SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 83.54

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,004	12,843	12,966	12,892	6,888	115%
Household Population	5,994	12,835	12,956	12,879	6,885	115%
Group Quarters Population	10	8	10	13	3	30%
Civilian	10	8	10	13	3	30%
Military	0	0	0	0	0	0%
Total Housing Units	2,095	4,295	4,301	4,301	2,206	105%
Single Family	1,258	1,258	1,258	1,258	0	0%
Multiple Family	837	3,037	3,043	3,043	2,206	264%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,033	4,175	4,206	4,204	2,171	107%
Single Family	1,226	1,226	1,226	1,226	0	0%
Multiple Family	807	2,949	2,980	2,978	2,171	269%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.0%	2.8%	2.2%	2.3%	-0.7	-23%
Single Family	2.5%	2.5%	2.5%	2.5%	0.0	0%
Multiple Family	3.6%	2.9%	2.1%	2.1%	-1.5	-42%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.95	3.07	3.08	3.06	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.
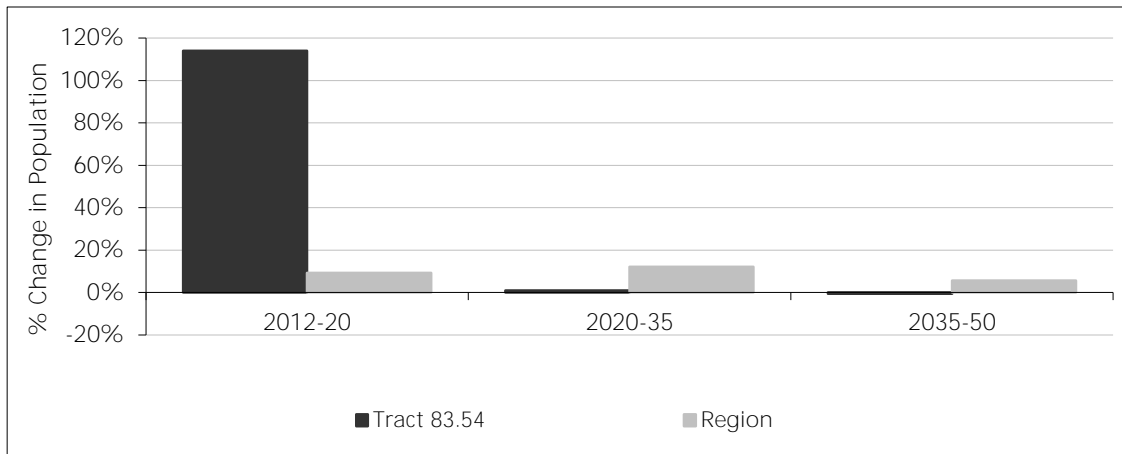
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,004	12,843	12,966	12,892	6,888	115%
Under 5	515	1,252	1,100	1,104	589	114%
5 to 9	410	915	872	853	443	108%
10 to 14	337	619	697	668	331	98%
15 to 17	187	332	390	367	180	96%
18 to 19	112	131	180	169	57	51%
20 to 24	310	553	529	478	168	54%
25 to 29	486	1,034	797	819	333	69%
30 to 34	550	1,150	947	1,029	479	87%
35 to 39	652	1,493	1,326	1,332	680	104%
40 to 44	544	1,043	1,159	987	443	81%
45 to 49	455	845	908	775	320	70%
50 to 54	416	789	879	805	389	94%
55 to 59	323	694	648	707	384	119%
60 to 61	108	273	263	295	187	173%
62 to 64	151	385	389	415	264	175%
65 to 69	164	517	568	642	478	291%
70 to 74	121	403	567	588	467	386%
75 to 79	83	216	385	371	288	347%
80 to 84	37	82	175	217	180	486%
85 and over	43	117	187	271	228	530%
Median Age	35.7	36.5	38.7	38.6	2.9	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,004	12,843	12,966	12,892	6,888	115%
Hispanic	637	1,522	1,602	1,722	1,085	170%
Non-Hispanic	5,367	11,321	11,364	11,170	5,803	108%
White	1,990	3,832	2,794	1,914	-76	-4%
Black	211	451	379	334	123	58%
American Indian	8	38	65	65	57	713%
Asian	2,841	6,208	7,072	7,583	4,742	167%
Hawaiian / Pacific Islander	21	80	142	203	182	867%
Other	28	79	106	114	86	307%
Two or More Races	268	633	806	957	689	257%

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	296	393	433	458	162	55%
Civilian Jobs	296	393	433	458	162	55%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	743	743	743	743	0	0%
Developed Acres	538	600	609	632	94	17%
Low Density Single Family	0	0	0	0	0	0%
Single Family	157	157	157	157	0	0%
Multiple Family	61	102	102	102	41	68%
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	4	4	4	4	0	0%
Commercial/Services	21	21	21	21	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	169	169	169	169	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	127	147	156	179	52	41%
Vacant Developable Acres	94	32	23	0	-94	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	41	0	0	0	-41	-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	52	32	23	0	-52	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	111	111	111	111	0	0%
Employment Density[3]	11.9	15.8	17.5	18.5	6.5	55%
Residential Density[4]	9.6	16.6	16.6	16.6	7.0	73%

GROWTH TRENDS IN JOBS

■ Tract 83.54   ■ Region
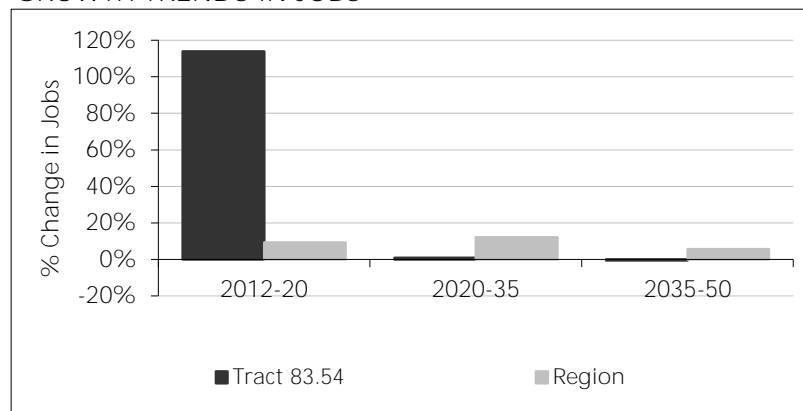
Notes:

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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