

CHAPTER 11

COMMUNITY PROFILES

This chapter compares population and housing characteristics among 13 of the County's unincorporated Community Planning Areas (communities). The County has 25 Community Planning Areas. However, this chapter excludes seven planning areas that are located wholly within cities: North Sacramento, Citrus Heights, Folsom, Downtown, Land Park/Pocket/Meadowview, East City, and Elk Grove. This chapter also excludes planning areas with a large proportion of the population residing in incorporated cities. These planning areas are: Cordova, Franklin-Laguna, Galt, North Natomas and South Natomas. Also, a portion of the South Sacramento Community Planning Area is within the City of Sacramento. The 13 community profiles presented in this chapter compare:

- Income;
- Housing Occupancy;
- Age Distribution;
- Population Projections;
- Household Composition by Type; and
- Racial/Ethnic Distribution.

Community Planning Area locations are presented on Figure 11-1.

INCOME

Table 11-1 provides information on the median household income (2000 Census) and the percent of households which are low-income (households that earn less than 80 percent of the countywide median household income). The median income measure is based on Sacramento County's 2000 median household income of \$52,900 as reported by the California Department of Housing and Community Development (HCD), to coincide with the year of 2000 Census. It should be noted that this is \$14,300 lower than HCD's median family income for the County in 2007, as described in previous chapters of this Housing Element.

The Community Planning Areas with the highest median household incomes were Rancho Murieta and Cosumnes (over \$65,000). These Community Planning Areas also had the lowest percent of low-income households (under 30 percent). The North Highlands-Foothill Farms planning area had the lowest median household income (\$36,110), and in turn, had the highest percent of low-income households (60 percent). Other Community Planning Areas with high proportions of lower income households (over 40 percent) were: Arden-Arcade (49 percent), Rio Linda-Elverta (47 percent), Carmichael (45 percent), and Southeast (42 percent). It must be noted that these conclusions are made from data that is not adjusted for household size - all incomes are compared against the median income of a family of four. Making the adjustment to allow for household size would most likely lower the percentages of lower income households for each community.

Figure 11-1. Community Area Index Map

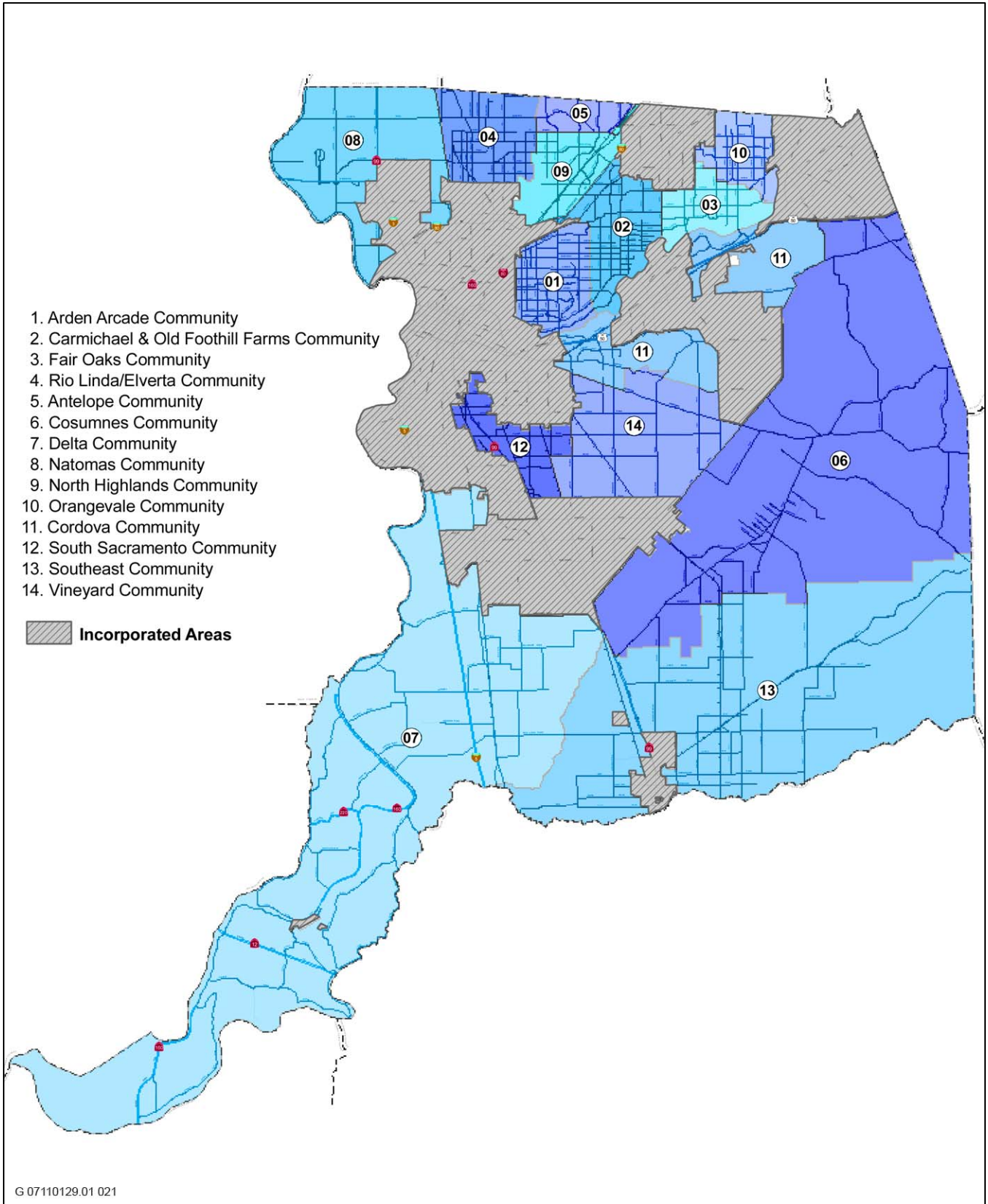


TABLE 11-1. INCOME		
COMMUNITY PLANNING AREA	MEDIAN HOUSEHOLD INCOME	PERCENT LOW-INCOME ¹
Antelope	\$58,966	29%
Arden-Arcade	\$45,622	49%
Carmichael	\$48,557	45%
Cosumnes	\$69,087	27%
Delta	\$35,313	52%
Fair Oaks	\$63,210	32%
North Highlands-Foothill Farms	\$36,110	60%
Orangevale	\$60,175	32%
Rancho Murieta	\$77,236	23%
Rio Linda-Elverta	\$44,163	47%
South Sacramento	\$32,709	53%
Southeast	\$53,340	42%
Vineyard	\$43,550	33%

Source: U.S. Census Bureau 2000.

¹ Percent of households who earned less than 80 percent of Sacramento County's median household income for a family of four (\$52,900) based on HUD 2000 income guidelines.

HOUSING OCCUPANCY

The number of housing units within each of the 13 Community Planning Areas in unincorporated Sacramento County in 2000 ranged from 1,627 units in Rancho Murieta to 52,414 housing units in South Sacramento (Table 11-2). Growth and annexation activity in Sacramento County during the period 2000-2006 have changed these figures considerably, but more recent figures by Community Planning Area are not available. According to the 2000 Census, South Sacramento, Arden-Arcade, North Highlands-Foothill Farms, and Carmichael are among the Community Planning Areas that have the greatest number of housing units, while Rancho Murieta, Southeast, Cosumnes and the Delta have the fewest number of housing units.

On the average, the homeowner vacancy rate for a city or county will fall within the range of two to four percent of the total occupied housing units, while the rental vacancy rate usually falls between five and six percent. Homeowner vacancy rates in the Community Planning Areas during 2000 ranged from less than one percent to a high of 12 percent, and rental vacancy rates ranged from a low of one percent to a high of six percent. A possible explanation for differences in vacancy rate might be the income of the community. A low-vacancy rate in homeownership might suggest a community made up of predominantly moderate to above moderate-income groups that can afford to purchase or rent these housing types. A low-vacancy rate in rental housing may demonstrate a community of lower income households who cannot afford to own homes.

TABLE 11-2. HOUSING OCCUPANCY						
COMMUNITY PLANNING AREA	OCCUPIED HOUSING UNITS	VACANT HOUSING UNITS	FOR SEASONAL, RECREATION, OR OCCASIONAL USE	TOTAL HOUSING UNITS	HOMEOWNER VACANCY RATE ¹	RENTAL VACANCY RATE ¹
Antelope	11,655	340	21	12,016	1%	3%
Arden-Arcade	42,377	1,663	146	44,186	1%	2%
Carmichael	20,631	709	43	21,383	1%	4%
Cosumnes	2,211	79	18	2,297	1%	1%
Delta	2,087	183	252	2,522	3%	6%
Fair Oaks	12,678	247	33	12,958	<1%	2%
North Highlands-Foothill Farms	27,446	1,137	67	28,650	1%	4%
Orangevale	12,360	274	21	12,655	1%	2%
Rancho Murieta	1,566	52	9	1,627	2%	2%
Rio Linda-Elverta	6,290	215	14	6,519	1%	3%
South Sacramento	50,017	2,363	58	52,414	2%	3%
Southeast	1,697	45	10	1,752	1%	2%
Vineyard	3,900	109	8	4,017	1%	3%

Source: U.S. Census Bureau 2000.

¹ The County assumes that homeowners represent owners of single-family homes, duplexes, condominiums, and townhomes and rentals include apartments.

The 2000 Census reported minimum variation in vacancy rates for single-family and duplex residences in the community planning areas. The vacancy rates ranged from less than 1 percent to 3 percent. The Delta community had the highest vacancy rate and the Fair Oaks community had the lowest.

Of the 13 Community Planning Areas, none exhibit uncharacteristically high multifamily vacancy rates. However, the 2000 Census reported that the Cosumnes Community Planning Area had an unusually low-rental vacancy rate of one percent. Because this community consists of larger lot single-family agricultural-residential parcels with very few, if any, multifamily units, the area is expected to have a low vacancy rate. All other Community Planning Areas had multifamily vacancy rates between two and six percent.

AGE DISTRIBUTION

A comparison of age groups show a range in median ages among the 13 community plan areas (Table 11-3). South Sacramento and Antelope were the community planning areas with the “youngest” median ages, ranging from 30 to 31 years old. Rancho Murieta, Arden-Arcade, Orangevale, and the Delta were the community planning areas with the “oldest” median ages - ranging from 43 to 49 years old. South Sacramento’s median age of 30 years old was due to a large percentage of the population (45 percent) being under the age of 24 years old. Likewise, Antelope had a disproportionate number of persons under the age of 18. These communities represent areas with larger family households. In contrast, Rancho Murieta’s median age of 49 years old was due to the disproportionate number of seniors and older adults. Also, the majority of households in Rancho Murieta are married couples without children.

According to the 2000 Census, the communities with the greatest number of persons age 65 and over were South Sacramento and Arden-Arcade. These communities are characterized by older well-established neighborhoods with high homeownership and a larger percentage of retirees.

PROJECTIONS

Table 11-4 provides future projections for population, housing units, and employment in each of the 13 Community Planning Areas, as reported by the Sacramento Area Council of Governments’ (SACOG) Projections 2005-2025.

POPULATION

Population projections range from almost no growth over 2000 populations (less than five percent) for North Highlands-Foothill Farms, Arden-Arcade, and Carmichael to substantial growth (more than 150 percent) for Cosumnes and Rancho Murieta through 2025. The areas with slow, or almost no growth projected thru 2025 are all nearly built-out communities with little remaining new residential development potential. However, the communities that are projected to more than double in population are areas with vacant residential land and high development potential.

TABLE 11-3. AGE DISTRIBUTION						
COMMUNITY PLANNING AREA	UNDER 18	18 TO 24 YEARS	25 TO 44 YEARS	45 TO 64 YEARS	65 AND OVER	MEDIAN AGE
Antelope	12,588	2,959	13,574	5,864	1,453	31
Arden-Arcade	20,347	9,942	26,497	21,230	16,065	45
Carmichael	11,600	4,089	13,257	12,313	8,483	40
Cosumnes	1,701	399	1,583	2,018	838	40
Delta	1,186	415	1,325	1,470	902	43
Fair Oaks	7,172	2,218	8,547	9,322	4,455	40
North Highlands-Foothill Farms	23,466	8,431	23,537	14,182	7,403	40
Orangevale	9,068	2,720	9,808	8,541	3,697	43
Rancho Murieta	683	99	793	1,290	778	49
Rio Linda-Elverta	5,963	1,650	5,619	4,466	1,828	35
South Sacramento	56,982	16,642	47,913	28,853	14,606	30
Southeast	1,437	359	1,452	1,447	507	41
Vineyard	3,773	696	4,200	2,499	886	41

Source: U.S. Census Bureau 2000.

TABLE 11-4. PROJECTIONS 2005 - 2025															
COMMUNITY PLANNING AREA	POPULATION					HOUSING UNITS					EMPLOYMENT				
	2005	2010	2015	2020	2025	2005	2010	2015	2020	2025	2005	2010	2015	2020	2025
Antelope	34,585	37,943	40,364	40,364	40,364	13,110	14,676	15,796	15,796	15,796	3,269	4,494	5,103	5,151	5,168
Arden-Arcade	95,768	96,094	96,306	96,418	96,413	46,160	46,235	46,269	46,323	46,325	55,871	56,144	56,322	56,391	56,459
Carmichael	50,550	51,000	51,245	51,479	51,584	21,109	21,219	21,279	21,354	21,404	10,085	10,213	10,309	10,392	10,405
Cosumnes	6,453	17,497	30,532	40,888	52,844	2,311	6,134	11,062	15,007	19,154	951	1,290	2,170	3,099	4,706
Delta	6,109	6,442	6,789	7,023	7,250	2,561	2,691	2,825	2,914	3,001	1,915	2,214	2,520	2,809	3,111
Fair Oaks	33,413	33,885	34,132	34,353	34,377	13,377	13,561	13,644	13,725	13,734	5,904	5,919	5,927	5,940	5,954
North Highlands- Foothill Farms	75,085	75,551	75,758	75,830	75,829	29,152	29,339	29,421	29,452	29,452	28,739	30,401	32,982	33,366	33,577
Orangevale	29,926	30,855	31,265	31,570	31,716	11,066	11,404	11,560	11,667	11,715	5,283	5,303	5,312	5,323	5,324
Rancho Murieta	4,803	6,306	7,856	10,448	12,094	2,029	2,654	3,306	4,389	5,075	202	202	202	202	202
Rio Linda-Elverta	21,135	22,757	24,626	26,761	29,538	7,118	7,691	8,347	9,098	10,084	2,588	3,022	3,521	3,773	3,973
South Sacramento	162,708	169,398	173,900	176,282	177,442	56,842	59,732	61,643	62,775	63,543	48,176	53,768	56,517	58,381	59,232
Southeast	5,532	5,871	6,123	6,341	6,520	1,864	1,976	2,056	2,130	2,203	567	578	591	605	614
Vineyard	24,045	39,533	54,223	61,516	66,090	9,608	15,652	21,407	2,4153	25,800	4,132	5,945	8,123	9,672	10,476

Source: SACOG 2001.

HOUSING UNITS

The projected number of housing units for each Community Planning Area has a direct connection to the previous discussion of the population projections. In general, communities with little population growth also have fewer housing units projected to be constructed, while communities with substantial population growth between 2005 and 2025 show projections with equally substantial housing unit additions. The Cosumnes Community Planning Area (roughly 17,000 units), is projected to experience the largest numerical gain in housing units between 2005 and 2025.

EMPLOYMENT

SACOG's employment projections describe the increase in number of projected jobs within each Community Planning Area. Some Community Planning Areas such as Rio Linda, Elverta, Orangevale, Arden-Arcade, Carmichael, and the Southeast are expected to experience moderate employment growth, while other communities such as Vineyard and Cosumnes are projected to double, triple, and even quadruple the number of jobs. The communities that are projected to experience substantial employment growth are also the communities characterized by larger population and housing unit growth and have the ability to physically increase their retail/commercial sector.

HOUSEHOLDS AND HOUSEHOLD COMPOSITION

Household composition provides an important indicator of population characteristics and trends (Table 11-5). According to the 2000 Census, the top three Community Planning Areas with the largest number of households were:

- South Sacramento (50,089 households)
- Arden-Arcade (42,370 households)
- Carmichael (20,631 households)

The 2000 Census reported fewer than 5,000 households in several communities, including Vineyard, the Delta, Cosumnes, Southeast, and Rancho Murieta. However, these are communities that are expected to accommodate significant population growth in the County over the next 20 years.

Cosumnes, Southeast, and Rancho Murieta were composed of roughly 65 to 75 percent married family households in 2000 (the data do not distinguish between married couples with and without children), while Arden-Arcade, South Sacramento, and North Highlands-Foothill Farms were largely composed of non-family households. A nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related. South Sacramento, with the largest number of households, had the largest number and highest percentage of both male- and female-headed unmarried family households. Other Community Planning Areas with a larger percentage of female-headed households were North Highlands-Foothill Farms and Arden-Arcade.

TABLE 11-5. HOUSEHOLD COMPOSITION BY TYPE					
COMMUNITY PLAN AREA	NUMBER OF HOUSEHOLDS BY HOUSEHOLD TYPE				
	MARRIED COUPLE FAMILY	OTHER FAMILY, MALE HOUSEHOLDER	OTHER FAMILY, FEMALE HOUSEHOLDER	NON-FAMILY HOUSEHOLDS	TOTAL HOUSEHOLDS
Rio Linda-Elverta	3,569	450	890	1,381	6,290
North Highlands-Foothill Farms	12,043	1,912	5,152	8,323	27,430
Orangevale	7,091	643	1,404	3,224	12,362
Arden-Arcade	16,006	1,825	5,274	19,265	42,370
Carmichael	9,629	938	2,657	7,407	20,631
Fair Oaks	7,100	507	1,272	3,798	12,677
South Sacramento	24,414	3,514	10,256	11,905	50,089
Vineyard	2,664	202	365	668	3,899
Delta	1,076	97	182	732	2,087
Cosumnes	1,621	87	137	397	2,231
Southeast	1,211	76	128	284	1,699
Rancho Murieta	1,134	30	53	311	1,528
Antelope	7,273	535	1,534	2,313	11,655

Source: U.S. Census Bureau 2000.

RACE AND ETHNICITY

Table 11-6 provides 2000 Census information on the racial and ethnic makeup of each Community Planning Area. White residents make up the largest proportion of the population in each of the 13 Community Planning Areas. The South Sacramento Community Planning Area represented the most racially diverse area of unincorporated Sacramento County, including the largest Black, Native American, Asian/Pacific Islander, and Hispanic/Latino populations of any of the Community Planning Areas. North Highlands - Foothill Farms is another community with a large minority population.

TABLE 11-6. RACE							
CITY	WHITE	BLACK	NATIVE AMERICAN	ASIAN/PACIFIC ISLANDER	OTHER RACE	TWO OR MORE RACES	HISPANIC OR LATINO
Rio Linda-Elverta	15,991	438	319	664	1,041	1,038	2,256
North Highlands-Foothill Farms	53,478	8,416	986	4,559	4,416	5,166	10,966
Orangevale	30,238	416	368	1,040	563	1,270	2,285
Arden-Arcade	73,286	5,730	908	4,975	4,942	4,944	11,397
Carmichael	43,083	1,338	412	1,918	1,041	1,952	3,479
Fair Oaks	27,944	556	188	1,352	577	1,142	2,012
South Sacramento	58,520	31,977	1,910	39,249	21,044	12,305	39,815
Vineyard	8,011	704	107	1,947	552	732	1,540
Delta	3,643	55	79	379	872	270	1,794
Cosumnes	5,470	161	89	189	334	326	769
Southeast	4,431	55	62	112	343	192	694
Rancho Murietta	3,283	66	14	102	31	107	160
Antelope	23,849	3,671	342	4,569	1,471	2,549	3,908

Source: U.S. Census Bureau 2000.