SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 136.05

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,677	5,792	6,393	6,340	663	12%
Household Population	5,670	5,786	6,383	6,327	657	12%
Group Quarters Population	7	6	10	13	6	86%
Civilian	7	6	10	13	6	86%
Military	0	0	0	0	0	0%
Total Housing Units	2,127	2,127	2,334	2,334	207	10%
Single Family	1,768	1,768	1,975	1,975	207	12%
Multiple Family	359	359	359	359	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,086	2,087	2,298	2,280	194	9%
Single Family	1,749	1,749	1,955	1,942	193	11%
Multiple Family	337	338	343	338	1	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.9%	1.9%	1.5%	2.3%	0.4	21%
Single Family	1.1%	1.1%	1.0%	1.7%	0.6	55%
Multiple Family	6.1%	5.8%	4.5%	5.8%	-0.3	-5%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.72	2.77	2.78	2.78	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.
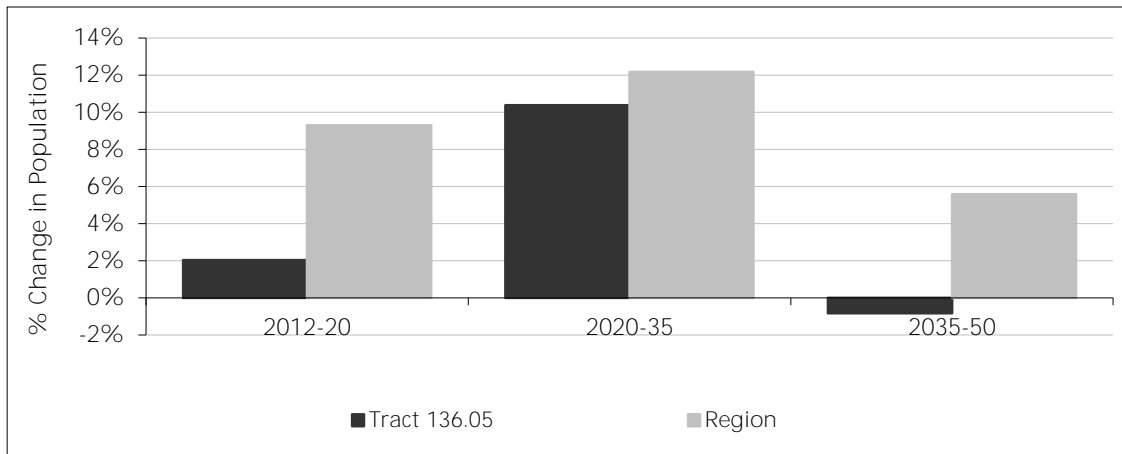
Source: Series 13 Regional Growth Forecast
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October 2013
Tract 136.05
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	5,677	5,792	6,393	6,340	663	12%
Under 5	232	275	286	318	86	37%
5 to 9	318	346	349	369	51	16%
10 to 14	364	338	382	377	13	4%
15 to 17	220	176	207	180	-40	-18%
18 to 19	181	120	141	121	-60	-33%
20 to 24	334	299	315	294	-40	-12%
25 to 29	265	262	268	280	15	6%
30 to 34	280	282	288	326	46	16%
35 to 39	233	271	295	318	85	36%
40 to 44	334	311	382	343	9	3%
45 to 49	407	344	415	377	-30	-7%
50 to 54	479	392	452	449	-30	-6%
55 to 59	554	548	490	570	16	3%
60 to 61	219	255	199	218	-1	0%
62 to 64	275	316	268	289	14	5%
65 to 69	335	437	411	420	85	25%
70 to 74	220	353	431	362	142	65%
75 to 79	181	231	382	266	85	47%
80 to 84	120	114	227	195	75	63%
85 and over	126	122	205	268	142	113%
Median Age	46.0	48.1	48.4	48.2	2.2	5%

POPULATION BY RACE AND ETHNICITY

2012 to 2050 Change*

	2012	2020	2035	2050	Numeric	Percent
Total Population	5,677	5,792	6,393	6,340	663	12%
Hispanic	840	1,081	1,771	2,535	1,695	202%
Non-Hispanic	4,837	4,711	4,622	3,805	-1,032	-21%
White	4,264	4,036	3,512	2,307	-1,957	-46%
Black	142	174	277	383	241	170%
American Indian	27	27	35	35	8	30%
Asian	213	256	462	645	432	203%
Hawaiian / Pacific Islander	12	13	16	17	5	42%
Other	19	22	34	45	26	137%
Two or More Races	160	183	286	373	213	133%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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October 2013
Tract 136.05
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	461	478	478	478	17	4%
Civilian Jobs	461	478	478	478	17	4%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,448	1,448	1,448	1,448	0	0%
Developed Acres	1,220	1,220	1,339	1,339	119	10%
Low Density Single Family	12	12	79	79	67	577%
Single Family	933	933	1,033	1,033	99	11%
Multiple Family	24	24	24	24	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	3	3	3	3	0	-12%
Commercial/Services	10	11	11	11	0	3%
Office	0	0	0	0	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	171	171	171	171	0	0%
Agricultural and Extractive[2]	37	37	7	7	-30	-81%
Parks and Military Use	20	20	3	3	-17	-85%
Vacant Developable Acres	128	128	8	8	-119	-94%
Low Density Single Family	68	68	1	1	-67	-99%
Single Family	60	60	7	7	-52	-88%
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	101	101	101	101	0	0%
Employment Density[3]	20.0	20.7	20.7	20.7	0.7	4%
Residential Density[4]	2.2	2.2	2.1	2.1	-0.1	-6%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 136.05 ■ Region
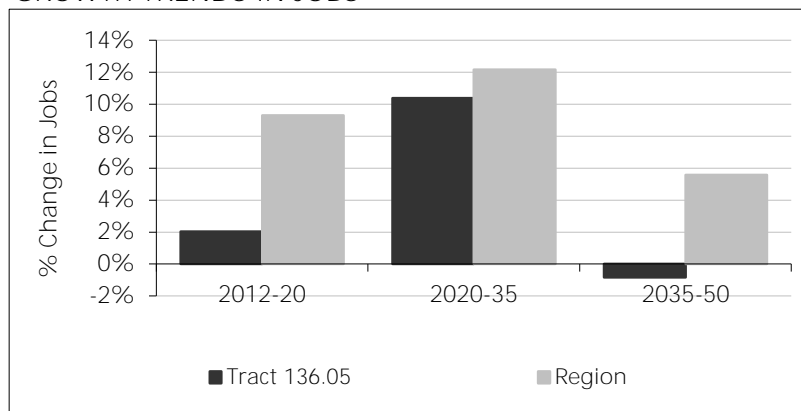
Notes:

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 residential acre (single family, multiple

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October 2013
Tract 136.05
Page 3 of 3