SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 95.11

SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,463	4,561	4,574	4,561	98	2%
Household Population	4,463	4,561	4,574	4,561	98	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	1,034	1,034	1,034	1,034	0	0%
Single Family	1,034	1,034	1,034	1,034	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,020	1,020	1,021	1,021	1	0%
Single Family	1,020	1,020	1,021	1,021	1	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.4%	1.4%	1.3%	1.3%	-0.1	-7%
Single Family	1.4%	1.4%	1.3%	1.3%	-0.1	-7%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.38	4.47	4.48	4.47	0.1	2%

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	59	55	40	40	-19	-32%
$15,000-$29,999	136	80	74	59	-77	-57%
$30,000-$44,999	151	103	98	87	-64	-42%
$45,000-$59,999	109	105	92	61	-48	-44%
$60,000-$74,999	183	191	135	108	-75	-41%
$75,000-$99,999	173	122	160	216	43	25%
$100,000-$124,999	82	87	112	100	18	22%
$125,000-$149,999	40	103	75	73	33	83%
$150,000-$199,999	14	92	121	134	120	857%
$200,000 or more	73	82	114	143	70	96%
Total Households	1,020	1,020	1,021	1,021	1	0%

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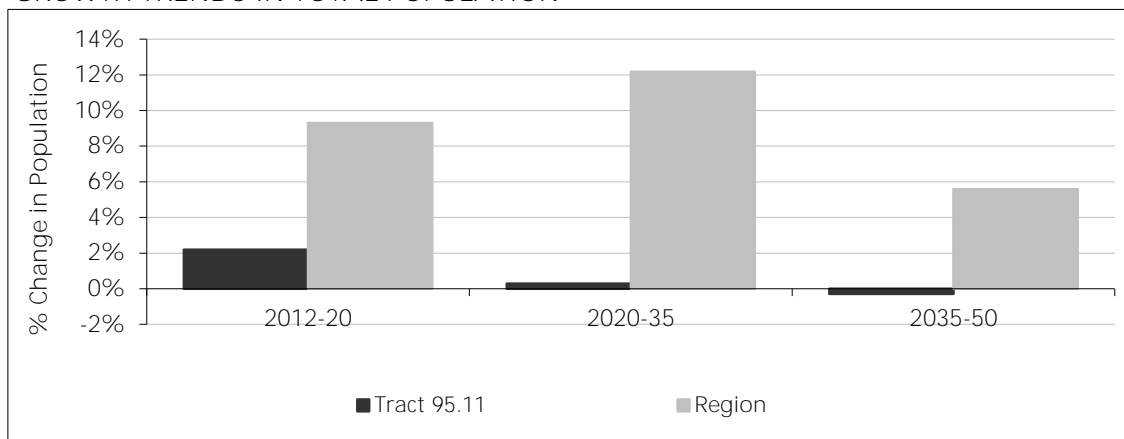
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,463	4,561	4,574	4,561	98	2%
Under 5	791	804	805	802	11	1%
5 to 9	746	761	765	763	17	2%
10 to 14	600	612	613	611	11	2%
15 to 17	214	218	218	218	4	2%
18 to 19	62	64	64	64	2	3%
20 to 24	238	241	241	241	3	1%
25 to 29	505	520	522	521	16	3%
30 to 34	562	574	574	574	12	2%
35 to 39	428	438	442	440	12	3%
40 to 44	160	166	166	164	4	3%
45 to 49	84	86	86	86	2	2%
50 to 54	26	30	32	31	5	19%
55 to 59	13	13	12	12	-1	-8%
60 to 61	8	8	8	8	0	0%
62 to 64	9	9	9	9	0	0%
65 to 69	10	10	10	10	0	0%
70 to 74	2	2	2	2	0	0%
75 to 79	5	5	5	5	0	0%
80 to 84	0	0	0	0	0	0%
85 and over	0	0	0	0	0	0%
Median Age	16.3	16.4	16.4	16.4	0.1	1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,463	4,561	4,574	4,561	98	2%
Hispanic	1,123	1,141	1,142	1,141	18	2%
Non-Hispanic	3,340	3,420	3,432	3,420	80	2%
White	2,110	2,156	2,163	2,155	45	2%
Black	558	575	577	577	19	3%
American Indian	42	43	43	43	1	2%
Asian	213	220	220	218	5	2%
Hawaiian / Pacific Islander	39	39	39	39	0	0%
Other	13	13	13	13	0	0%
Two or More Races	365	374	377	375	10	3%

GROWTH TRENDS IN TOTAL POPULATION

Bar chart: % Change in Population. Categories 2012-20, 2020-35, 2035-50. Legend: Tract 95.11, Region.

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	234	234	234	234	0	0%
Civilian Jobs	234	234	234	234	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	450	450	450	450	0	0%
Developed Acres	388	388	388	388	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	147	147	147	147	0	0%
Multiple Family	0	0	0	0	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	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	1	1	1	1	0	0%
Schools	18	18	18	18	0	0%
Roads and Freeways	28	28	28	28	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	194	194	194	194	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	63	63	63	63	0	0%
Employment Density[3]	12.5	12.5	12.5	12.5	--	#VALUE!
Residential Density[4]	7.0	7.0	7.0	7.0	0.0	0%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 95.11   ■ Region
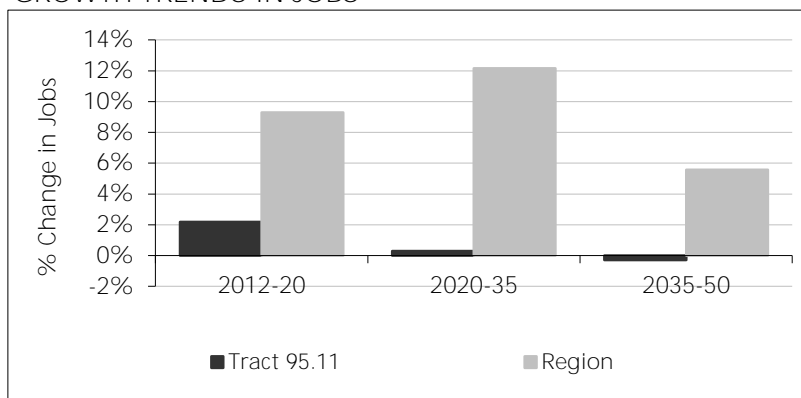
Notes:

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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