SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 139.05

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,755	3,753	3,784	4,446	691	18%
Household Population	3,755	3,753	3,784	4,446	691	18%
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	1,214	1,214	1,214	1,444	230	19%
Single Family	1,214	1,214	1,214	1,444	230	19%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,152	1,130	1,130	1,309	157	14%
Single Family	1,152	1,130	1,130	1,309	157	14%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.1%	6.9%	6.9%	9.3%	4.2	82%
Single Family	5.1%	6.9%	6.9%	9.3%	4.2	82%
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	3.26	3.32	3.35	3.40	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.
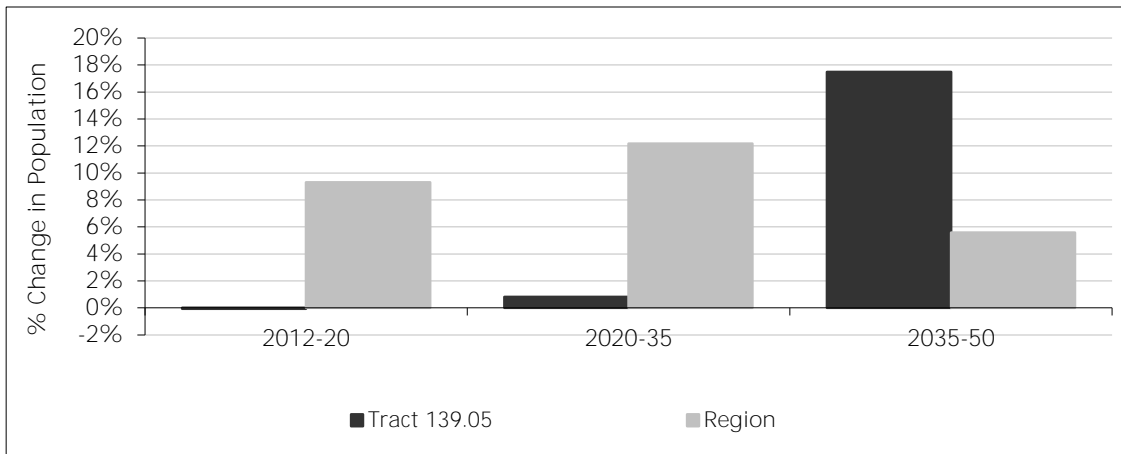
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	3,755	3,753	3,784	4,446	691	18%
Under 5	260	266	230	242	-18	-7%
5 to 9	242	243	225	253	11	5%
10 to 14	229	208	203	222	-7	-3%
15 to 17	159	130	124	140	-19	-12%
18 to 19	113	85	89	94	-19	-17%
20 to 24	245	243	211	242	-3	-1%
25 to 29	285	291	244	272	-13	-5%
30 to 34	284	266	228	252	-32	-11%
35 to 39	247	261	252	259	12	5%
40 to 44	305	268	319	325	20	7%
45 to 49	284	242	251	293	9	3%
50 to 54	317	275	268	331	14	4%
55 to 59	246	265	228	333	87	35%
60 to 61	87	109	95	123	36	41%
62 to 64	101	126	120	148	47	47%
65 to 69	136	187	194	232	96	71%
70 to 74	83	128	181	194	111	134%
75 to 79	62	79	162	188	126	203%
80 to 84	33	36	82	134	101	306%
85 and over	37	45	78	169	132	357%
Median Age	36.2	37.8	41.3	43.8	7.6	21%

POPULATION BY RACE AND ETHNICITY

2012 to 2050 Change*

	2012	2020	2035	2050	Numeric	Percent
Total Population	3,755	3,753	3,784	4,446	691	18%
Hispanic	1,241	1,412	1,682	2,247	1,006	81%
Non-Hispanic	2,514	2,341	2,102	2,199	-315	-13%
White	1,446	1,209	756	465	-981	-68%
Black	525	565	651	841	316	60%
American Indian	1	1	1	0	-1	-100%
Asian	304	326	426	562	258	85%
Hawaiian / Pacific Islander	28	27	28	35	7	25%
Other	4	4	4	5	1	25%
Two or More Races	206	209	236	291	85	41%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	79	79	82	94	15	19%
Civilian Jobs	79	79	82	94	15	19%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	572	572	572	572	0	0%
Developed Acres	271	271	271	418	147	54%
Low Density Single Family	0	0	0	0	0	0%
Single Family	200	200	200	349	149	74%
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	3	3	3	0	-3	-95%
Commercial/Services	0	0	1	1	1	144%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	68	68	68	68	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	233	233	233	87	-147	-63%
Low Density Single Family	0	0	0	0	0	0%
Single Family	233	233	233	87	-146	-63%
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	1	1	0	0	-1	-100%
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	68	68	68	68	0	0%
Employment Density[3]	22.3	22.3	22.4	79.1	56.8	255%
Residential Density[4]	6.1	6.1	6.1	4.1	-1.9	-32%

GROWTH TRENDS IN JOBS
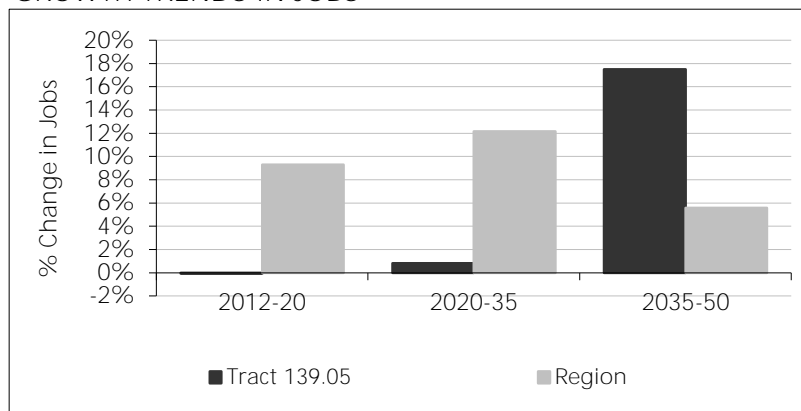
Notes:

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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