SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 93.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,200	4,413	4,652	4,753	553	13%
Household Population	4,182	4,397	4,629	4,724	542	13%
Group Quarters Population	18	16	23	29	11	61%
Civilian	18	16	23	29	11	61%
Military	0	0	0	0	0	0%
Total Housing Units	1,756	1,812	1,883	1,953	197	11%
Single Family	815	815	815	817	2	0%
Multiple Family	941	997	1,068	1,136	195	21%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,710	1,747	1,831	1,877	167	10%
Single Family	812	807	812	807	-5	-1%
Multiple Family	898	940	1,019	1,070	172	19%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.6%	3.6%	2.8%	3.9%	1.3	50%
Single Family	0.4%	1.0%	0.4%	1.2%	0.8	200%
Multiple Family	4.6%	5.7%	4.6%	5.8%	1.2	26%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.45	2.52	2.53	2.52	0.1	3%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Households by Income Category						
Less than $15,000	64	98	73	65	1	2%
$15,000-$29,999	153	190	172	147	-6	-4%
$30,000-$44,999	239	216	223	195	-44	-18%
$45,000-$59,999	172	256	191	201	29	17%
$60,000-$74,999	231	195	250	237	6	3%
$75,000-$99,999	278	276	306	329	51	18%
$100,000-$124,999	210	196	185	170	-40	-19%
$125,000-$149,999	123	127	150	196	73	59%
$150,000-$199,999	136	123	158	183	47	35%
$200,000 or more	104	70	123	154	50	48%
Total Households	1,710	1,747	1,831	1,877	167	10%
Median Household Income Adjusted for inflation ($2010)	$74,740	$68,731	$75,531	$82,105	$7,365	10%

*IMPORTANT INFORMATION ABOUT THIS FORECAST:

This forecast was accepted by the SANDAG Board of Directors in October 2013 for distribution and use in planning and other studies. This forecast represents one possibility for future growth in the San Diego region. It is intended to represent a likely prediction of future growth, but it is not intended to be a prescription for growth. The Series 13 Regional Growth Forecast represents a combination of economic and demographic projections, existing land use plans and policies, as well as potential land use plan changes that may occur in the region between 2030 and 2050. In general, growth between 2012 and 2030 is based on adopted land use plans and policies, and growth between 2030 and 2050 includes alternatives that may, in some cases, reach beyond existing adopted plans.
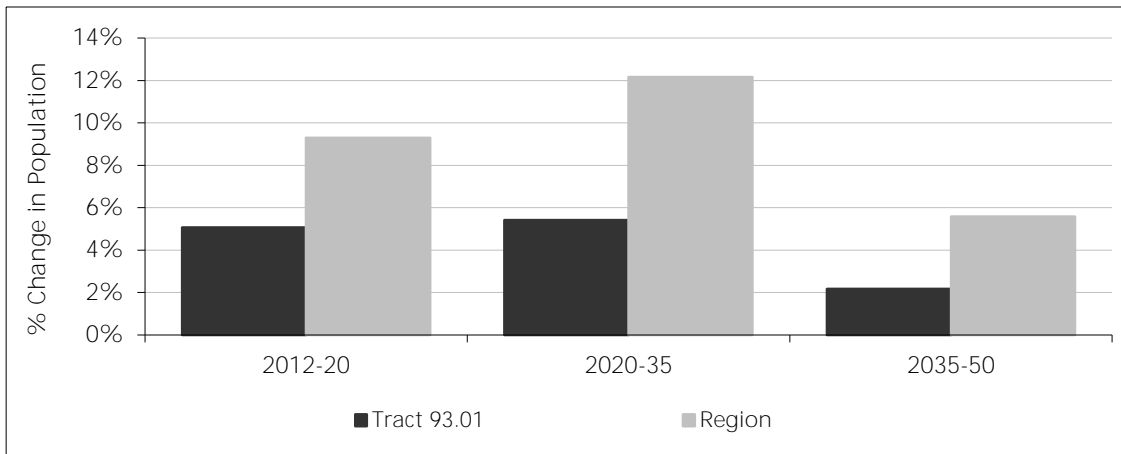
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,200	4,413	4,652	4,753	553	13%
Under 5	306	361	317	330	24	8%
5 to 9	205	226	227	230	25	12%
10 to 14	204	202	224	225	21	10%
15 to 17	128	112	126	125	-3	-2%
18 to 19	85	64	74	77	-8	-9%
20 to 24	299	276	266	251	-48	-16%
25 to 29	392	399	342	355	-37	-9%
30 to 34	413	416	391	425	12	3%
35 to 39	319	369	367	364	45	14%
40 to 44	275	259	296	253	-22	-8%
45 to 49	270	245	280	267	-3	-1%
50 to 54	305	262	276	261	-44	-14%
55 to 59	276	294	260	312	36	13%
60 to 61	94	115	100	121	27	29%
62 to 64	109	137	131	157	48	44%
65 to 69	141	198	201	224	83	59%
70 to 74	91	148	199	171	80	88%
75 to 79	99	127	228	195	96	97%
80 to 84	102	102	191	177	75	74%
85 and over	87	101	156	233	146	168%
Median Age	36.1	37.0	39.9	39.9	3.8	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,200	4,413	4,652	4,753	553	13%
Hispanic	857	1,053	1,346	1,578	721	84%
Non-Hispanic	3,343	3,360	3,306	3,175	-168	-5%
White	2,118	2,023	1,685	1,363	-755	-36%
Black	295	320	339	356	61	21%
American Indian	16	15	15	14	-2	-13%
Asian	629	687	881	992	363	58%
Hawaiian / Pacific Islander	37	43	55	70	33	89%
Other	12	12	11	12	0	0%
Two or More Races	236	260	320	368	132	56%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	1,763	1,811	3,304	3,309	1,546	88%
Civilian Jobs	1,763	1,811	3,304	3,309	1,546	88%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	472	472	472	472	0	0%
Developed Acres	465	467	469	472	7	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	136	136	136	136	0	0%
Multiple Family	30	32	34	36	7	23%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	28	28	5	5	-23	-83%
Commercial/Services	14	14	14	14	0	0%
Office	9	9	32	32	23	266%
Schools	34	34	34	34	0	0%
Roads and Freeways	58	58	58	58	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	156	156	156	156	0	0%
Vacant Developable Acres	7	5	3	0	-7	-96%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-100%
Multiple Family	7	5	3	0	-7	-96%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density[3]	20.6	21.2	38.7	38.7	18.1	88%
Residential Density[4]	10.6	10.8	11.1	11.3	0.7	7%

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs by period for Tract 93.01 and Region.
2012-20: Tract 93.01 ~5%, Region ~9.5%
2020-35: Tract 93.01 ~5.5%, Region ~12.3%
2035-50: Tract 93.01 ~2.3%, Region ~5.6%

Legend: ■ Tract 93.01 ■ Region
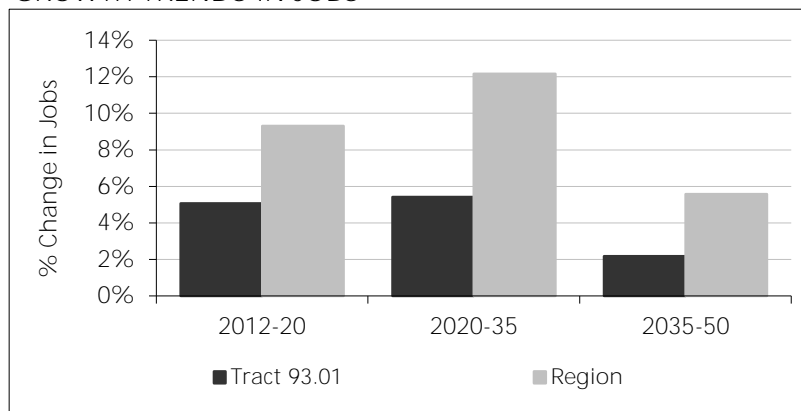
Notes:

1 - Figures may not add to total due to independent rounding.

2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as low density single family residential, may allow for the continuation of existing agricultural use.

3 - Civilian jobs per developed employment acre (industrial, retail, office, schools, and half of mixed use acres).

4 - Total housing units per developed residential acre (single family, multiple

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