SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 212.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,319	4,935	5,026	5,166	-153	-3%
Household Population	5,319	4,935	5,026	5,166	-153	-3%
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	1,904	1,963	2,024	2,126	222	12%
Single Family	1,804	1,863	1,924	2,026	222	12%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	100	100	100	100	0	0%
Occupied Housing Units	1,842	1,649	1,668	1,720	-122	-7%
Single Family	1,762	1,569	1,588	1,642	-120	-7%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	80	80	80	78	-2	-3%
Vacancy Rate	3.3%	16.0%	17.6%	19.1%	15.8	479%
Single Family	2.3%	15.8%	17.5%	19.0%	16.7	726%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	20.0%	20.0%	20.0%	22.0%	2.0	10%
Persons per Household	2.89	2.99	3.01	3.00	0.1	4%

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.
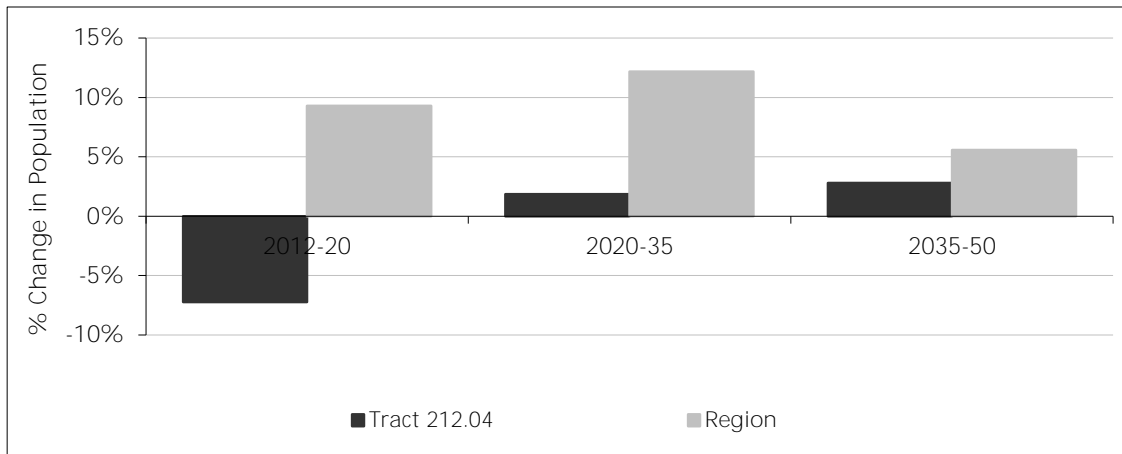
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,319	4,935	5,026	5,166	-153	-3%
Under 5	194	196	168	205	11	6%
5 to 9	247	244	217	266	19	8%
10 to 14	392	327	337	355	-37	-9%
15 to 17	304	224	251	221	-83	-27%
18 to 19	222	128	143	86	-136	-61%
20 to 24	325	255	257	210	-115	-35%
25 to 29	203	183	157	177	-26	-13%
30 to 34	148	130	107	142	-6	-4%
35 to 39	217	231	200	236	19	9%
40 to 44	313	265	285	262	-51	-16%
45 to 49	421	323	356	301	-120	-29%
50 to 54	539	397	429	379	-160	-30%
55 to 59	549	509	415	491	-58	-11%
60 to 61	163	177	128	154	-9	-6%
62 to 64	221	245	188	237	16	7%
65 to 69	333	433	411	492	159	48%
70 to 74	203	317	360	330	127	63%
75 to 79	161	199	338	268	107	66%
80 to 84	80	73	152	139	59	74%
85 and over	84	79	127	215	131	156%
Median Age	46.1	49.4	50.4	51.6	5.5	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,319	4,935	5,026	5,166	-153	-3%
Hispanic	672	705	848	994	322	48%
Non-Hispanic	4,647	4,230	4,178	4,172	-475	-10%
White	4,358	3,957	3,852	3,791	-567	-13%
Black	47	47	53	62	15	32%
American Indian	42	27	11	6	-36	-86%
Asian	96	100	146	181	85	89%
Hawaiian / Pacific Islander	11	10	12	14	3	27%
Other	1	1	1	1	0	0%
Two or More Races	92	88	103	117	25	27%

GROWTH TRENDS IN TOTAL POPULATION

Tract 212.04   Region

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	479	480	480	480	1	0%
Civilian Jobs	479	480	480	480	1	0%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	11,973	11,973	11,973	11,973	0	0%
Developed Acres	5,217	5,332	5,723	6,577	1,360	26%
Low Density Single Family	4,233	4,346	4,738	5,564	1,331	31%
Single Family	345	345	345	373	28	8%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	43	43	43	43	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	10	10	10	10	0	0%
Commercial/Services	46	47	47	47	1	2%
Office	1	1	1	1	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	414	414	414	414	0	0%
Agricultural and Extractive[2]	51	51	51	51	0	0%
Parks and Military Use	74	74	74	74	0	0%
Vacant Developable Acres	3,825	3,710	3,318	2,465	-1,360	-36%
Low Density Single Family	3,614	3,501	3,109	2,283	-1,331	-37%
Single Family	208	208	208	181	-28	-13%
Multiple Family	0	1	1	1	1	--
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	2	0	0	0	-2	-100%
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	2,931	2,931	2,931	2,931	0	0%
Employment Density[3]	8.3	8.2	8.2	8.2	-0.1	-2%
Residential Density[4]	0.4	0.4	0.4	0.4	-0.1	-14%

GROWTH TRENDS IN JOBS
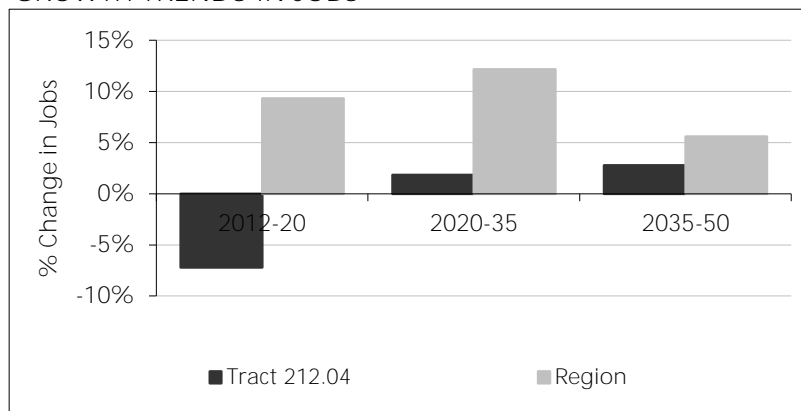
Notes:

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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