SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 28.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,422	6,412	7,685	7,988	2,566	47%
Household Population	5,422	6,412	7,685	7,988	2,566	47%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	2,637	2,994	3,583	3,749	1,112	42%
Single Family	1,168	1,167	1,164	1,164	-4	0%
Multiple Family	1,469	1,827	2,419	2,585	1,116	76%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,547	2,938	3,520	3,667	1,120	44%
Single Family	1,137	1,150	1,152	1,146	9	1%
Multiple Family	1,410	1,788	2,368	2,521	1,111	79%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.4%	1.9%	1.8%	2.2%	-1.2	-35%
Single Family	2.7%	1.5%	1.0%	1.5%	-1.2	-44%
Multiple Family	4.0%	2.1%	2.1%	2.5%	-1.5	-38%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.13	2.18	2.18	2.18	0.1	2%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

*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.
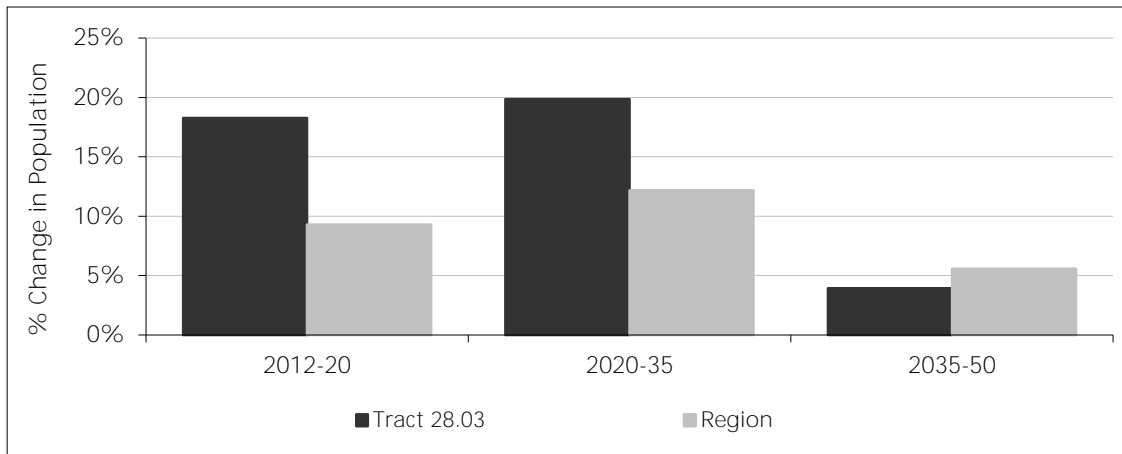
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,422	6,412	7,685	7,988	2,566	47%
Under 5	302	427	505	503	201	67%
5 to 9	236	301	406	414	178	75%
10 to 14	213	241	372	410	197	92%
15 to 17	109	112	167	183	74	68%
18 to 19	118	102	145	148	30	25%
20 to 24	636	640	561	593	-43	-7%
25 to 29	566	678	681	698	132	23%
30 to 34	500	573	672	658	158	32%
35 to 39	408	517	617	551	143	35%
40 to 44	358	378	543	508	150	42%
45 to 49	328	334	418	442	114	35%
50 to 54	296	301	355	394	98	33%
55 to 59	259	310	316	408	149	58%
60 to 61	104	138	119	134	30	29%
62 to 64	160	217	232	263	103	64%
65 to 69	216	338	390	414	198	92%
70 to 74	171	293	413	420	249	146%
75 to 79	144	197	369	377	233	162%
80 to 84	105	113	196	210	105	100%
85 and over	193	202	208	260	67	35%
Median Age	35.4	36.3	37.7	38.5	3.1	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,422	6,412	7,685	7,988	2,566	47%
Hispanic	1,373	2,098	3,912	4,860	3,487	254%
Non-Hispanic	4,049	4,314	3,773	3,128	-921	-23%
White	2,394	2,177	652	0	-2,394	-100%
Black	548	670	724	542	-6	-1%
American Indian	19	23	29	26	7	37%
Asian	880	1,172	1,956	2,089	1,209	137%
Hawaiian / Pacific Islander	16	24	44	58	42	263%
Other	8	10	14	14	6	75%
Two or More Races	184	238	354	399	215	117%

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	456	587	587	587	131	29%
Civilian Jobs	456	587	587	587	131	29%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	284	284	284	284	0	0%
Developed Acres	283	284	284	284	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	155	156	156	156	0	0%
Multiple Family	36	36	35	34	-2	-7%
Mobile Homes	0	0	0	0	0	0%
Other Residential	3	1	1	1	-2	-72%
Mixed Use	0	5	10	13	13	--
Industrial	0	0	0	0	0	0%
Commercial/Services	8	5	1	0	-7	-96%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	73	73	73	73	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	8	8	8	8	0	0%
Vacant Developable Acres	1	0	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-100%
Multiple Family	0	0	0	0	0	-100%
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]	59.9	73.0	92.6	88.5	28.5	48%
Residential Density[4]	13.6	15.4	18.2	19.1	5.5	41%

GROWTH TRENDS IN JOBS
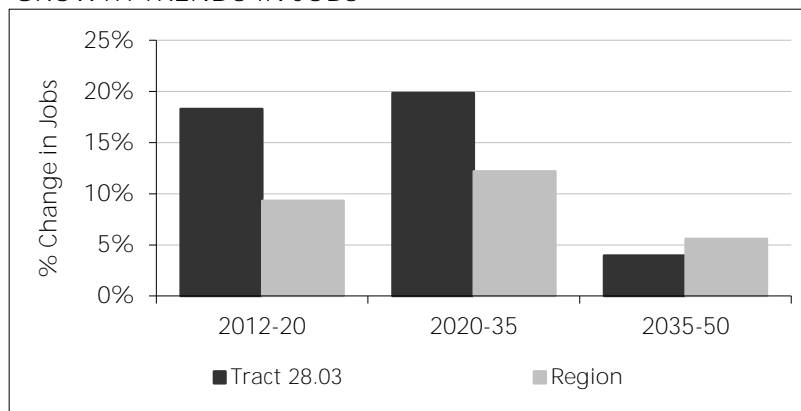
Notes:

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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