected in the data, which means that housing density in earlier decades may be underestimated. For a detailed methodology of CDF's FRAP's projection model see http://frap.ca.gov/projects/development_allocation/index.html

FRAP acknowledges Timothy P. Duane of the University of California, Berkeley for developing the method of creating historical housing density maps using "New Structure Built" data. (Quoted Timothy P. Duane, Human Settlements, 1992-2000 by Steven Reynolds, executive director of Trust report to Congress, vol. 5, assessment and research basis for management options Davis, CA: Center for Water and Wetland Resources, University of California Davis, a 230-300).

