
3. DEMOGRAPHIC CHARACTERISTICS

3. DEMOGRAPHIC CHARACTERISTICS

INTRODUCTION

This chapter reviews the existing population, employment, and housing conditions in Merced County. This chapter also describes the anticipated changes to population, employment, and housing that could result from implementation of the proposed University Community Plan.

Changes in population growth, employment opportunities, and housing demand are social and economic effects. CEQA directs that these issues be considered in an EIR only to the extent that they result in adverse impacts on the physical environment. Section 15382 of the CEQA Guidelines defines “significant effect on the environment” as follows:

Significant effect on the environment means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, plants, animals, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.

The direction for treatment of economic and social effects is reiterated in Section 15131(a) of the CEQA Guidelines:

Economic or social effects of a project shall not be treated as significant effects on the environment. An EIR may trace a chain of cause and effect from a proposed decision on a project through anticipated economic or social changes resulting from the project to physical changes caused in turn by the economic or social changes. The intermediate economic or social changes need not be analyzed in any detail greater than necessary to trace the chain of cause and effect. The focus of the analysis shall be on the physical changes.

For this EIR, anticipated changes in population, employment, housing, and housing affordability are drawn from information provided by the U.S. Census, the California Department of Finance, the Merced County Association of Governments (MCAG), and Merced County.

The anticipated increases of each demographic parameter are discussed for informational and background purposes in this chapter. CEQA does not consider changed demographics an environmental impact in and of itself. The demographic changes discussed in this chapter also provide the basis for the environmental analysis contained in Chapter 4 of this EIR. The secondary physical environmental impacts of the socioeconomic factors described in this chapter, to the extent they would occur, are considered in Sections 4.1 through 4.15 of this EIR (such as transportation, air quality, noise). Insofar as the population, employment, and housing changes as a result of this project induce substantial growth or concentration of population, the potential effects are addressed in Chapter 6, Growth Inducement.

Level of Detail

This chapter and the technical sections of this EIR rely upon data from several sources for housing, population, and employment. The source data, in many cases, is presented to the single digit. In order to preserve the integrity of the data, it is presented in this document as it is recorded in its source, to the single digit. This is not intended, however, to imply accuracy to the single digit, either in the source data or in the calculations presented in this EIR. Therefore, the numbers presented in this EIR, both reported from source data and calculations made with that data, should be considered approximate.

Analysis Years

The environmental analyses presented in Chapter 4 of this Draft EIR describes existing environmental conditions and evaluates the environmental consequences of the proposed UCP at three points in the future: Year 2015, Year 2025, and Buildout of the UCP. Although the Buildout condition would certainly occur in years beyond 2025, due to a lack of definitive information about environmental conditions in years beyond 2025, the analysis considers buildout of the UCP against the backdrop of year 2025. Thus, the demographic characteristics of Merced County UC Merced and the UCP today and in years 2015 and 2025 are most relevant for the UCP EIR.

Methods

UNIVERSITY COMMUNITY PLAN ASSUMPTIONS

Projected new housing units in the University Community are shown in the Land Use table for the proposed UCP (see Table 2-1 in Chapter 2, Project Description). The population accommodated by the proposed UCP is anticipated to be approximately 30,782, which assumes 2.65 persons per dwelling unit.¹ Employment generation was based upon the types of uses and estimated square footage of each type of use contained in the UCP Land Use table multiplied by the number of square feet per employee (350 s.f./employee for office and research and development; 400 s.f./employee for retail).²

Housing, population, and employment generation assumptions for the University Community for the year 2015 are based upon a phasing study performed by Economic Planning Systems.³ The phasing study estimates that by year 2015 there would be approximately 71,000 square feet of retail space, 30,000 square feet of office space, 563 multi-family units, and 589 single-family units within portions of the Town Center and Residential Villages 1 and 2. The generation rates described above were applied to these numbers for 2015 totals.

The phasing study performed for the UCP⁴ estimates that there would be approximately 4,020 dwelling units in the UCP in year 2025.

UC CAMPUS ASSUMPTIONS

Consistent with UCP Policy LU 2.1, the UCP will be adopted only after adoption of the UC Merced Long Range Development Plan. Therefore, concurrent development of the UC Merced campus and the University Community is assumed and the UC Merced campus is assumed in the baseline conditions for each of the future year scenarios described below. Based upon information provided by UC, at buildout there would be a total of 16,150 persons living on campus, including 9,375 undergraduate students, 1,875 graduate students, 1,250 students with families,

1,875 dependents of students, 710 faculty and 1,065 dependents of faculty. At Year 2014/15, it is assumed that there would be a total population of 4,678 on-campus, including students and dependents, but that no faculty is living on-campus.

It is assumed that there would be 4,418 housing units that would be provided on-campus at buildout.⁵ It is assumed that the total number of residential units at 2014/15 would be approximately 1,871 with a population of 4,678, using the campus housing rate of 2.5 persons per unit. UC projects that in year 2024/25, there would be a total population of 7,726 on-campus, which would require approximately 3,090 housing units, assuming 2.5 persons per unit.

UC anticipates that there would be 1,420 faculty positions and 4,828 other staff positions for a total of 6,248 jobs at buildout of the campus. For the 2014/15 year, UC anticipates 462 faculty positions and 1,617 other staff positions for a total of 2,079 jobs. For the 2024/25 school year, UC anticipates 763 faculty positions and 2,670 other staff positions for a total of 3,433 jobs.

Please see the UC Merced LRDP EIR for a complete description of the anticipated demographic characteristics of the UC Merced campus.

HOUSING

Existing and Projected Housing in the County

According to DOF statistics, there were 69,684 housing units in Merced County in year 2000.⁶ Of those units, 51,830, or 74 percent, were single-family homes. There were 12,713 multi-family units and 5,141 mobile homes.

Based upon projections in the MCAG Regional Transportation model, there would be a total of 95,679 housing units in Merced County in year 2015, and 120,204 housing units in year 2025, excluding UC Merced campus and the University Community.⁷

Housing Affordability

Housing affordability refers to the relationship between total household income and total household expenditure for housing, including mortgage, taxes, insurance, and utilities. This relationship is typically expressed as the percentage of total household income allocated to housing expenditures. Affordable housing is a factor in reducing environmental impacts, as well as improving the social and economic conditions of a region. A lack of affordable housing can result in socioeconomic impacts, such as households paying more for housing than they can reasonably afford.

Residential growth in Merced County is dominated by low-density, single-family homes. These types of homes constitute approximately 74 percent of the total housing stock for the County. Multi-family housing units are primarily concentrated within the City of Merced. Home prices in Merced County are among the lowest in the state. The current rental vacancy rate is 6.7 percent.⁸ Existing and planned housing in the cities of Merced and Atwater would likely serve the proposed University of California, Merced during the early stages of UCP development.

Anticipated Future Changes in Housing

Anticipated housing changes in the County and those associated with the proposed UC Merced campus and proposed University Community are shown in Table 3-1.

TABLE 3-1				
ANTICIPATED HOUSING CHANGES IN MERCED COUNTY				
Scenario	Merced County	UC Merced Campus	University Community Plan	Total Housing Units
Project-Specific				
Baseline Plus Buildout ¹	69,684	5,128	11,616	86,428
Baseline Plus 2015	69,684	1,871	1,152	72,707
Cumulative				
2015 Cumulative	95,679	1,871	1,152	98,702
2025 Cumulative	120,204	3,090	4,020	127,314
Cumulative Buildout ¹	120,204	5,128	11,616	136,948
1. For buildout horizon within the County, 2025 data is used.				
Source: Department of Finance, MCAG Regional Transportation Model, URS, EIP Associates, 2001.				

Baseline Plus Project Scenarios

Baseline Plus Buildout Scenario

At buildout, the proposed UCP would provide approximately 4,648 multi-family units and 6,968 single-family units, for a total of 11,616 units. This would represent an increase of approximately 17 percent over the total housing units existing in Merced County in year 2000. Under the Baseline Plus Buildout scenario, which assumes development of housing units on the campus (5,128 housing units on the campus), there would be approximately 86,428 housing units in the County. Housing units developed under the UCP would represent approximately 13 percent of the total housing units in the County under the Baseline Plus Buildout scenario (see Table 3-1).

Baseline Plus 2015 Scenario

The phasing study performed for the proposed UCP⁹ estimates that there would be approximately 1,152 dwelling units in the UCP in 2015. UC projects that in 2014/15, there would be a total population of 4,678 on-campus, which would require approximately 1,871 housing units, assuming the campus housing rate of 2.5 persons per unit. Under Baseline Plus 2015 development conditions (assuming campus development of 1,871 units), there would be approximately 72,707 dwelling units in the County. The dwelling units within the UCP would represent approximately 1.6 percent of the dwelling units in the County under the Baseline Plus 2015 scenario (see Table 3-1).

Cumulative Scenarios

2015 Cumulative Scenario

In year 2015, there would be 95,679 housing units in Merced County based on the MCAG Regional Transportation Model.¹⁰ Adding 1,871 units on the campus estimated to be developed by 2015, there would be 97,550 housing units in the County. Adding the 1,152 units to be developed in the University Community by year 2015 would yield 98,702 dwelling units in Merced County under this scenario (see Table 3-1).

2025 Cumulative Scenario

In year 2025, there would be 120,204 housing units in Merced County based on the MCAG Regional Transportation Model. Adding 3,090 units on the campus estimated to be developed by year 2025, there would be 123,294 housing units in the County. Adding the 4,020 units to be developed in the University Community by year 2025,¹¹ there would be 127,314 dwelling units in Merced County under this scenario (see Table 3-1).

Cumulative Buildout Scenario

As is stated above, according to the MCAG Regional Transportation Model, in year 2025, there would be approximately 120,204 housing units in the County. Assuming 11,616 housing units in the UCP and 5,128 housing units on the campus, there would be 136,948 housing units in the County under this cumulative scenario. The UCP would represent approximately 8.5 percent of the total housing units in the County under the 2025 Plus Cumulative Buildout scenario (see Table 3-1).

POPULATION

Existing and Projected Population in the County

The population of Merced County was 210,100 in the year 2000, according to California Department of Finance's (DOF) statistics.¹² The DOF projects a Merced County population of 239,005 in 2005, 289,839 in 2015, and 351,488 in 2025.¹³

According to MCAG statistics, there were approximately 215,256 residents in the County in year 2000, with 70,620 living in the unincorporated areas of the County and the remaining 144,636 living in the incorporated cities of Atwater, Dos Palos, Gustine, Livingston, Los Banos, and Merced.¹⁴ Population within the cities in the County range from a low of 4,655 residents in Gustine to a high of 70,544 in Merced.¹⁵ MCAG also has projections for population in 5-year increments through the year 2025, as shown in Table 3-2. Also included in Table 3-2 is an "adjusted population" which subtracts MCAG projections for the UC Merced-related growth from the total projected growth in the County. The adjusted population was used to calculate projected population under the following scenarios so that UC-related growth was not double-counted. MCAG statistics for population are used in the scenarios below to correspond to MCAG projections for housing and employment.

Year	2000	2005	2010	2015	2020	2025
Incorporated Cities	144,636	166,708	189,741	210,361	231,350	252,168
Unincorporated Areas and Communities (without UC-related growth)	70,620	75,754	81,094	86,203	92,519	99,320
County Total without UC-related growth	215,256	242,462	270,835	296,564	323,869	351,488
UC Merced and University Community	0	384	3,088	8,220	14,066	21,682
County Total with UC-related growth	215,256	242,846	273,923	304,784	337,935	373,170
Source: Merced County Association of Governments, MCAG website, <i>Merced County Population Projections by City or Community Growth Area Boundaries</i> , last modified May 31, 2001, EIP Associates, July 2001.						

County Racial and Ethnic Composition

As shown in Table 3-3, approximately 56 percent of the County reported their race as white. The next highest reported races were Asian, followed by black or African American, at 6.8 and 3.8 percent, respectively. Over 26 percent of the population of the County identified themselves as a race other than white, black, American Indian and Alaska Native, Asian, or Native Hawaiian and Other Pacific Islander. Over 45 percent of the County residents reported to be of Hispanic descent and more than half of those reporting to be of Hispanic decent reported to be of a race other than white, black, American Indian and Alaska Native, Asian, or Native Hawaiian and Other Pacific Islander.

	Not Hispanic or Latino	Hispanic or Latino	Total
White	85,585	32,765	118,350
<i>Black or African American</i>	7,594	470	8,064
American Indian and Alaska Native	1,115	1,395	2,510
<i>Asian</i>	14,041	280	14,321
Native Hawaiian and Other Pacific Islander	281	115	396
Some other race	410	54,603	55,013
Two or more races	6,062	5,838	11,900
Total population	115,088	95,466	210,554
Source: U.S. Census Bureau website, Table: <i>Race, Hispanic or Latino, and Age: 2000</i> .			

Anticipated Population Changes

Baseline Plus Project Scenarios

Baseline Plus Buildout Scenario

At buildout, the development within the proposed UCP would accommodate approximately 30,782 residents. This number represents approximately 14 percent of the existing population of Merced County. As shown in Table 3-4, under the Baseline Plus Buildout scenario, which assumes an on-campus population of 16,150 at buildout, the total County population would be 262,188 (assuming the MCAG population figure of 215,256).¹⁶ The UCP would represent approximately 12 percent of the total.

TABLE 3-4				
ANTICIPATED POPULATION CHANGES IN MERCED COUNTY				
Scenario	Merced County	UC Merced Campus	University Community Plan	Total Population
Project-Specific				
Baseline Plus Buildout ²	215,256	16,150	30,782	262,188
Baseline Plus 2015	215,256	4,678	3,053	222,987
Cumulative				
2015 Cumulative	296,564	4,678	3,053	304,295
2025 Cumulative	351,488	7,726	10,050	369,264
Cumulative Buildout ²	351,488	16,150	30,782	398,420
1. Merced County population projections shown here have been adjusted to remove UC-related growth projected by MCAG. 2. For buildout horizon within the County, 2025 data is used.				
Source: MCAG, EIP Associates, July 2001.				

Baseline Plus 2015 Scenario

At year 2015, the 1,152 dwelling units in the University Community would accommodate approximately 3,053 residents, which would constitute approximately 1.5 percent of the existing population of Merced County. Under the Baseline Plus 2015 scenario, which assumes an on-campus population of 4,678, the total County population would be 222,987 (assuming the MCAG population figure of 215,256).¹⁷ The UCP would represent approximately 1.4 percent of the total population under this scenario (see Table 3-4).

Cumulative Scenarios

2015 Cumulative Scenario

Assuming an adjusted population¹⁸ of 296,564 in year 2015 projected for Merced County and an on-campus population of 4,678, there would be a population of 301,242 in 2015 with County and campus growth. Adding year 2015 growth in the Community (3,053) would result in a population of 304,295 in Merced County under this scenario (see Table 3-4).

2025 Cumulative Scenario

Assuming an adjusted population¹⁹ of 351,488 in year 2025 projected for Merced County and an on-campus population of 7,726, there would be a population of 359,214 in year 2025 with County and campus growth. Adding the year 2025 population of the community, 10,050, would result in a population of 369,264 in Merced County under this scenario (see Table 3-4).

Cumulative Buildout Scenario

MCAG projects the adjusted population of the County as 351,488 in year 2025.²⁰ The UCP and UC Campus would include 30,782 and 16,150 residents, respectively. As shown in Table 3-4, this would result in a total population of 398,420 under the cumulative scenario, of which the UCP would represent approximately 7.7 percent.

EMPLOYMENT

Existing and Projected Employment in the County

According to DOF statistics, there were approximately 52,000 non-agricultural jobs and 11,700 agricultural jobs in the County in 2000.²¹ Although only approximately 18 percent of the County's residents are employed in the agricultural industry, Merced County is ranked sixth nationwide for agricultural production. Trade was a larger employment industry for the County than agriculture. Of the 52,000 non-agricultural jobs, 12,300 were in the trades. Other large employment sectors in the County were in state and local government with 11,700 jobs and 10,800 jobs in manufacturing.²²

The employment in the City of Merced accounts for approximately 43 percent of the total jobs in Merced County. The retail, services, and local government industries account for 68 percent of those jobs. Agriculture-related employment is relatively less significant in the City of Merced than in the County as a whole.

Based upon projections in the MCAG Regional Transportation model, there would be a total of 104,963 jobs in Merced County in year 2015 and 118,994 jobs in Merced County in 2025, excluding the UC Campus and UCP.²³

Anticipated Employment Changes

Baseline Plus Project Scenarios

Baseline Plus Buildout Scenario

There were approximately 63,700 jobs in the County in year 2000.²⁴ UC has estimated that at buildout of the campus, there would be approximately 1,420 faculty and 4,828 staff members for a total of 6,248 jobs. Adding the current jobs in the County to those generated by the campus at buildout would yield 69,948 jobs.

At buildout, the proposed UCP would allow approximately 716,000 square feet of retail space, 907,000 square feet of office space, and 400,000 square feet of research and development space. The proposed UCP would generate approximately 1,790 retail jobs, 2,591 office jobs, and 1,143 research and development jobs (assuming 350 s.f./employee for office and research and development; 400 s.f./employee for retail). The total jobs generated by the proposed UCP would be approximately 5,524, which would result in approximately 75,472 jobs in the County, of which UCP jobs would represent approximately 7.3 percent.

Baseline Plus 2015 Scenario

UC has estimated that in year 2014/15 there would be approximately 462 faculty and 1,617 staff members for a total of 2,079 jobs. Adding the jobs generated on the campus at year 2015 to the current jobs in the County would yield 65,779 jobs.

In year 2015, 71,000 square feet of retail space, and 30,000 square feet of office space in the UCP would generate approximately 178 retail jobs, 86 office jobs for a total of 264. The total jobs in the County under the Baseline Plus 2015 scenario, as shown in Table 3-5, would be approximately 66,043, of which the UCP would represent approximately 0.4 percent.

Cumulative Scenarios

2015 Cumulative Scenario

UC has estimated that in year 2014/15 there would be approximately 2,079 jobs. Adding the 2,079 jobs generated on the campus at year 2015 to the 104,963 jobs in the County in 2015 would yield 107,042 jobs.

In year 2015, the UCP would generate approximately 264 jobs. As shown in Table 3-5, the total jobs in the County under the 2015 Cumulative scenario would be approximately 107,306, of which the UCP would represent approximately 0.2 percent.

2025 Cumulative Scenario

UC has estimated that in year 2024/25 there would be approximately 3,433 jobs. Adding the jobs generated on the campus at 2025 to the 118,994 jobs in the County in 2025 would yield 122,427 jobs.

TABLE 3-5				
ANTICIPATED EMPLOYMENT CHANGES IN MERCED COUNTY				
	Merced County	UC Merced Campus	University Community Plan	Total Jobs
Project Specific				
Baseline Plus Buildout ¹	63,700	6,248	5,524	75,472
Baseline Plus 2015	63,700	2,079	264	66,043
Cumulative				
2015 Cumulative	104,963	2,079	264	107,306
2025 Cumulative	118,994	3,433	1,357	123,784
Cumulative Buildout ¹	118,994	6,248	5,524	130,766
1. For buildout horizon within the County, 2025 data is used.				
Source: Department of Finance, MCAG Regional Transportation Model, EIP Associates, July 2001.				

In year 2025, 257,000 square feet of retail space and 250,000 square feet of office space in the UCP would generate approximately 643 retail jobs, 714 office jobs for a total of 1,357. As shown in Table 3-5, the total jobs in the County under the 2025 Cumulative scenario would be approximately 123,784, of which the UCP would represent approximately 1 percent.

Cumulative Buildout Scenario

According to the MCAG Regional Transportation Model, in year 2025 there would be approximately 118,994 jobs in the County. Assuming 6,248 jobs from the UC Merced campus and 5,524 from the UCP, there would be approximately 130,766 jobs in Merced County, of which UCP jobs would represent approximately 4.2 percent.

JOBS-HOUSING RATIO

A jobs-housing ratio is a numeric representation of the relationship between the total number of jobs and the total number of residential units in a region. This ratio indicates the ability of a region to provide both adequate employment and housing opportunities for its existing and projected population. A balance of jobs and housing can benefit the environment of an area by reducing commute times and distances between residential areas and employment centers. Longer commutes result in increased vehicle trip length, which creates environmental effects associated with transportation, air quality, and noise. The lower the jobs/housing ratio, the fewer number of jobs for residents, which results in workers commuting out of the area. A higher number means there is a greater number of jobs than housing units, suggesting that workers are commuting into the area. Because, on average, there is more than one worker per household, a ratio of 1 to 1.5 is generally considered balanced (so that there is little in- or out-commuting), depending on local conditions.

Although the job-housing ratio is a planning concept, it is limited in its usefulness because it does not characterize how well the jobs and housing units are matched. For example, the ratio does not take into account the wage level of the jobs or the cost of the housing units. A region that is characterized as having an adequate jobs-housing ratio could have mostly low-wage jobs and up-scale housing. The result would be employees commuting to the area and residents commuting to jobs outside the area, thereby exacerbating traffic and air quality problems. Recent conditions in Silicon Valley are indicative of this condition.

Existing and Projected Jobs-Housing Ratio in the County

The jobs-housing ratio was calculated using the number of jobs and number of housing units in the County provided by the Department of Finance. The jobs-housing ratio for the project was calculated based upon the estimated number of residential units that would be built in the UCP and the estimated number of jobs that would be generated by the land uses included in the UCP land use table.

Using jobs and housing numbers from the DOF for year 2000, with 63,700 jobs and 69,684 housing units in the County, the job-housing ratio in Merced County in year 2000 was 0.91. Based upon projections for employment (104,963 jobs) and housing (95,679 units) in the County in year 2015, the County-wide jobs-housing ratio would be 1.1. Year 2025 projections for employment and housing in the County would yield a jobs-housing ratio of 0.99.

Anticipated Jobs-Housing Ratio Changes

Baseline Plus Project Scenarios

Baseline Plus Buildout Scenario

The proposed UCP would include 11,616 housing units and would generate approximately 5,525 jobs. The resulting jobs-housing ratio within the UCP would be 0.45. As stated above, using statistics from the DOF for year 2000, the jobs-housing ratio in Merced County in year 2000 was 0.91. UC has estimated that the campus would generate a total of 6,248 jobs at buildout. Assuming approximately 5,128 on-campus housing units at buildout, the resulting Countywide jobs-housing ratio with the campus would be 0.93. At buildout of the proposed UCP, the additional jobs and housing units within the proposed UCP would change the jobs-housing ratio to 0.87.

As stated above, one of the uses of the jobs-housing ratio is to be a measure of the socioeconomic characteristics of the commute shed within a geographic area. In the case of a community supporting a university campus, a simple calculation of the ratio of jobs to housing units does not accurately depict the relationship between the place of residence and the place of business or activity in the community. This is because there would be a large percentage of housing units that would be occupied by students, many of whom do not work or work only part time; using a strict jobs-housing ratio would give the appearance of a shortage of jobs in the area. To more accurately depict the jobs/housing relationship of the community and campus, one must consider student enrollment as an occupation or “job”. In doing so, the jobs-housing ratio would also be reflective of the travel patterns of the students whose time is occupied at the campus. Assuming the student enrollment as the equivalent of employment, the jobs-housing ratio of the campus and University Community would be 2.20 ($(11,772 \text{ jobs} + 25,000 \text{ student enrollment}) / 16,744 \text{ housing units}$). The resulting jobs-housing ratio for the entire County with student enrollment would be 1.16 ($(75,472 \text{ jobs} + 25,000 \text{ students}) / 86,428 \text{ housing units}$).

The extent to which the change in the jobs-housing ratio would result in significant effects on the environment is evaluated in the technical sections, of this EIR.

Baseline Plus 2015 Scenario

As stated in the Employment and Housing sections, there were 63,700 jobs and 69,682 housing units in the County in year 2000. Adding year 2015 campus development to these figures (2,079 jobs/1,871 housing units), the baseline jobs-housing ratio would be 0.92 under the Baseline Plus 2015 scenario. With the University Community development in year 2015 (264 jobs/1,152 housing units), the resulting jobs-housing ratio with the campus and community would be 0.91. Assuming the student enrollment as the equivalent of employment, the jobs-housing ratio of the campus and University Community under the Existing Plus 2015 scenario would be 3.64; the County-wide jobs-housing ratio including student enrollment would be 1.04 (see Table 3-6).

TABLE 3-6					
ANTICIPATED JOBS-HOUSING RATIO CHANGES IN MERCED COUNTY					
	Merced County Plus UC Merced Campus	UC Merced Campus Plus University Community Plan	Merced County Plus UC Merced Campus Plus University Community Plan	UC Merced Campus Plus University Community Plan Plus Students	Merced County Plus UC Merced Campus Plus University Community Plan Plus Students
Project-Specific					
Baseline Plus Buildout	0.93	0.70	0.87	2.20	1.16
Baseline Plus 2015	0.92	0.78	0.91	3.64	1.04
Cumulative					
2015 Cumulative	1.10	0.78	1.09	3.64	1.17
2025 Cumulative	0.99	0.67	0.97	2.78	1.09
Cumulative Buildout	1.00	0.70	0.95	2.20	1.14
1. For buildout horizon within the County, 2025 data is used.					
Source: Department of Finance, MCAG Regional Transportation Model, MCAG, EIP Associates, July 2001.					

Cumulative Scenarios

2015 Cumulative Scenario

Using projections for year 2015 for housing and employment provided above, the County-wide jobs-housing ratio without the campus or University Community would be 1.1 (104,963 jobs/95,679 housing units). Including campus development at 2015, the resulting ratio would be 1.1 (107,173 jobs/97,072 housing units). The 2015

Cumulative jobs-housing ratio, including the campus and community, would be 1.09 (107,306 jobs /98,702 housing units). Assuming the student enrollment as the equivalent of employment, the jobs-housing ratio of the campus and University Community under the 2015 Cumulative scenario would be 3.64; the County-wide jobs-housing ratio including student enrollment would be 1.17 (see Table 3-6).

2025 Cumulative Scenario

Using projections for year 2025 for housing and employment provided above, the County-wide jobs-housing ratio without the campus or community would be 0.99 (118,994 jobs/120,204 housing units). Including campus development at 2025, the resulting ratio would be 0.99 (122,427 jobs/123,294 housing units). The 2025 Cumulative jobs-housing ratio, including the campus and community, would be 0.97 (123,784 jobs/127,314 housing units). Assuming the student enrollment as the equivalent of employment, the jobs-housing ratio of the campus and University Community under the 2025 Cumulative scenario would be 2.78; the County-wide jobs-housing ratio including student enrollment would be 1.09 (see Table 3-6).

Cumulative Buildout Scenario

Assuming 130,766 jobs and 136,948 housing units in the County in year 2025 with the jobs and housing units in the campus and UCP at buildout, the jobs-housing ratio in Merced County would be 0.95 (130,766 jobs/136,948 housing units). Assuming the student enrollment as the equivalent of employment, the jobs-housing ratio of the campus and University Community under the 2025 Plus Buildout cumulative scenario would be 2.20; the County-wide jobs-housing ratio including student enrollment would be 1.14 (see Table 3-6).

ENDNOTES

1. Economic & Planning Systems, Inc, *Draft Economic Background Report, Merced University Community Plan, UC Merced*, March 27, 2000, page 46.
2. Economic & Planning Systems, Inc, *Draft Economic Background Report, Merced University Community Plan, UC Merced*, March 27, 2000, page 56.
3. Economic & Planning Systems, Inc, *Draft Economic Background Report, Merced University Community Plan, UC Merced*, March 27, 2000.
4. Jason Moody and Eve Stewart, Economic and Planning Systems, memorandum, June 8, 2001.
5. University of California, *2001 University of California, Merced, Long Range Development Plan, Draft Environmental Impact Report*, August 2001, page 2-8.
6. California Department of Finance website (http://www.dof.ca.gov/HTML/FS_DATA/profiles/pf_home.htm), *California County Profiles, Merced California*, July 12, 2001, available in project files, Merced County, UC Merced Planning Office.
7. Winnie Chung, Fehr and Peers Associates, written communication, June 5, 2001.
8. California Department of Finance website (http://www.dof.ca.gov/HTML/FS_DATA/profiles/pf_home.htm), *California County Profiles, Merced California*, July 12, 2001, available in project files, Merced County, UC Merced Planning Office.
9. Jason Moody and Eve Stewart, Economic and Planning Systems, memorandum, June 8, 2001.
10. Winnie Chung, Fehr and Peers Associates, written communication, June 5, 2001.
11. Winnie Chung, Fehr and Peers Associates, written communication, June 5, 2001.
12. California Department of Finance website (http://www.dof.ca.gov/HTML/FS_DATA/profiles/pf_home.htm), *California County Profiles, Merced California*, July 12, 2001, available in project files, Merced County, UC Merced Planning Office.
13. Economic & Planning Systems, Inc, *Draft Economic Background Report, Merced University Community Plan*, UC Merced, March 27, 2000, page 17.
14. Merced County Association of Governments, MCAG website (www.MCAG.cog.ca.us/citydata.htm), *Merced County Population Projections by City or Community Growth Area Boundaries*, last modified May 31, 2001, available in project files, Merced County, UC Merced Planning Office.

15. Merced County Association of Governments, MCAG website ([www. MCAG.cog.ca.us/citydata.htm](http://www.MCAG.cog.ca.us/citydata.htm)), *Merced County Population Projections by City or Community Growth Area Boundaries*, last modified May 31, 2001, available in project files, Merced County, UC Merced Planning Office.
16. Merced County Association of Governments, MCAG website ([www. MCAG.cog.ca.us/citydata.htm](http://www.MCAG.cog.ca.us/citydata.htm)), *Merced County Population Projections by City or Community Growth Area Boundaries*, last modified May 31, 2001, available in project files, Merced County, UC Merced Planning Office.
17. Merced County Association of Governments, MCAG website ([www. MCAG.cog.ca.us/citydata.htm](http://www.MCAG.cog.ca.us/citydata.htm)), *Merced County Population Projections by City or Community Growth Area Boundaries*, last modified May 31, 2001, available in project files, Merced County, UC Merced Planning Office.
18. The adjusted population is derived from MCAG projections, with UC-related growth subtracted.
19. The adjusted population is derived from MCAG projections, with UC-related growth subtracted.
20. The adjusted population is derived from MCAG projections, with UC-related growth subtracted.
21. California Department of Finance website (http://www.dof.ca.gov/HTML/FS_DATA/profiles/pf_home.htm), *California County Profiles, Merced California*, July 12, 2001, available in project files, Merced County, UC Merced Planning Office.
22. California Department of Finance website (http://www.dof.ca.gov/HTML/FS_DATA/profiles/pf_home.htm), *California County Profiles, Merced California*, July 12, 2001, available in project files, Merced County, UC Merced Planning Office.
23. Winnie Chung, Fehr and Peers Associates, written communication, June 5, 2001.
24. California Department of Finance website (http://www.dof.ca.gov/HTML/FS_DATA/profiles/pf_home.htm), *California County Profiles, Merced California*, July 12, 2001, available in project files, Merced County, UC Merced Planning Office.