SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 27.08

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,005	6,064	6,097	10,445	4,440	74%
Household Population	6,005	6,064	6,097	10,445	4,440	74%
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	2,037	2,037	2,037	3,417	1,380	68%
Single Family	241	241	241	64	-177	-73%
Multiple Family	1,796	1,796	1,796	3,353	1,557	87%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,980	1,968	1,975	3,367	1,387	70%
Single Family	231	220	228	54	-177	-77%
Multiple Family	1,749	1,748	1,747	3,313	1,564	89%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.8%	3.4%	3.0%	1.5%	-1.3	-46%
Single Family	4.1%	8.7%	5.4%	15.6%	11.5	280%
Multiple Family	2.6%	2.7%	2.7%	1.2%	-1.4	-54%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.03	3.08	3.09	3.10	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.
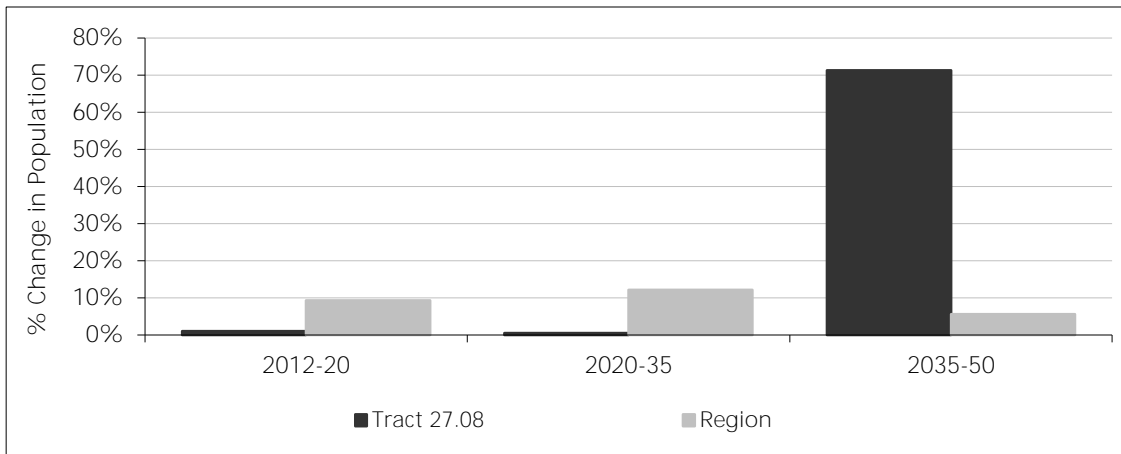
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
					2012 to 2050 Change*	
Total Population	6,005	6,064	6,097	10,445	4,440	74%
Under 5	545	638	583	932	387	71%
5 to 9	540	550	579	955	415	77%
10 to 14	499	467	518	908	409	82%
15 to 17	321	276	293	531	210	65%
18 to 19	196	147	148	269	73	37%
20 to 24	501	469	346	621	120	24%
25 to 29	608	633	506	829	221	36%
30 to 34	462	457	465	746	284	61%
35 to 39	467	484	546	815	348	75%
40 to 44	401	356	448	678	277	69%
45 to 49	302	280	284	523	221	73%
50 to 54	282	271	258	508	226	80%
55 to 59	254	274	239	517	263	104%
60 to 61	75	93	85	159	84	112%
62 to 64	131	153	130	222	91	69%
65 to 69	137	201	216	381	244	178%
70 to 74	80	104	127	198	118	148%
75 to 79	74	82	147	245	171	231%
80 to 84	78	72	113	227	149	191%
85 and over	52	57	66	181	129	248%
Median Age	28.3	28.8	30.8	31.2	2.9	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	Numeric	Percent
					2012 to 2050 Change*	
Total Population	6,005	6,064	6,097	10,445	4,440	74%
Hispanic	3,292	3,642	4,142	7,645	4,353	132%
Non-Hispanic	2,713	2,422	1,955	2,800	87	3%
White	449	299	58	0	-449	-100%
Black	823	730	485	543	-280	-34%
American Indian	5	5	5	8	3	60%
Asian	1,267	1,226	1,247	1,977	710	56%
Hawaiian / Pacific Islander	17	20	25	49	32	188%
Other	27	24	23	36	9	33%
Two or More Races	125	118	112	187	62	50%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	968	968	968	968	0	0%
Civilian Jobs	968	968	968	968	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	153	153	153	153	0	0%
Developed Acres	150	150	150	152	2	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	18	18	18	4	-15	-81%
Multiple Family	37	37	37	49	12	32%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	23	23	--
Industrial	2	2	2	0	-2	-100%
Commercial/Services	43	43	43	31	-11	-27%
Office	0	0	0	0	0	0%
Schools	10	10	10	6	-5	-44%
Roads and Freeways	29	29	29	29	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	10	10	10	10	0	0%
Vacant Developable Acres	2	2	2	1	-2	-71%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	1	1	1	0	-1	-86%
Mixed Use	1	1	1	0	0	-50%
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	0	0	0	0	0	0%
Employment Density[3]	17.5	17.5	17.5	19.9	2.4	14%
Residential Density[4]	36.5	36.5	36.5	53.2	16.7	46%

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs by period (Tract 27.08 and Region)

- 2012-20
- 2020-35
- 2035-50

■ Tract 27.08   ■ Region
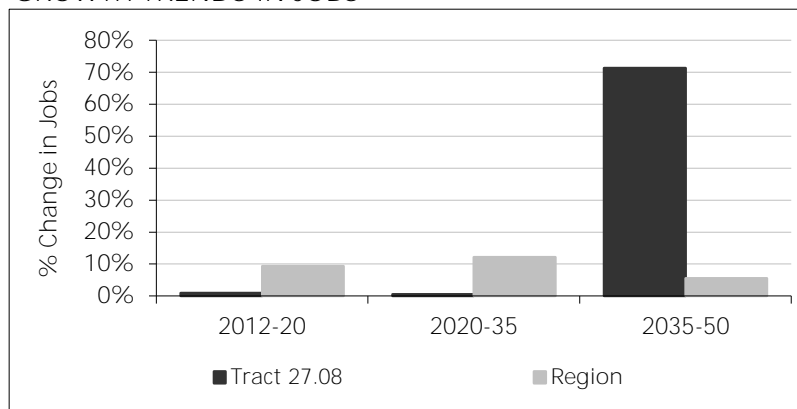
Notes:

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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