

CITRUS HEIGHTS		
SCENARIO	Base Case	Draft Preferred Blueprint Scenario
Growth in Jobs: 2000-2050	1,529	12,318
Growth in Housing Units: 2000-2050	880	10,962
Balance of Jobs/Housing in 2000:	0.6	0.6
Balance of Jobs/Housing Growth (2000-2050):	1.7	1.1
Balance of Jobs/Housing in 2050:	0.6	0.7
New Housing Growth through 2050 (by type):		
Rural Residential (Existing 0.1%)	0%	0%
Large Lot Single Family (Existing 62%)	43%	5%
Small Lot Single Family (Existing 1%)	11%	22%
Attached Products (Existing 36%)	47%	73%
Total Housing Product Mix through 2050:		
Rural Residential	0.1%	1.2%
Large Lot Single Family	62%	51%
Small Lot Single Family	1%	12%
Attached Products	37%	36%
New Job Growth through 2050 (by sector):		
Retail Jobs (Existing 57%)	76%	-16%
Office Jobs (Existing 29%)	24%	116%
Industrial Jobs (Existing 0%)	0%	0%
Public/Quasi-Public Jobs (Existing 14%)	1%	0%
Total Job Mix through 2050:		
Retail Jobs	58%	29%
Office Jobs	28%	62%
Industrial Jobs	0%	0%
Public/Quasi-Public Jobs	13%	9%
Growth through Re-investment in 2050:		
Jobs	0%	86%
Dwelling Units	0%	76%
Type of Trips:		
Auto	94.0%	91.6%
Transit	0.8%	1.7%
Bike and Pedestrian	5.2%	6.8%
Vehicle Miles Traveled		
Per Day per Household	40.7	35.8
Pct Vehicle Hours in Heavy Congestion on Freeways and Arterials	25%	28%

Discussion Draft Preferred Scenario Summary

Citrus Heights grows to a city of approximately 117,000 by 2050:

- The large majority of growth is through reinvestment in existing developed properties along transportation corridors;
- The growth is a good balance of jobs and housing;
- Most of the housing growth is through attached townhomes, rowhouses, condominiums and apartments. Many of these units are provided in a mixed-use format, with retail and offices on the ground floor or nearby.