SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 95.05

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,466	6,601	6,634	6,613	147	2%
Household Population	6,466	6,601	6,634	6,613	147	2%
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	2,758	2,758	2,758	2,758	0	0%
Single Family	2,215	2,215	2,215	2,215	0	0%
Multiple Family	543	543	543	543	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,689	2,687	2,693	2,682	-7	0%
Single Family	2,147	2,144	2,150	2,143	-4	0%
Multiple Family	542	543	543	539	-3	-1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.5%	2.6%	2.4%	2.8%	0.3	12%
Single Family	3.1%	3.2%	2.9%	3.3%	0.2	6%
Multiple Family	0.2%	0.0%	0.0%	0.7%	0.5	250%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.40	2.46	2.46	2.47	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	84	98	75	40	-44	-52%
$15,000-$29,999	77	158	133	126	49	64%
$30,000-$44,999	128	225	183	165	37	29%
$45,000-$59,999	204	287	241	239	35	17%
$60,000-$74,999	332	174	242	200	-132	-40%
$75,000-$99,999	287	430	334	283	-4	-1%
$100,000-$124,999	405	350	351	365	-40	-10%
$125,000-$149,999	312	244	316	307	-5	-2%
$150,000-$199,999	504	334	359	391	-113	-22%
$200,000 or more	356	387	459	566	210	59%
Total Households	2,689	2,687	2,693	2,682	-7	0%
Median Household Income Adjusted for inflation ($2010)	$114,352	$98,343	$109,865	$119,726	$5,374	5%

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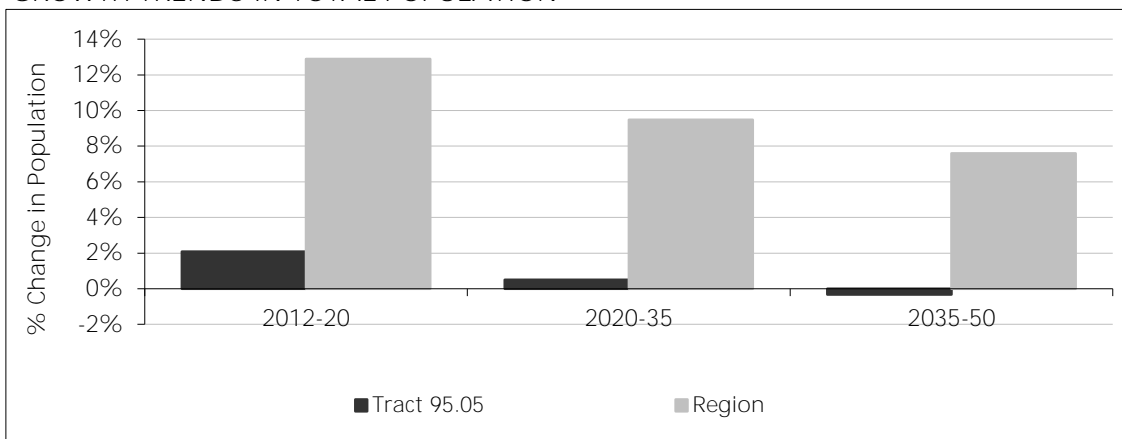
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	6,466	6,601	6,634	6,613	147	2%
Under 5	362	412	360	400	38	10%
5 to 9	349	380	370	401	52	15%
10 to 14	418	391	420	416	-2	0%
15 to 17	265	220	249	232	-33	-12%
18 to 19	179	121	138	113	-66	-37%
20 to 24	300	268	261	243	-57	-19%
25 to 29	378	345	283	296	-82	-22%
30 to 34	422	410	318	377	-45	-11%
35 to 39	442	502	412	437	-5	-1%
40 to 44	460	432	457	395	-65	-14%
45 to 49	547	474	543	453	-94	-17%
50 to 54	508	415	462	395	-113	-22%
55 to 59	545	547	506	561	16	3%
60 to 61	186	221	176	199	13	7%
62 to 64	317	372	310	352	35	11%
65 to 69	344	472	425	464	120	35%
70 to 74	204	337	433	388	184	90%
75 to 79	117	157	275	227	110	94%
80 to 84	78	76	150	124	46	59%
85 and over	45	49	86	140	95	211%
Median Age	41.3	42.9	45.5	45.0	3.7	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	Numeric	Percent
Total Population	6,466	6,601	6,634	6,613	147	2%
Hispanic	648	769	872	1,010	362	56%
Non-Hispanic	5,818	5,832	5,762	5,603	-215	-4%
White	4,283	4,192	3,725	3,334	-949	-22%
Black	149	161	178	193	44	30%
American Indian	18	18	17	15	-3	-17%
Asian	1,048	1,114	1,430	1,592	544	52%
Hawaiian / Pacific Islander	21	26	34	43	22	105%
Other	14	13	14	14	0	0%
Two or More Races	285	308	364	412	127	45%

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	445	445	445	445	0	0%
Civilian Jobs	445	445	445	445	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	4,433	4,433	4,433	4,433	0	0%
Developed Acres	3,139	3,139	3,139	3,139	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	279	279	279	279	0	0%
Multiple Family	29	29	29	29	0	0%
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	21	21	21	21	0	0%
Commercial/Services	45	45	45	45	0	0%
Office	0	0	0	0	0	0%
Schools	60	60	60	60	0	0%
Roads and Freeways	326	326	326	326	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	2,380	2,380	2,380	2,380	0	0%
Vacant Developable Acres	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0%
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	1,294	1,294	1,294	1,294	0	0%
Employment Density[3]	3.6	3.6	3.6	3.6	--	#VALUE!
Residential Density[4]	9.0	9.0	9.0	9.0	0.0	0%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 95.05 ■ Region
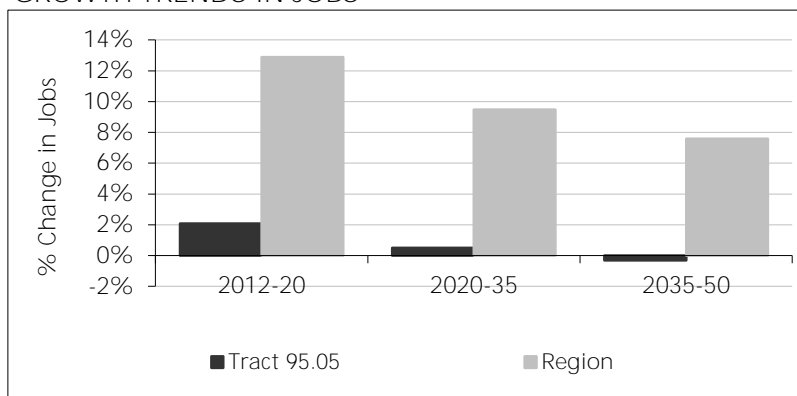
Notes:

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

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