

WINTERS		
SCENARIO	Base Case	Draft Preferred Blueprint Scenario
Growth in Jobs: 2000-2050	7,128	3,869
Growth in Housing Units: 2000-2050	8,298	3,045
Balance of Jobs/Housing in 2000:	2.2	2.2
Balance of Jobs/Housing Growth (2000-2050):	0.9	1.3
Balance of Jobs/Housing in 2050:	1.1	1.6
New Housing Growth through 2050 (by type):		
Rural Residential (Existing 0%)	0%	0%
Large Lot Single Family (Existing 79%)	69%	35%
Small Lot Single Family (Existing 12%)	11%	23%
Attached Products (Existing 9%)	20%	42%
Total Housing Product Mix through 2050:		
Rural Residential	0%	0%
Large Lot Single Family	71%	53%
Small Lot Single Family	11%	18%
Attached Products	18%	29%
New Job Growth through 2050 (by sector):		
Retail Jobs (Existing 59%)	41%	0%
Office Jobs (Existing 33%)	15%	46%
Industrial Jobs (Existing 1%)	18%	18%
Public/Quasi-Public Jobs (Existing 7%)	26%	36%
Total Job Mix through 2050:		
Retail Jobs	48%	31%
Office Jobs	22%	40%
Industrial Jobs	11%	9%
Public/Quasi-Public Jobs	19%	20%
Growth through Re-investment in 2050:		
Jobs	0%	0%
Dwelling Units	0%	0%
Type of Trips:		
Auto	95.1%	84.0%
Transit	0.0%	0.0%
Bike and Pedestrian	4.9%	16.0%
Vehicle Miles Traveled		
Per Day per Household	71.8	54.0
Pct Vehicle Hours in Heavy Congestion on Freeways and Arterials	12%	3%

Discussion Draft Preferred Scenario Summary

Winters grows at a slow pace to a city of just over 12,000 people by 2050:

- Growth is a strong balance of jobs and housing, keeping Winters from becoming a bedroom community for the Bay Area and Sacramento region;
- Housing growth is a fairly even mix of large lot single family, small lot single family, and attached townhomes, rowhouses, condominiums and apartments. In 2050, a majority of the housing stock will be in detached single family.
- Jobs growth is led by office sector jobs, helping to create a local employment base for the city.