SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 154.05

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,848	5,903	6,519	6,593	745	13%
Household Population	5,842	5,901	6,516	6,590	748	13%
Group Quarters Population	6	2	3	3	-3	-50%
Civilian	6	2	3	3	-3	-50%
Military	0	0	0	0	0	0%
Total Housing Units	1,999	1,999	2,186	2,240	241	12%
Single Family	1,563	1,563	1,750	1,800	237	15%
Multiple Family	335	335	335	339	4	1%
Mobile Homes	101	101	101	101	0	0%
Occupied Housing Units	1,956	1,950	2,147	2,180	224	11%
Single Family	1,520	1,518	1,712	1,751	231	15%
Multiple Family	335	331	335	331	-4	-1%
Mobile Homes	101	101	100	98	-3	-3%
Vacancy Rate	2.2%	2.5%	1.8%	2.7%	0.5	23%
Single Family	2.8%	2.9%	2.2%	2.7%	-0.1	-4%
Multiple Family	0.0%	1.2%	0.0%	2.4%	2.4	0%
Mobile Homes	0.0%	0.0%	1.0%	3.0%	3.0	0%
Persons per Household	2.99	3.03	3.03	3.02	0.0	1%

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.
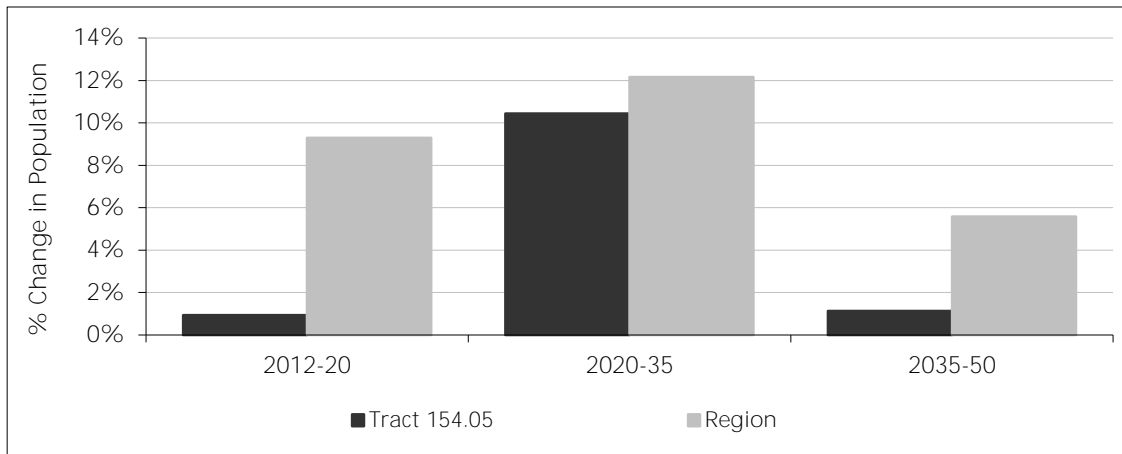
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,848	5,903	6,519	6,593	745	13%
Under 5	281	331	345	394	113	40%
5 to 9	345	376	395	440	95	28%
10 to 14	417	388	448	455	38	9%
15 to 17	291	237	296	276	-15	-5%
18 to 19	199	132	158	137	-62	-31%
20 to 24	435	393	434	399	-36	-8%
25 to 29	346	342	319	351	5	1%
30 to 34	257	261	256	316	59	23%
35 to 39	235	275	266	279	44	19%
40 to 44	322	300	381	352	30	9%
45 to 49	426	359	442	424	-2	0%
50 to 54	486	392	452	442	-44	-9%
55 to 59	450	438	376	434	-16	-4%
60 to 61	169	193	149	174	5	3%
62 to 64	266	303	245	267	1	0%
65 to 69	344	448	419	449	105	31%
70 to 74	189	304	378	324	135	71%
75 to 79	186	237	406	301	115	62%
80 to 84	100	95	194	162	62	62%
85 and over	104	99	160	217	113	109%
Median Age	41.8	43.6	44.5	43.5	1.7	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,848	5,903	6,519	6,593	745	13%
Hispanic	937	1,167	1,826	2,475	1,538	164%
Non-Hispanic	4,911	4,736	4,693	4,118	-793	-16%
White	4,462	4,226	3,898	3,087	-1,375	-31%
Black	79	91	132	172	93	118%
American Indian	23	20	21	19	-4	-17%
Asian	151	184	338	467	316	209%
Hawaiian / Pacific Islander	12	14	20	26	14	117%
Other	8	8	8	8	0	0%
Two or More Races	176	193	276	339	163	93%

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	370	370	376	376	6	2%
Civilian Jobs	370	370	376	376	6	2%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,160	1,160	1,160	1,160	0	0%
Developed Acres	1,061	1,061	1,136	1,155	94	9%
Low Density Single Family	29	29	35	35	5	18%
Single Family	816	816	927	945	129	16%
Multiple Family	18	18	18	18	0	0%
Mobile Homes	9	9	9	9	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	2	2	2	2	0	0%
Commercial/Services	5	5	5	5	0	0%
Office	0	0	0	0	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	126	126	126	126	0	0%
Agricultural and Extractive[2]	14	14	0	0	-14	-100%
Parks and Military Use	31	31	5	5	-27	-85%
Vacant Developable Acres	99	99	23	5	-94	-95%
Low Density Single Family	6	6	1	1	-5	-86%
Single Family	92	92	22	4	-88	-96%
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	1	1	1	1	0	0%
Employment Density[3]	21.9	21.9	22.3	22.3	0.4	2%
Residential Density[4]	2.3	2.3	2.2	2.2	-0.1	-3%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 154.05 ■ Region
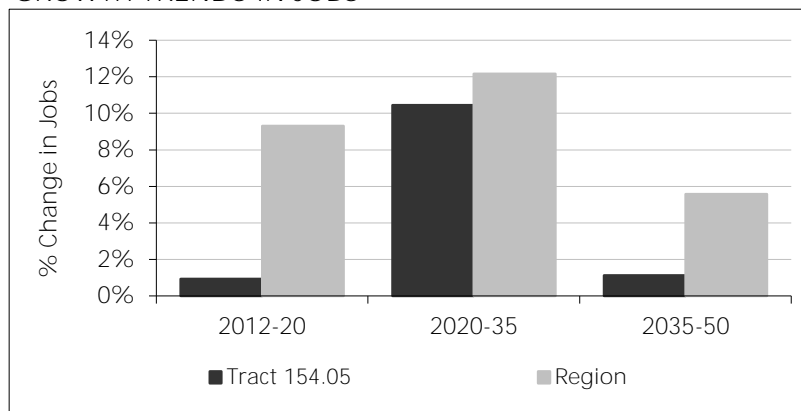
Notes:

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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