SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 83.35

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	10,093	10,823	10,936	10,943	850	8%
Household Population	10,088	10,819	10,922	10,920	832	8%
Group Quarters Population	5	4	14	23	18	360%
Civilian	5	4	14	23	18	360%
Military	0	0	0	0	0	0%
Total Housing Units	2,976	3,162	3,162	3,175	199	7%
Single Family	2,306	2,471	2,471	2,484	178	8%
Multiple Family	670	691	691	691	21	3%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,955	3,136	3,148	3,149	194	7%
Single Family	2,287	2,445	2,457	2,459	172	8%
Multiple Family	668	691	691	690	22	3%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.7%	0.8%	0.4%	0.8%	0.1	14%
Single Family	0.8%	1.1%	0.6%	1.0%	0.2	25%
Multiple Family	0.3%	0.0%	0.0%	0.1%	-0.2	-67%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.41	3.45	3.47	3.47	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.
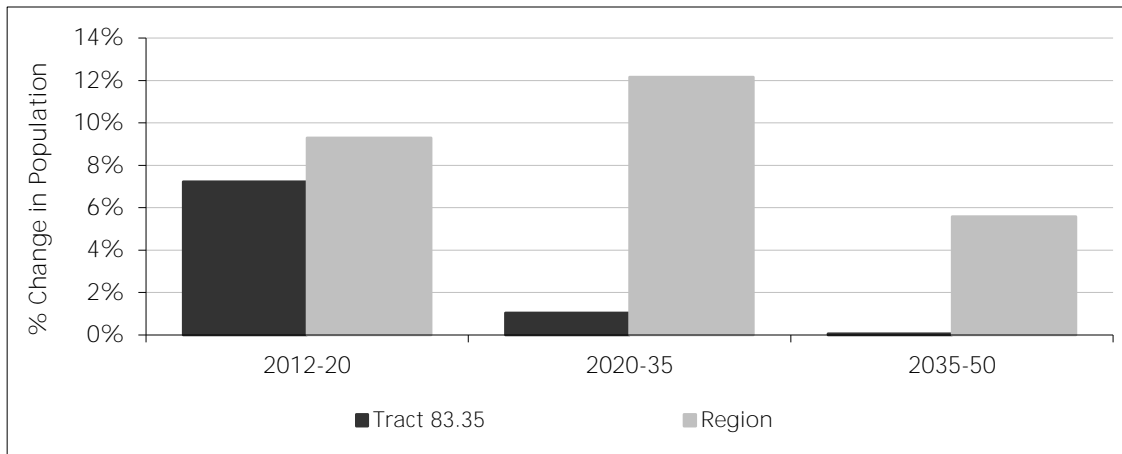
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	10,093	10,823	10,936	10,943	850	8%
Under 5	595	740	650	698	103	17%
5 to 9	927	1,073	1,017	1,061	134	14%
10 to 14	1,012	973	1,069	1,044	32	3%
15 to 17	548	495	581	544	-4	-1%
18 to 19	355	222	259	211	-144	-41%
20 to 24	514	500	488	448	-66	-13%
25 to 29	398	443	372	396	-2	-1%
30 to 34	450	507	415	459	9	2%
35 to 39	731	880	733	793	62	8%
40 to 44	1,008	1,005	1,092	952	-56	-6%
45 to 49	911	857	915	772	-139	-15%
50 to 54	872	812	891	812	-60	-7%
55 to 59	697	761	684	759	62	9%
60 to 61	204	262	205	224	20	10%
62 to 64	247	324	290	315	68	28%
65 to 69	282	458	475	557	275	98%
70 to 74	152	264	353	373	221	145%
75 to 79	90	124	234	265	175	194%
80 to 84	61	72	136	144	83	136%
85 and over	39	51	77	116	77	197%
Median Age	36.7	37.6	39.2	38.8	2.1	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	10,093	10,823	10,936	10,943	850	8%
Hispanic	889	1,087	1,210	1,371	482	54%
Non-Hispanic	9,204	9,736	9,726	9,572	368	4%
White	4,903	4,837	3,742	2,711	-2,192	-45%
Black	187	204	182	171	-16	-9%
American Indian	11	28	50	53	42	382%
Asian	3,575	3,997	4,814	5,449	1,874	52%
Hawaiian / Pacific Islander	25	50	100	149	124	496%
Other	34	53	78	87	53	156%
Two or More Races	469	567	760	952	483	103%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	1,252	1,252	1,420	1,423	171	14%
Civilian Jobs	1,252	1,252	1,420	1,423	171	14%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,103	1,103	1,103	1,103	0	0%
Developed Acres	794	819	836	838	44	6%
Low Density Single Family	0	0	0	0	0	0%
Single Family	367	391	391	393	26	7%
Multiple Family	37	38	38	38	1	3%
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	0	0	0	0	0	0%
Commercial/Services	18	18	18	18	0	0%
Office	0	0	0	0	0	0%
Schools	117	117	127	127	11	9%
Roads and Freeways	203	203	203	203	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	52	52	58	58	5	10%
Vacant Developable Acres	48	23	6	4	-44	-91%
Low Density Single Family	0	0	0	0	0	0%
Single Family	27	2	2	0	-26	-100%
Multiple Family	1	0	0	0	-1	-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	11	11	0	0	-11	-100%
Parks and Other	5	5	0	0	-5	-100%
Future Roads and Freeways	4	4	4	4	0	0%
Constrained Acres	261	261	261	261	0	0%
Employment Density[3]	9.3	9.3	9.8	9.8	0.5	5%
Residential Density[4]	7.4	7.4	7.4	7.4	0.0	0%

GROWTH TRENDS IN JOBS
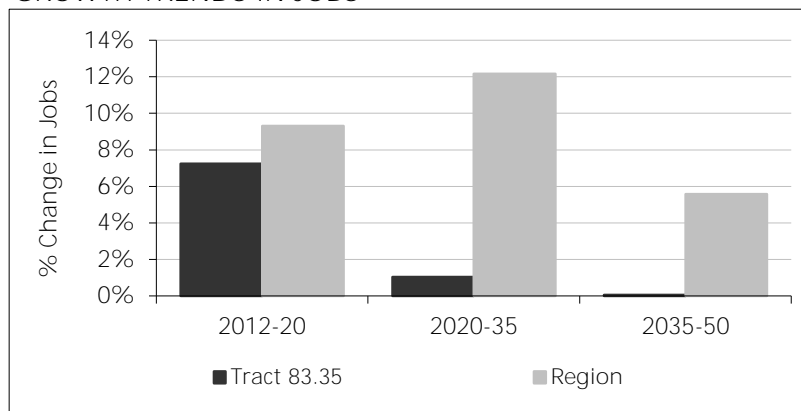
Notes:

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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