

LOOMIS		
SCENARIO	Base Case	Draft Preferred Blueprint Scenario
Growth in Jobs: 2000-2050	8,243	1,453
Growth in Housing Units: 2000-2050	610	1,528
Balance of Jobs/Housing in 2000:	3.0	3.0
Balance of Jobs/Housing Growth (2000-2050):	13.5	1.0
Balance of Jobs/Housing in 2050:	5.3	2.1
New Housing Growth through 2050 (by type):		
Rural Residential (Existing 28%)	48%	44%
Large Lot Single Family (Existing 56%)	46%	16%
Small Lot Single Family (Existing 0%)	6%	18%
Attached Products (Existing 16%)	0%	23%
Total Housing Product Mix through 2050:		
Rural Residential	33%	34%
Large Lot Single Family	53%	39%
Small Lot Single Family	2%	8%
Attached Products	12%	19%
New Job Growth through 2050 (by sector):		
Retail Jobs (Existing 17%)	49%	41%
Office Jobs (Existing 36%)	43%	49%
Industrial Jobs (Existing 34%)	1%	1%
Public/Quasi-Public Jobs (Existing 13%)	7%	9%
Total Job Mix through 2050:		
Retail Jobs	35%	22%
Office Jobs	40%	38%
Industrial Jobs	16%	28%
Public/Quasi-Public Jobs	9%	12%
Growth through Re-investment in 2050:		
Jobs	0%	24%
Dwelling Units	0%	3%
Type of Trips:		
Auto	94.9%	95.7%
Transit	0.2%	0.5%
Bike and Pedestrian	4.9%	3.9%
Vehicle Miles Traveled		
Per Day per Household	65.3	52.6
Pct Vehicle Hours in Heavy Congestion on Freeways and Arterials	12%	3%

Discussion Draft Preferred Scenario Summary

Loomis grows at a slow rate to a city of slightly under 9,000 by 2050:

- Reinvestment occurs in targeted areas in and around the downtown core on 20 acres of land, or an average of 1/2-acre per year;
- Growth occurs through a good balance of jobs and houses;
- Housing growth is led by rural residential lots, although a significant percentage of the growth also occurs from small lot single family and attached townhomes, rowhouses, condominiums and apartments, products that are good for seniors, first-time homebuyers and smaller families;
- Retail options within Loomis increase from today, although some shopping continues in neighboring areas that are rich in retail.