PRINCIPLE 1

Provide transportation choices

Auburn Boulevard Study Area

- Close to I-80
- Future light rail, bus rapid transit site?
- Congested today
- Poor quality pedestrian area…sidewalk conditions
- Future bike lanes called for in General Plan
- Transit center

PRINCIPLE 1

Provide transportation choices

Antelope Road

- Close to I-80
- Future light rail, bus rapid transit?
- Poor quality pedestrian area…sidewalk conditions

PRINCIPLE 2

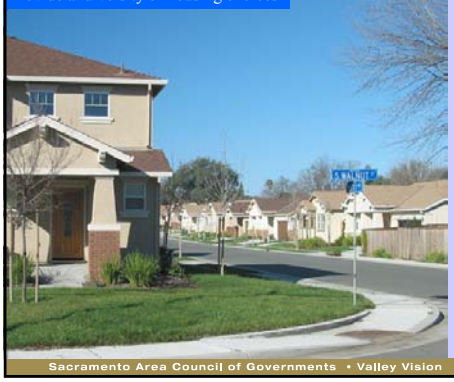
Provide a diversity of housing choices

Citrus Heights

Normandy Park Apartments

PRINCIPLE 2

Provide a diversity of housing choices



Loomis

Stonebridge

PRINCIPLE 2

Provide a diversity of housing choices

Regional Issues

- Challenge to build enough housing
- Large increase in number of senior households
- Decrease in families with kids
- Shortage of rentals
- Affordability challenges growing – Citrus Heights median household income is $49,796

PRINCIPLE 2

Provide a diversity of housing choices

Auburn Boulevard

- Add housing to existing commercial sites?
- Existing area has lower % rental housing than balance of city, but…
- City has higher % rental housing than region
- Affordable "ownership" products important, too