**Discourse Draft Preferred Scenario Summary**

Live Oak grows at a steady, modest pace to a city of just over 16,000 people by 2050:
- Growth is through an even balance of jobs and housing, helping to provide local employment and shopping opportunities, and keep Live Oak from becoming a "bedroom" community for workers with jobs in other cities;
- Most of the growth is around the south, north and western perimeters of the city, but some reinvestment in and around the Highway 99 downtown corridor helps to establish this area as a nice downtown;
- Housing growth is a fairly even mix of large lot single family, small lot single family, and attached townhomes, rowhouses, condominiums and apartments. The total housing mix in 2050 is primarily detached single family.