SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 95.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,714	3,789	3,812	3,807	93	3%
Household Population	3,714	3,789	3,812	3,807	93	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	1,531	1,531	1,531	1,531	0	0%
Single Family	1,187	1,187	1,187	1,187	0	0%
Multiple Family	344	344	344	344	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,523	1,524	1,527	1,524	1	0%
Single Family	1,183	1,182	1,183	1,180	-3	0%
Multiple Family	340	342	344	344	4	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.5%	0.5%	0.3%	0.5%	0.0	0%
Single Family	0.3%	0.4%	0.3%	0.6%	0.3	100%
Multiple Family	1.2%	0.6%	0.0%	0.0%	-1.2	-100%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.44	2.49	2.50	2.50	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.
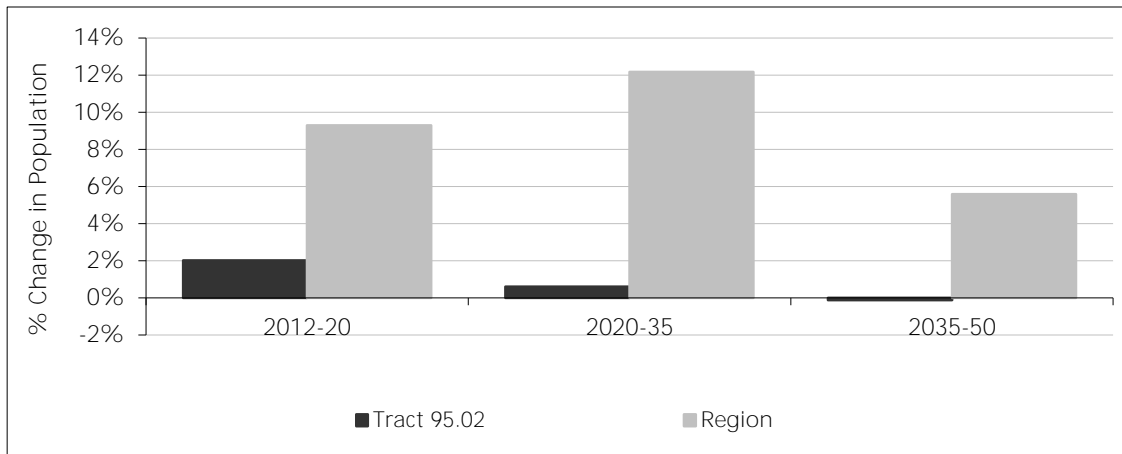
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	2012 to 2050 Change* Percent
Total Population	3,714	3,789	3,812	3,807	93	3%
Under 5	253	263	236	236	-17	-7%
5 to 9	225	248	279	296	71	32%
10 to 14	245	240	289	298	53	22%
15 to 17	127	115	149	100	-27	-21%
18 to 19	108	80	108	102	-6	-6%
20 to 24	202	162	155	150	-52	-26%
25 to 29	318	277	207	231	-87	-27%
30 to 34	250	224	157	175	-75	-30%
35 to 39	241	268	208	195	-46	-19%
40 to 44	245	230	251	236	-9	-4%
45 to 49	251	212	227	202	-49	-20%
50 to 54	191	154	193	190	-1	-1%
55 to 59	196	197	153	191	-5	-3%
60 to 61	78	90	74	83	5	6%
62 to 64	134	156	121	146	12	9%
65 to 69	239	313	256	304	65	27%
70 to 74	187	307	347	310	123	66%
75 to 79	82	114	180	102	20	24%
80 to 84	75	73	141	128	53	71%
85 and over	67	66	81	132	65	97%
Median Age	37.7	40.4	42.4	42.6	4.9	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	2012 to 2050 Change* Percent
Total Population	3,714	3,789	3,812	3,807	93	3%
Hispanic	499	594	661	749	250	50%
Non-Hispanic	3,215	3,195	3,151	3,058	-157	-5%
White	2,306	2,230	1,950	1,734	-572	-25%
Black	159	169	193	209	50	31%
American Indian	11	15	3	0	-11	-100%
Asian	541	569	737	818	277	51%
Hawaiian / Pacific Islander	4	5	15	10	6	150%
Other	2	1	12	21	19	950%
Two or More Races	192	206	241	266	74	39%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,071	1,143	1,212	1,342	271	25%
Civilian Jobs	1,071	1,143	1,212	1,342	271	25%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	811	811	811	811	0	0%
Developed Acres	742	757	771	796	54	7%
Low Density Single Family	0	0	0	0	0	0%
Single Family	147	147	147	147	0	0%
Multiple Family	15	15	15	15	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	6	6	6	6	0	0%
Commercial/Services	12	12	12	12	0	0%
Office	3	3	3	3	0	0%
Schools	66	81	95	120	54	82%
Roads and Freeways	154	154	154	154	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	338	338	338	338	0	0%
Vacant Developable Acres	60	46	32	6	-54	-90%
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	5	5	5	5	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	55	40	26	1	-54	-99%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	8	8	8	8	0	0%
Employment Density[3]	12.2	11.2	10.4	9.5	-2.8	-23%
Residential Density[4]	9.4	9.4	9.4	9.4	0.0	0%

GROWTH TRENDS IN JOBS

■ Tract 95.02   ■ Region
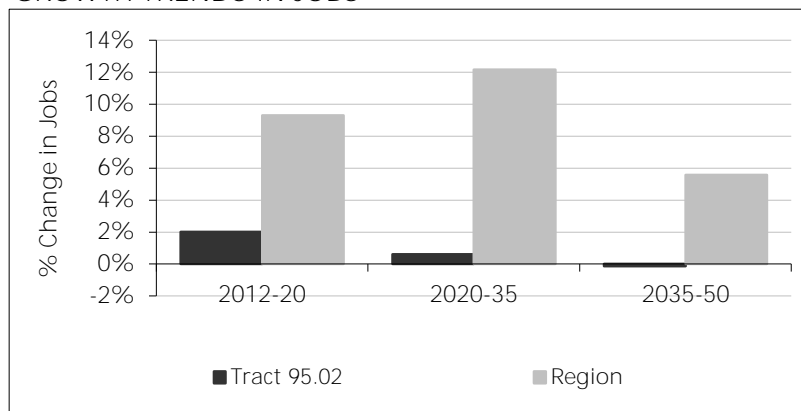
Notes:

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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