

CHAPTER TWO



POPULATION AND HOUSING

2. Population and Housing

The purpose of the Population and Housing section is to discuss historic and projected population growth and to determine present and future housing needs in the Sheridan Community Plan area, with the ultimate goal of providing adequate housing for all economic segments of the community.



Figure 2.0.1: Sheridan contains a mix of historic and new homes.

2.1 POPULATION

Regional Population. The Sacramento region’s population, El Dorado, Placer, Sacramento and Yolo Counties, was 2,149,127 in 2010, and is expected to nearly double by 2050. In 2004, the Center for Continuing Study of the California Economy (CCSCE) prepared long-term job, population, household, and household income projections for the Sacramento Council of Governments (SACOG). CCSCE’s population projections show the region reaching a population of 3.23 million people by 2030, and 3.95 million by 2050. This implies an average annual growth rate of 1.70 percent for the first 30 years, and 1.01 percent for the following twenty years.¹

CCSCE also developed a range of job projections for the SACOG region. The middle projection series has 1,445,100 jobs for the SACOG region in 2030 up from 965,500 jobs in 2003. The region is projected to experience a 49.7 percent job increase between 2003 and 2030, which is higher than the projected 39.5 percent statewide job gain and the 28.4 percent national job gain. The number of added jobs is close to 500,000 during the period to 2030.

Table 2.1.1
Job, Population, and Household Projections- Sacramento Region

	2000	2030	2050
Jobs	920,265	1,445,137	1,800,211
Households	712,866	1,209,216	1,445,678
Population	1,948,700	3,232,589	3,952,098

Source: Center for Continuing Study of the California Economy, 2004.

¹ Center for Continuing Study of the California Economy, “Projects of Employment, Population, Households, and Household Income in the SACOG Region for 2000 – 2050. 2004.

Placer County Population. Placer County has been one of the fastest growing counties in California. According to the U.S. Census, Placer County’s 2010 population was 348,432, growing nearly 40 percent since 2000 when the population was 248,399, the second-highest growth rate in the state behind Riverside County. In 1980, Placer’s population was 117,247.

Sheridan Population. The population within the Sheridan Community Plan boundary is _____ as of April 2010 according to the 2010 U.S. Census.

Understanding population trends by age group can help allocate resources for public infrastructure and services to meet the needs of the population.

**Table 2.1.2
Population Age in Plan Area**

Cohort	Male	Female	Total	Percent
Under 5 years				
5 to 9 years				
10 to 14 years				
15 to 19 years				
20 to 24 years				
25 to 34 years				
35 to 44 years				
45 to 54 years				
55 to 59 years				
60 to 64 years				
65 to 74 years				
75 to 84 years				
85 years and over				
Total				

Source: 2010 U.S. Census

**Table 2.1.3
Race in Plan Area**

Race	Total	Percent
White		
Black or African American		
American Indian		
Asian		
Hispanic or Latino		
Other		
Total		

Source: 2010 U.S. Census

Income

Household income is the total income of people living in one household. Median income is the middle figure in a series from lowest to highest. Sheridan’s median household income in 2008 was estimated at \$_____ - including _____ percent of households with income of more than \$_____ per year. Per capita income was \$_____. The Sacramento Metro Area’s median household income was \$71,441 and per capita income of \$28,988.

**Table 2.1.4
Median Household Income in Plan Area**

	Percent
Less than \$10,000	%
\$10,000 to \$14,999	%
\$15,000 to \$24,999	%
\$25,000 to \$34,999	%
\$35,000 to \$49,999	%
\$50,000 to \$74,999	%
\$75,000 to \$99,999	%
\$100,000 to \$149,999	%
\$150,000 to \$199,999	%
\$200,000 or More	%
Total	100%

Source: 2010 U.S. Census

2.2 SHERIDAN POPULATION PROJECTION

Though it is difficult to develop population projections for future years, predicting future population growth is critical for planning the expansion of community services and facilities. Population trends are affected by numerous variables, including economic and demographic shifts and other similar events. Local population projections have typically been based on a community’s historical share of regional or county growth. These figures are only best estimates and are derived from regional data which are disaggregated to the community level.

The table below provides the Land Use Policy Map maximum potential build-out for the Sheridan Community Plan area. Based on current Land Use Designations and acreages of all properties (developed and undeveloped), there is a potential of 2,937 housing units in the Plan area (there are currently _____ housing units in the Plan area). Utilizing the current household size of 2.____ persons per household (2010 Census), the Land Use Plan has an ultimate population holding capacity of _____ persons. Since many areas of Sheridan have been developed at less than permitted density, the population of Sheridan will not reach the _____ level unless land use changes are made in the future. Therefore, a population of _____ at build-out is a reasonable assumption and is likely a high estimate.

This build-out scenario provides the maximum build-out potential of the Community Plan area based on current land use designations. Table 2.2.1 below does not account for properties that have been developed at less density than allowed by their Land Use designation. In many instances, maximum density permitted under a land use designation is not fully reached due to the natural environment such as steep slopes and sensitive habitat areas.

**Table 2.2.1
Maximum Potential Build-Out According to Land Use Map**

Zoning	Acreage	Total DU
General Commercial	23.3	233
Industrial	101.2	0
High Density Residential (4-10 DU/Ac)	74.0	740
Medium Density Residential (2-4 DU/Ac)	133.7	535
Low Density Residential (.4-2.3 Ac Min.)	54.9	137
Rural Residential (2.3-5 Ac. Min.)	841.0	366
Rural Estate (5-20 Ac Min.)	483.0	97
Agriculture/Timberland (10 Ac Min.)	2,738.0	274
Agriculture/Timberland (20 Ac Min.)	9,852.7	493
Agriculture/Timberland (80 Ac Min.)	4,964.7	62
Open Space	1,697.6	0
Water Influence	649.3	0
Total	21,613	2,937

Source: Placer County GIS Database, 2013

In Sheridan there are several known constraints that will limit future development and population growth. Therefore, past growth rates cannot be projected to estimate a future Sheridan population. Constraints include sewer capacity limits in some portions of the Community Plan area.

For the purpose of the Community Plan update, the maximum potential build-out was determined using capacity analysis (with no specific build-out timeframe) based on the Community Plan’s current zoning. A build-out analysis shows _____ unbuilt housing units. These are units that could be built on undeveloped or under-developed parcels under current zoning designations. In 2010, the number of housing units in the Plan area is _____, with an average household size of 2. _____ persons. These numbers imply the Plan area will reach a maximum population of _____ at built-out based on current zoning.²

Two scenarios (Table 2.2.2 below) have been provided to predict the year 2035 population of the Plan area. Community Plan Assumption No. 2 states Sheridan will “continue to grow at a slower rate than other parts of Placer County.” The first “low-growth” scenario projects that one-third of unbuilt housing units permitted by current land use designations and zoning are constructed by 2035. The second assumes a “moderate” development rate with two-thirds of the housing units constructed. Both scenarios assume that there are no changes to the Land Use diagram to permit higher densities. These projections are based on assumptions and not trends.

**Table 2.2.2
Population Projections**

Geographical Area	Population 2000 ¹	Population 2010 ¹	Population 2035
Placer County	248,399	348,432	585,215 ²
Unincorporated Area	100,725	108,153	122,089 ²
Sheridan Plan Area			(low) ³ (high) ³

¹ 2000 and 2010 US Census

² SACOG Projections

³ County Projections

Sheridan’s resident population is expected to grow from _____ in 2010 to _____ in 2035 in the low projection and _____ in the high projection. This is a corresponding growth rate of _____ or _____ percent increase in population over the 25 year period.

² Assumes 2010 household size of 2.75 and no zoning changes occur.

It should be noted that Plan capacity or build-out is an imprecise estimate and depends on specific assumptions about future density and pace of development and household size, which may be more, or less, than actually occurs. These population projections should be looked at as an estimate of future population growth in Sheridan.

2.3 HOUSING

As Placer County continues to grow, the unincorporated areas, including Sheridan, will absorb growth from individuals and families. Growth in Sheridan is expected to be limited and to follow the adopted Community Plan.

Housing affordability will continue to play an important role not only in the community's quality of life, but also in its economy, health, and sustainability.



Figure 2.3.1: 10th Street.

The provision of a range of housing types that can accommodate people of different ages, incomes, family structures and physical and social needs is one of the fundamental elements of creating a healthy and inclusive community. As Placer County continues to grow and as family and household characteristics change, a range of housing will be needed to accommodate new residents, meet the needs of an aging population and provide lifestyle choices.

GOALS

1. Provide sound and adequate housing to meet future needs anticipated in population projections for all economic segments of the community, while ensuring consistency with existing land uses.
2. Support the preservation and improvement of Sheridan's existing homes.

POLICIES

1. Provide a diversity of housing types, sizes and price levels that are attractive and meets the diverse needs of the community.
2. Stabilize and improve deteriorating residential areas and eliminate dilapidated housing conditions through continued enforcement of building and health codes.
3. Limit high and medium-density residential development to areas with available public services.
4. Encourage accessory dwelling units such as carriage units along alleyways and multi-generational quarters.

The goals, objectives and policies of the Placer County General Plan (PCGP) Housing Element apply within the Plan area. This section includes more specific housing and population information pertaining to Sheridan. The PCGP Housing Element was adopted on October 8, 2013 and certified by the California Department of Housing and Community Development on _____.

Housing Element Goals	
Goal A:	Provide new housing opportunities to meet the needs of existing and future Placer County residents in all income categories.
Goal B:	Encourage construction and maintenance of safe, decent and sound affordable housing in the county.
Goal C:	Promote housing opportunities that meet the specific needs of residents and workers in the Tahoe Basin of Placer County.
Goal D:	Improve the county’s existing stock of affordable housing.
Goal E:	Preserve all at-risk units within the unincorporated County.
Goal F:	Meet the needs of special groups of county residents, including a growing senior population, large families, single mothers, farm workers and persons with disabilities.
Goal G:	Alleviate homelessness in the county through a variety of programs, including increased affordable housing opportunities and the provision of emergency shelter for all persons in need.
Goal H:	Increase the efficiency of energy use in new and existing homes with a concurrent reduction in housing costs for Placer County residents.
Goal I:	Assure equal access to sound, affordable housing for all persons regardless of age, race, religion, color, ancestry, national origin, sex, disability, familial status or sexual orientation.
Goal J:	Ensure that Housing Element programs are implemented on a timely basis and progress of each program is monitored and evaluated regularly.

Existing Condition. Based on a 2012 Land Use Study prepared from Placer County Assessor's data, there are currently _____ housing units within the Sheridan Community Plan boundary. Table 2.3.1 illustrates the type of housing units in the Plan area.

**Table 2.3.1
Sheridan Housing Types, 2012**

Housing Type	Housing Units
Single-family Dwelling	
Multi-Family (2-4 units)	
Mobile Home	
TOTAL	

Source: 2013 Land Use Inventory conducted by Planning Division.

The majority of the housing units are single-family residential, with _____ percent of the total units being of that type. Multiple units represent approximately _____ percent of the housing mix. The remaining _____ percent are mobile home units, primarily in mobile home parks.



Figure 2.3.2: Townsite residential

The predominance of single-family housing units reflects the primary demand in the Sheridan area. This demand for the most

part is generated by people migrating into the area with their principle place of employment in Sacramento County, the cities of Roseville, Rocklin, Lincoln, Yuba City, or elsewhere.

_____ percent of the total housing units within the Sheridan Plan area were occupied in 2010. This compares to an _____ percent occupancy rate for Placer County overall (Lake Tahoe-area second residences skew this number somewhat). _____ percent of the housing units in Sheridan were owner-occupied while _____ percent were renter-occupied.

_____ percent of Sheridan's houses were built before 1940. Construction of new housing slowed until _____. _____ new houses were built between _____ and _____, increasing the overall housing stock

available in Sheridan by _____ percent. Although there are _____
 __ platted lots slated for housing development within the Plan area limits, there has only been an
 increase of _____ housing units since 2000.

**Table 2.3.2
 Year Residence Built**

Age	Percent
Built 2005 or later ¹	
Built 2000 to 2004	
Built 1990 to 1999	
Built 1980 to 1989	
Built 1970 to 1979	
Built 1960 to 1969	
Built 1950 to 1959	
Built 1940 to 1949	
1939 or earlier	

Source: County Assessor Data

¹Through _____

**Table 2.3.3
 New Housing Units
 Constructed in Plan Area**

Year	Number
2005	
2006	
2007	
2008	
2009	
2010	
2011	
2012	
2013	

Source: County Building Division

¹Through _____

2.3.1 Housing Need

As mandated by the State of California, Placer County is required to demonstrate a commitment to accommodate its fair share of affordable housing as determined by the appropriate regional housing need. This regional housing needs allocation (RHNA) has been determined by the Sacramento Area Council of Governments (SACOG) for the period between 2013 and 2021. The RHNA process occurs every eight years.

The RHNA identifies not only the number of housing units Placer County must plan for, but also the affordability level of those units. The RHNA allocation for all of unincorporated Placer County is shown in the table below.

**Table 2.3.1.1
Unincorporated Placer County Regional Housing Needs Allocation 2013-2021**

	Very Low	Low	Moderate	Above Moderate	Total
RHNA Allocation	1,365	957	936	1,773	5,031
Percent of Total	27.1%	19.0%	18.6%	35.2%	100%

One of the most important aspects of the Housing Element is to identify sufficient sites and provide land that is properly zoned to accommodate the County’s fair-share of the region’s affordable housing needs. The intent of the allocations is to ensure that each agency provide adequate sites and adequately zoned land to accommodate, at a minimum, the 5,031 affordable units allocated to the County. Placer County must describe in its Housing Element how it will provide capacity in its General Plan land use diagram and zoning for these 5,031 units within the planning period.

The Resource Inventory section of the Housing Element identifies vacant land that is suitable and available within unincorporated Placer County for higher-density residential development. The Housing Element compares this inventory to the County’s RHNA-assigned need for new housing. Demonstrating that the County has sufficient land zoned to meet the County’s fair-share of the region’s affordable housing is essential for certification of the Housing Element by the California Department of Housing and Community Development. Land deemed suitable for residential development in the analysis includes:

- Vacant sites zoned for residential use;
- Vacant sites;
- Zoned for nonresidential use that allows residential development;
- Residentially-zoned sites that are capable of being developed at a higher density; and

- Sites zoned for nonresidential use that can be redeveloped for, and as necessary, rezoned for residential use.

Based on County analysis, no sites in Sheridan met the above criteria to be included in the Housing Element Land Inventory section.

Regional housing opportunities must be available to people of all economic backgrounds. The Housing Element is one of the seven mandatory General Plan elements. All of the topics required to be addressed in a Housing Element by state law are covered in the Placer County General Plan Housing Element. The purpose of the Population and Housing section of the Sheridan Community Plan is to address topics specific to the Plan area, which are of particular interest to residents of Sheridan. The housing need identified below is for the Sheridan Community Plan area and is based on the community’s projected population.

**Table 2.3.1.2
Projected Sheridan Housing Need**

Population 2010	Percent Growth	Population 2035	Pop. Increase 2010-2035	Avg. Household Size	No. of New Units Needed
	%				

These increased population figures would indicate a demand for approximately _____ additional housing units by the year 2035 using the ‘high’ population projection found in Table 2.2.2. It is anticipated that the housing need would actually be close to the middle of the high and low population projection figure. With no land use changes considered as part of the Plan update, the current housing mix of _____ percent single-family dwellings, _____ percent multiple and _____ percent mobile home park units seems to be a reasonable basis for projection to the year 2035.