

## POPULATION AND HOUSING CONDITIONS AND TRENDS

This memorandum summarizes local demographic trends and conditions as background for the preparation of the Vacaville General Plan Update. The analysis utilizes data from the 2007-2014 Vacaville Housing Element, 2000 Census, Association of Bay Area Governments (ABAG), California Department of Finance, and Claritas, a private demographic data vendor. This section compares the City of Vacaville against trends in the nine-county Bay Area region, which provides a larger reference area.

Additional discussion of implications related to population, employment, and housing conditions and trends is provided in separate background papers on revitalization of retail centers, downtown housing opportunities, and regional competitiveness.

### *A. Existing Conditions*

All references to Vacaville within this section refer to the area inside the city limit, unless otherwise noted.

As shown in Table 1, approximately 96,450 residents lived in Vacaville in 2009, representing an 8.8 percent population increase since 2000. With an 8.7 percent increase for the same time period, the Bay Area's population growth rate was only slightly slower than Vacaville's. In contrast, the number of households grew at a significantly faster rate in Vacaville than the Bay Area. Whereas the number of Vacaville households increased by 14.3 percent, the number of Bay Area households grew by only 7.7 percent. Consequently, Vacaville's average household size decreased slightly over the time period, while the Bay Area's household size increased slightly. As a result, the average household sizes were similar by 2009. The average Vacaville household contained 2.74 persons in 2009, while the average Bay Area household had 2.72 persons.

**CITY OF VACAVILLE**  
**GENERAL PLAN UPDATE**  
 POPULATION AND HOUSING CONDITIONS AND TRENDS

TABLE I **POPULATION AND HOUSEHOLD TRENDS, 2000-2009**

	2000	2009 (Est.)	% Change 2000-2009
<b>Vacaville</b>			
<b>Population<sup>a</sup></b>	88,625	96,450	8.8%
<b>Households<sup>a</sup></b>	28,105	32,129	14.3%
<b>Average Household Size<sup>a</sup></b>	2.83	2.74	
<b>Household Type</b>			
Families	74.6%	74.5%	
Non-Families	25.4%	25.5%	
<b>Tenure</b>			
Owner	66.7%	66.7%	
Renter	33.3%	33.3%	
<b>Bay Area<sup>b</sup></b>			
<b>Population<sup>a</sup></b>	6,783,760	7,375,678	8.7%
<b>Households<sup>a</sup></b>	2,466,019	2,656,487	7.7%
<b>Average Household Size<sup>a</sup></b>	2.69	2.72	
<b>Household Type</b>			
Families	64.7%	64.8%	
Non-Families	35.3%	35.2%	
<b>Tenure</b>			
Owner	57.7%	57.8%	
Renter	42.3%	42.2%	

<sup>a</sup> Population, household, and average household size data provided by the California Department of Finance.

<sup>b</sup> Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma counties.

Sources: California Department of Finance, 2009; Claritas, 2009; Bay Area Economics (BAE), 2010.

**CITY OF VACAVILLE**  
**GENERAL PLAN UPDATE**  
 POPULATION AND HOUSING CONDITIONS AND TRENDS

The City of Vacaville contains a higher proportion of family households (about 75 percent) compared to the Bay Area region (about 65 percent). Table 2 provides additional information on household type in these areas. In line with the household profiles discussed above, Vacaville has a higher percentage of households with children and a lower proportion of single-person households than the region as a whole.

**TABLE 2 FAMILY CHARACTERISTICS, VACAVILLE 2009**

<b>Household Type</b>	<b>Vacaville Percent of Total</b>	<b>Bay Area <sup>a</sup> Percent of Total</b>
<i>One-Person Household</i>	19.4%	25.6%
Male Householder	8.6%	11.6%
Female Householder	10.8%	14.0%
<i>Two or More Person Household</i>	80.6%	74.4%
<i>Family Households:</i>	74.5%	64.8%
Married-Couple Family:	57.0%	49.5%
With Own Children Under 18 Years	30.0%	23.9%
Other Family:	17.5%	15.3%
Male Householder, No Wife Present:	5.1%	4.5%
With Own Children Under 18 Years	3.3%	2.0%
Female Householder, No Husband Present:	12.4%	10.8%
With Own Children Under 18 Years	8.4%	5.7%
<i>Non-Family Households:</i>	6.1%	9.6%
Male Householder	3.6%	5.5%
Female Householder	2.5%	4.1%

<sup>a</sup> Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.

Sources: Claritas, 2009; BAE, 2010.

Compared to the Bay Area as a whole, Vacaville has significantly higher proportions of family households and homeowners, and a lower proportion of the population is aged 55 or over.

### 1. Tenure

Vacaville is characterized by a higher homeownership rate than the surrounding Bay Area. Approximately 67 percent of Vacaville households owned their own home in 2009, compared to the Bay Area's homeownership rate of approximately 58 percent.

### 2. Age Distribution

Table 3 presents the age distribution of residents in the Vacaville and the Bay Area. As shown, the median age in Vacaville is 35.7 years, slightly younger than the Bay Area's 38.6 median age. The Bay Area's older median age may be attributed to the larger proportion of Baby Boomers in the 55 to 74 years old age group.

### 3. Household Income

On average, Vacaville households have slightly lower incomes than Bay Area households. As shown in Table 4, the 2009 median household income in Vacaville was approximately \$73,100, falling slightly short of the Bay Area median household income of approximately \$76,900. However, Vacaville's concentration of incomes in the middle of this range contrasts with the Bay Area's greater share of both higher and lower incomes. Whereas 50 percent of Vacaville households had annual incomes between \$35,000 and \$100,000 in 2009, only 42 percent of Bay Area households fell within this income bracket.

*Vacaville's higher concentration of 2009 household incomes in the range between \$35,000 and \$100,000 contrasts with the Bay Area's greater share of both higher and lower income*

### 4. Race and Ethnicity

Although Vacaville and the Bay Area contain similar proportions of Latino residents (22 percent in 2009), these areas contain slightly different racial make-ups (Table 5). In Vacaville, White residents and African American residents make up a greater share of the total population, 56 percent and 11 percent, respectively. Notably, Asians represent a much smaller proportion of Vacaville's population (5 percent) than the Bay Area's population (22 percent).

**CITY OF VACAVILLE**  
**GENERAL PLAN UPDATE**  
 POPULATION AND HOUSING CONDITIONS AND TRENDS

TABLE 3 **AGE DISTRIBUTION, 2009**

<b>Age Cohort</b>	<b>Vacaville</b>		<b>Bay Area<sup>a</sup></b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Under 15	18,074	19.2%	1,324,069	18.6%
15 to 17	4,378	4.7%	279,852	3.9%
18 to 20	3,770	4.0%	266,623	3.7%
21 to 24	5,835	6.2%	355,722	5.0%
25 to 34	14,005	14.9%	948,546	13.3%
35 to 44	14,415	15.3%	1,109,655	15.6%
45 to 54	14,215	15.1%	1,110,899	15.6%
55 to 64	9,787	10.4%	851,773	12.0%
65 to 74	5,081	5.4%	467,298	6.6%
75 to 84	3,233	3.4%	280,110	3.9%
85 and over	1,169	1.2%	130,401	1.8%
<b>Total</b>	<b>93,962</b>	<b>100.0%</b>	<b>7,124,948</b>	<b>100.0%</b>
<b>Median Age</b>	<b>35.7</b>		<b>38.6</b>	

Note: The numbers may not add up to the total value due to rounding.

<sup>a</sup> Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.

Sources: Claritas, 2009; BAE 2010.

TABLE 4 **HOUSEHOLD INCOME DISTRIBUTION, 2009**

<b>Household Income</b>	<b>Vacaville</b>		<b>Bay Area<sup>a</sup></b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Less than \$15,000	1,579	5.3%	200,316	7.8%
\$15,000 to \$24,999	1,790	6.0%	157,955	6.2%
\$25,000 to \$34,999	2,329	7.8%	170,507	6.7%
\$35,000 to \$49,999	3,581	12.0%	280,140	11.0%
\$50,000 to \$74,999	6,080	20.4%	441,843	17.3%
\$75,000 to \$99,999	5,211	17.5%	362,747	14.2%
\$100,000 to \$149,999	5,988	20.1%	481,429	18.8%
\$150,000 to \$249,000	2,791	9.4%	315,165	12.3%
\$250,000 to \$499,999	415	1.4%	95,721	3.7%
\$500,000 and over	81	0.3%	49,722	1.9%
<b>Total</b>	<b>29,845</b>	<b>100.0%</b>	<b>2,555,545</b>	<b>100.0%</b>
<b>Median Household Income</b>	<b>\$73,076</b>		<b>\$76,862</b>	

Note: The numbers may not add up to the total value due to rounding.

<sup>a</sup> Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.

Sources: Claritas, 2009; BAE 2010.

### 5. Vacaville Commute Patterns

The 2000 Census is the most recent data available on commute patterns in the City of Vacaville. Of the approximately 23,100 people who work in Vacaville, the 13,150 who live in Vacaville make up 57 percent. The remaining approximately 9,950 workers (43 percent) commute into Vacaville from other locations for work. The highest percentages of in-commuters come from the cities of Fairfield (close to 12 percent of total workers), Vallejo (3.5 percent), and Dixon (3.4 percent) (Table 6).

TABLE 5 **RACE AND ETHNICITY, VACAVILLE 2009**

Race and Ethnicity	Vacaville		Bay Area <sup>a</sup>	
	Number	Percent	Number	Percent
<i>Non-Hispanic</i>	73,538	78.3%	5,537,429	77.7%
White	53,047	56.5%	3,151,392	44.2%
Black or African American	10,368	11.0%	472,543	6.6%
American Indian and Alaska Native	628	0.7%	24,112	0.3%
Asian	4,713	5.0%	1,571,130	22.1%
Native Hawaiian and Other Pacific Islander	415	0.4%	36,101	0.5%
Other Race	162	0.2%	18,642	0.3%
Two or More Races	4,205	4.5%	263,509	3.7%
<i>Latino/Hispanic</i>	20,424	21.7%	1,587,519	22.3%
<b>Total Population</b>	<b>93,962</b>	<b>100.0%</b>	<b>7,124,948</b>	<b>100.0%</b>

<sup>a</sup> Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.

Sources: Claritas, 2009; BAE 2010.

About 38,360 Vacaville residents were employed in 2000. Of those, around 13,150 (34 percent of total employed residents) worked in Vacaville. The remaining 66 percent of employed residents commuted out of Vacaville for work. Most Vacaville residents who commute elsewhere for work commute to Fairfield (about 23 percent of total residents), Vallejo (around 4 percent of total residents), and Benicia (close to 3 percent of total residents).

*Of the 38,360 employed Vacaville residents in 2000, around 13,150 worked in Vacaville and the remaining employed residents commuted out of Vacaville for work, mainly to Fairfield, Vallejo, and Benicia.*

**CITY OF VACAVILLE**  
**GENERAL PLAN UPDATE**  
 POPULATION AND HOUSING CONDITIONS AND TRENDS

**TABLE 6 VACAVILLE COMMUTE PATTERNS, 2000**

Place of Residence	Number	Percent	Work Destination	Number	Percent
<i>Vacaville</i>	13,145	57.0%	<i>Vacaville</i>	13,145	34.3%
Fairfield	2,715	11.8%	Fairfield	8,655	22.6%
Unincorporated CA <sup>a</sup>	1,495	6.5%	Unincorporated CA <sup>a</sup>	2,970	7.7%
Vallejo	815	3.5%	Vallejo	1,615	4.2%
Dixon	775	3.4%	Benicia	1,265	3.3%
Suisun City	770	3.3%	Sacramento	1,135	3.0%
Sacramento	480	2.1%	San Francisco	965	2.5%
Davis	360	1.6%	Richmond	685	1.8%
Winters	295	1.3%	Oakland	640	1.7%
Benicia	190	0.8%	Napa	615	1.6%
Napa	150	0.7%	Concord	570	1.5%
Other Cities in CA <sup>b</sup>	1,865	8.1%	Other Cities in CA <sup>b</sup>	5,874	15.3%
Outside California	16	0.1%	Outside California	226	0.6%
<b>Total Workers Employed in Vacaville</b>	<b>23,071</b>	<b>100.0%</b>	<b>Total Employed Vacaville Residents</b>	<b>38,360</b>	<b>100.0%</b>
In-Commuting Workers	9,926	43.0%	Out-Commuting Residents	25,215	65.7%

Note: The numbers may not add up to the total value due to rounding.

<sup>a</sup> Unincorporated CA does not include Census Designated Places (CDP's), and may not be broken down into localities.

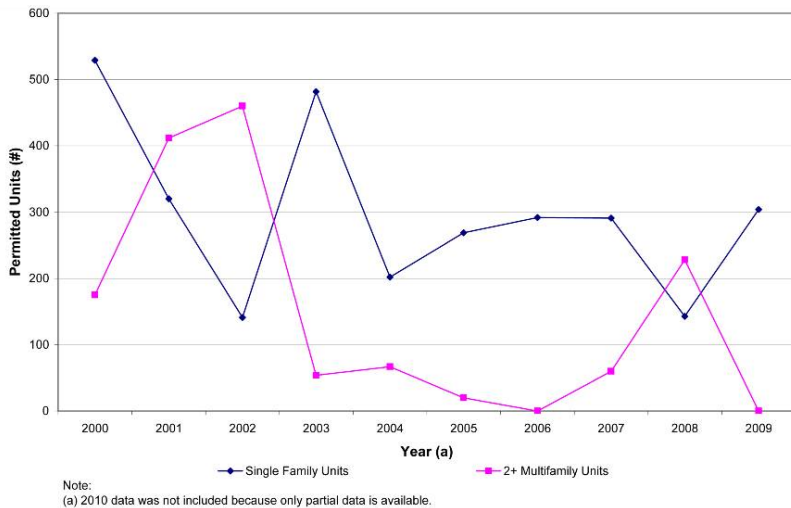
<sup>b</sup> "Other Cities in CA" include Census Designated Places (CDP's), and consists of all remaining CA destinations for both residents and workers.

Sources: US Census, 2000, Census Transportation Planning Package (CTPP); BAE, 2010.

## 6. Composition of Housing Stock

A total of about 32,800 residential units are located in Vacaville, including approximately 24,000 single-family detached and attached units (73 percent of total units), 7,500 multi-family units (23 percent of total units), and around 1,300 mobile homes (4 percent of total units). The Bay Area as a whole has a lower percentage of single-family detached and attached units (62 percent of total units), and a higher percentage of multi-family units (26 percent of total units), and a lower percentage of mobile homes, at just over 2 percent. The vacancy rates for both Vacaville and the Bay Area are low, hovering around 3 percent for the latter, and around 2 percent for the former (Table 7).

The City of Vacaville issued building permits for about 4,450 residential units between 2000 and 2009, close to a 15 percent increase from the number of units existing in 2000. As shown in Table 8 and Figure 1, most of the new permitted units were either single-family units (about 2,970) or units in multi-family structures with five or more units (about 1,450 units).<sup>1</sup>



**Figure 1 Building Permits Issued by Unit Type, 2000-2009**

<sup>1</sup> The U.S. Census Bureau Building Permit statistics includes the 228 permits issued for the Discovery Homes apartment complex. The project was not built and the permits have since expired.

**CITY OF VACAVILLE**  
**GENERAL PLAN UPDATE**  
 POPULATION AND HOUSING CONDITIONS AND TRENDS

**TABLE 7 HOUSING STOCK COMPOSITION AND VACANCY RATE, 2009**

	Units	Single-Family Detached	Single-Family Attached	Multi-Family Units by Number of Units in Structure			Mobile Homes	Occupied Units	Percent Vacant
				2 to 4 Units	5 or More Units				
City of Vacaville	32,803	22,945	1,043	2,172	5,335	1,308	32,129	2.1%	
<i>Percent of Total</i>	<i>100.0%</i>	<i>69.9%</i>	<i>3.2%</i>	<i>6.6%</i>	<i>16.3%</i>	<i>4.0%</i>			
Bay Area	2,747,529	1,470,852	233,171	273,337	708,806	61,363	2,656,487	3.3%	
<i>Percent of Total</i>	<i>100.0%</i>	<i>53.5%</i>	<i>8.5%</i>	<i>9.9%</i>	<i>25.8%</i>	<i>2.2%</i>			

Sources: State of California, Department of Finance, 2010; BAE, 2010.

**CITY OF VACAVILLE**  
**GENERAL PLAN UPDATE**  
 POPULATION AND HOUSING CONDITIONS AND TRENDS

**TABLE 8 BUILDING PERMITS IN VACAVILLE BY UNIT TYPE, 2000 THROUGH FEBRUARY 2010**

Type	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	February 2010 <sup>a</sup>
Single-Family	529	320	141	482	202	269	292	291	143	304	44
Two-Family	0	2	0	2	4	4	0	0	0	0	0
Three- and Four-Family	7	0	0	8	3	0	0	0	0	0	0
Five- or More Family	168	410	460	44	60	16	0	60	228	0	0
<b>Total</b>	<b>704</b>	<b>732</b>	<b>601</b>	<b>536</b>	<b>269</b>	<b>289</b>	<b>292</b>	<b>351</b>	<b>371</b>	<b>304</b>	<b>44</b>

<sup>a</sup> Cumulative year to date 2010 data current through February 2010 only.  
 Sources: U.S. Census Bureau Building Permit statistics, 2010; BAE, 2010.

The annual permitting of single-family housing units in Vacaville peaked in 2000, with 529 units. Residential development continued, albeit at a slightly lower level, through 2009, when 304 single-family units were permitted. In January and February of 2010, the two most recent months for which data were available, Vacaville permitted 44 units.

From 2000 to 2009, Vacaville issued building permits for a small number of two-, three-, and four-unit multi-family structures. Meanwhile, the permits issued for multi-family structures containing five or more units rose to the highest point (460 units permitted) in 2002. Permits for 60 units or less were issued from 2003 through 2007, but in 2008, Vacaville issued 228 permits for an apartment complex. However, due to the state of the economy, the apartments were not constructed, and the permits have expired. From 2009 and through February 2010, there were no new multi-family building permits in Vacaville.

Over the past 10 years, 67 percent of total permits were issued for single-family homes, while 33 percent of total permits were issued for multi-family housing. This distribution is slightly different from the distribution of existing units in Vacaville, shown in Table 8, which showed that 73 percent of total existing units are single-family, and 27 percent are multi-family, suggesting a slight trend towards an increased proportion of multi-family housing units since 2000.

*ABAG projects Vacaville's population will grow at a slower rate than in the past decade, averaging 0.5 percent per year for next 20 years; however, with a large supply of land available for residential development, Vacaville's growth may exceed the ABAG projections.*

### ***B. Population and Household Projections***

ABAG provides population and household growth projections based on a combination of market and demographic trends, near-term available land to accommodate growth, and local policies that promote more compact infill development. Based on ABAG's 2009 projections, Vacaville is projected to grow at a slower rate than the Bay Area region between 2010 and 2030. ABAG expects Vacaville's population to increase by 9 percent, to 109,000 residents (Table 9). In comparison, ABAG projects that the Bay Area population will increase by 19 percent between 2010 and 2030.

The lower growth rates projected for Vacaville are due to ABAG assumptions that new development will be directed to communities supported by transit versus outlying communities that have land available to accommodate long-term growth. ABAG's projections for population and household growth differ from the actual historic growth rates for Vacaville. Vacaville has an ample supply of land available for housing development and, therefore, is likely to continue to be a source of relatively affordable housing for the Bay Area. For this reason, Vacaville's long-term residential growth rate may well exceed ABAG's current projections.

### *C. Regulatory Framework*

This section summarizes existing local and State laws and policies pertaining to housing in Vacaville.

#### **1. Regional Housing Needs Allocation**

The California Department of Housing and Community Development (HCD) identifies the supply of housing necessary to meet the existing and projected growth in population and households in the State, and passes a portion along to each of the State's 38 Councils of Governments (COG). As the local COG, ABAG receives a Regional Housing Needs Allocation (RHNA) from HCD that specifies the number of units, by affordability level, that need to be accommodated within the nine-county Bay Area during the Housing Element planning period, or cycle. ABAG is then responsible for calculating specific RHNAs for Vacaville and other jurisdictions, with input from the jurisdictions.

The RHNA for the City of Vacaville for the current 2007 to 2014 planning period includes a total of 2,901 units, and the Vacaville 2007-2014 Housing Element accommodates this need.<sup>2</sup>

---

<sup>2</sup> City of Vacaville, 2010, *Vacaville 2007-2014 Housing Element*.

## **2. Vacaville 2007-2014 Housing Element**

The most recent Vacaville Housing Element was adopted on April 27, 2010 and HCD has certified that it meets State requirements. The 2007-2014 Housing Element includes a housing needs assessment that identifies current and projected housing needs, as well as policies to accommodate housing development that will be to affordable to a range of household types and income ranges.

### *D. Conclusions*

Vacaville's population grew by a 0.9 percent average annual growth rate from 2000 to 2009. As shown in Table 9, ABAG projects Vacaville's population will grow at a slower rate, averaging 0.5 percent per year for next 20 years; however, as noted previously, with a large supply of land available for residential development, Vacaville's growth rate may exceed the ABAG projections.

Although Vacaville can be expected to remain a family-friendly community, national demographic trends point to increasing proportions of the general population that will reside in non-family households, either alone, or with other non-family members. This suggests that over time, Vacaville could experience an increasing demand for higher density housing types that are suitable for smaller, non-family households, such as higher density single-family home types and multi-family units, both for rent and for sale. A general aging of the population over the coming decades suggests the need for proportionately fewer schools and child-oriented facilities and services, and more facilities and services oriented to seniors.

**TABLE 9 ABAG GROWTH PROJECTIONS, 2010-2030**

<b>Vacaville<sup>a</sup></b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>Avg. Annual % Change</b>
Population	99,700	102,600	105,000	107,300	109,400	0.5%
Households	32,170	32,980	33,900	34,870	35,790	0.5%
Jobs	28,380	29,490	30,810	34,350	38,490	1.5%
<i>Jobs by Sector<sup>b</sup></i>						
Agriculture and Natural Resources	110	100	80	90	90	-1.0%
Manufacturing, Wholesale, and Transportation	4,700	4,820	4,940	5,620	6,310	1.5%
Retail	4,720	4,850	4,900	5,760	6,480	1.6%
Financial and Professional Service	4,450	4,430	4,700	5,550	6,190	1.7%
Health Educational and Recreational	10,140	11,000	11,630	12,280	13,870	1.6%
Other Jobs	5,820	5,900	6,220	6,790	7,360	1.2%
<b>Total Jobs<sup>b</sup></b>	<b>29,940</b>	<b>31,100</b>	<b>32,470</b>	<b>36,090</b>	<b>40,300</b>	<b>1.5%</b>
<b>Bay Area<sup>c</sup></b>						
Population	7,341,700	7,677,500	8,018,000	8,364,900	8,719,300	0.9%
Households	2,667,340	2,784,690	2,911,000	3,039,910	3,171,940	0.9%
Jobs	3,475,840	3,734,590	4,040,690	4,379,900	4,738,730	1.6%
<i>Jobs by Sector</i>						
Agriculture and Natural Resources	24,520	24,870	25,070	25,270	25,470	0.2%
Manufacturing, Wholesale, and Transportation	717,180	763,680	819,010	861,170	913,960	1.2%
Retail	347,400	370,880	399,950	453,870	491,310	1.7%
Financial and Professional Service	766,860	824,190	893,550	990,840	1,076,540	1.7%
Health Educational and Recreational	1,120,700	1,216,120	1,322,650	1,403,080	1,529,930	1.6%
Other Jobs	499,180	534,850	580,460	645,670	701,520	1.7%
<b>Total Jobs</b>	<b>3,475,840</b>	<b>3,734,590</b>	<b>4,040,690</b>	<b>4,379,900</b>	<b>4,738,730</b>	<b>1.6%</b>

<sup>a</sup> Vacaville population, household, and jobs data reported at the city level by ABAG.

<sup>b</sup> Total jobs by sector reported for Vacaville and its sphere of influence. This total may differ from total jobs reported at the city level.

<sup>c</sup> Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.

Sources: ABAG Projections, 2009; BAE, 2010..

Vacaville is attractive to a population that has a broad range of incomes, closely mirroring the Bay Area's income distribution, with the exception being that Vacaville has lower proportions of households in the income categories of \$150,000 and above. Consistent with Vacaville's 2007-2014 Housing Element, the updated General Plan Land Use Element should accommodate housing development that will be affordable to a range of household types and income ranges. Incorporating opportunities to accommodate additional "executive" housing within Vacaville may help Vacaville balance out its income distribution, with an increase in the proportion of upper-income households. An increased selection of upper end housing options could also help Vacaville attract new businesses whose managers are seeking executive housing near their work place.

ABAG projects that employment within Vacaville and its Sphere of Influence will grow at a more rapid rate than its population, at an annual average of 1.5 percent for the next 20 years. This means that Vacaville should see its jobs/housing ratio improve in the coming years. In addition, with an increase in the number of seniors who are past retirement age, Vacaville could expect a decrease in the proportion of residents who are employed. Due to these factors, Vacaville stands to see a reduced proportion of its employed workers commuting out of Vacaville to work each day if Vacaville can provide housing that is attractive and affordable to those who are employed in local businesses. In order to capture its projected share of the region's non-residential growth, Vacaville will need to ensure that it has adequate land available for retail, office, industrial, and lodging uses, and that infrastructure systems are also adequate or can be expanded to accommodate increased user demands. ABAG projects that growth rates in various job-generating land uses will be fairly close to the overall 1.5 percent annual average job growth, meaning that the General Plan Land Use Element will need to accommodate growth in all sectors in order to take best advantage of regional growth trends. The exception to this is Agriculture and Natural Resources, which ABAG expects to decline over time.

*E. Implications for the General Plan Update*

During the General Plan Update process, the community may wish to consider the following:

- ◆ The growing number of non-family households may increase the need for land that can accommodate higher density single-family home types and multi-family residential units.
- ◆ Providing adequate land to accommodate development of the full range of non-residential land uses can help position the City for economic development, which will help to create a community with a jobs/housing balance and reduce the proportion of employed residents who must commute out of the city for work.
- ◆ Planning for new developments that will accommodate “executive” housing will help to balance Vacaville’s income distribution with a higher proportion at the upper end. Expanded executive housing options can also be an asset for business recruitment efforts.
- ◆ Changing demographics will create shifts in the types of public facilities that local residents desire. With an aging population, as Vacaville grows towards buildout, the City may need to place increasing emphasis on facilities and services oriented toward seniors.
- ◆ Other elements of the General Plan should be consistent with Vacaville’s adopted and certified 2007-2014 Housing Element by accommodating housing development that will be affordable to a range of household types and income ranges. In addition, the General Plan should provide adequate lands to meet future Regional Housing Need Allocations.

**CITY OF VACAVILLE**  
**GENERAL PLAN UPDATE**  
POPULATION AND HOUSING CONDITIONS AND TRENDS