SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 1

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,030	3,007	3,089	3,199	169	6%
Household Population	3,030	3,007	3,089	3,199	169	6%
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	1,334	1,334	1,338	1,370	36	3%
Single Family	1,283	1,283	1,283	1,281	-2	0%
Multiple Family	51	51	55	89	38	75%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,334	1,320	1,321	1,332	-2	0%
Single Family	1,283	1,269	1,270	1,250	-33	-3%
Multiple Family	51	51	51	82	31	61%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.0%	1.0%	1.3%	2.8%	2.8	0%
Single Family	0.0%	1.1%	1.0%	2.4%	2.4	0%
Multiple Family	0.0%	0.0%	7.3%	7.9%	7.9	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.27	2.28	2.34	2.40	0.1	6%

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.
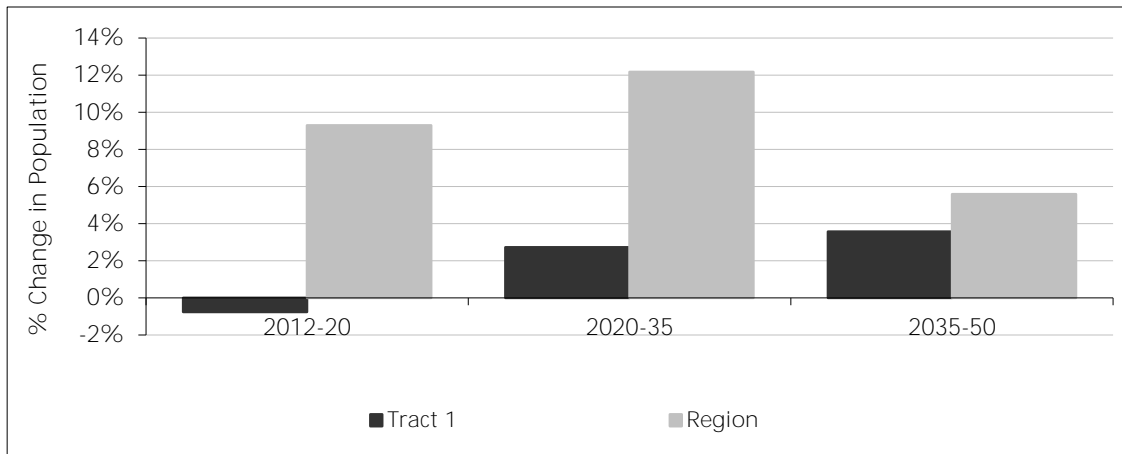
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,030	3,007	3,089	3,199	169	6%
Under 5	137	164	207	198	61	45%
5 to 9	144	176	212	299	155	108%
10 to 14	185	170	231	258	73	39%
15 to 17	106	88	136	123	17	16%
18 to 19	61	43	66	58	-3	-5%
20 to 24	120	63	51	73	-47	-39%
25 to 29	102	71	19	19	-83	-81%
30 to 34	125	105	62	93	-32	-26%
35 to 39	120	142	46	67	-53	-44%
40 to 44	162	154	165	162	0	0%
45 to 49	217	181	239	202	-15	-7%
50 to 54	273	202	209	192	-81	-30%
55 to 59	286	245	194	222	-64	-22%
60 to 61	113	127	98	108	-5	-4%
62 to 64	171	191	171	136	-35	-20%
65 to 69	283	353	288	300	17	6%
70 to 74	168	266	268	239	71	42%
75 to 79	88	112	186	132	44	50%
80 to 84	90	75	91	98	8	9%
85 and over	79	79	150	220	141	178%
Median Age	50.7	53.6	52.6	51.2	0.5	1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,030	3,007	3,089	3,199	169	6%
Hispanic	270	378	613	863	593	220%
Non-Hispanic	2,760	2,629	2,476	2,336	-424	-15%
White	2,591	2,485	2,360	2,260	-331	-13%
Black	23	30	33	20	-3	-13%
American Indian	15	6	0	0	-15	-100%
Asian	74	56	47	32	-42	-57%
Hawaiian / Pacific Islander	3	5	9	8	5	167%
Other	1	0	0	7	6	600%
Two or More Races	53	47	27	9	-44	-83%

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	439	470	470	470	31	7%
Civilian Jobs	439	470	470	470	31	7%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	383	383	383	383	0	0%
Developed Acres	374	374	374	375	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	221	221	221	221	0	0%
Multiple Family	2	2	2	3	1	31%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	--
Industrial	0	0	0	0	0	0%
Commercial/Services	6	6	5	5	0	-6%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	78	78	78	78	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	67	67	67	67	0	0%
Vacant Developable Acres	4	4	4	4	0	-12%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	3	3	3	0	0%
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	1	1	1	1	0	0%
Constrained Acres	5	5	5	5	0	0%
Employment Density[3]	75.2	81.9	83.0	83.0	7.8	10%
Residential Density[4]	6.0	6.0	6.0	6.1	0.1	2%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 1   ■ Region
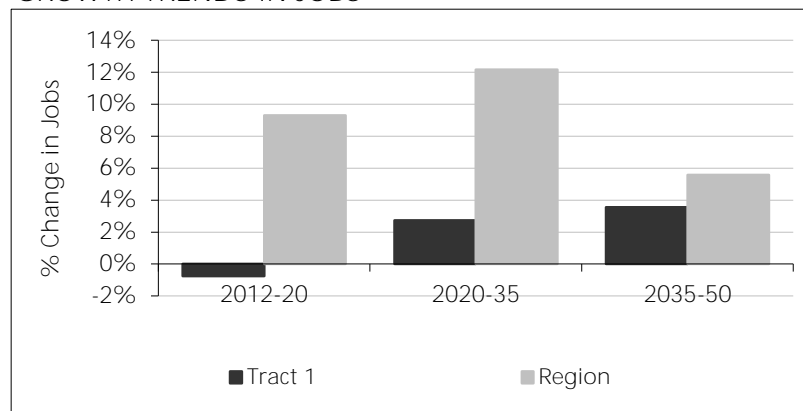
Notes:

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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