SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 91.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,338	5,457	5,954	7,010	1,672	31%
Household Population	5,337	5,457	5,954	7,010	1,673	31%
Group Quarters Population	1	0	0	0	-1	-100%
Civilian	1	0	0	0	-1	-100%
Military	0	0	0	0	0	0%
Total Housing Units	2,396	2,397	2,562	3,019	623	26%
Single Family	1,993	1,993	2,010	1,981	-12	-1%
Multiple Family	403	404	552	1,038	635	158%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,299	2,294	2,465	2,885	586	25%
Single Family	1,897	1,893	1,915	1,887	-10	-1%
Multiple Family	402	401	550	998	596	148%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.0%	4.3%	3.8%	4.4%	0.4	10%
Single Family	4.8%	5.0%	4.7%	4.7%	-0.1	-2%
Multiple Family	0.2%	0.7%	0.4%	3.9%	3.7	1850%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.32	2.38	2.42	2.43	0.1	5%

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.
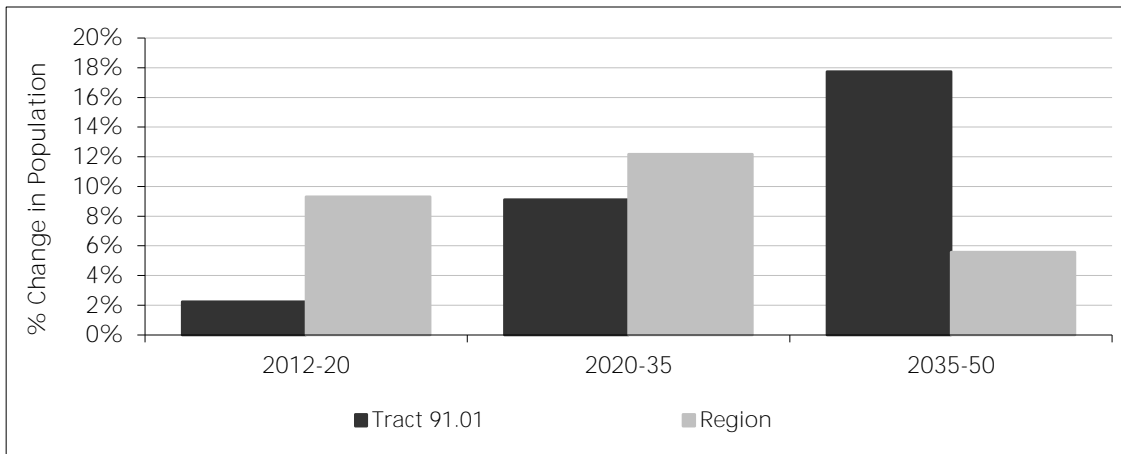
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,338	5,457	5,954	7,010	1,672	31%
Under 5	232	259	241	303	71	31%
5 to 9	259	285	276	338	79	31%
10 to 14	212	201	229	251	39	18%
15 to 17	124	105	122	118	-6	-5%
18 to 19	91	67	78	82	-9	-10%
20 to 24	191	171	174	178	-13	-7%
25 to 29	419	397	351	427	8	2%
30 to 34	492	470	413	544	52	11%
35 to 39	358	399	342	404	46	13%
40 to 44	341	316	376	385	44	13%
45 to 49	408	346	409	417	9	2%
50 to 54	462	383	440	479	17	4%
55 to 59	431	432	396	534	103	24%
60 to 61	143	165	124	152	9	6%
62 to 64	188	216	185	244	56	30%
65 to 69	294	391	376	489	195	66%
70 to 74	201	320	411	410	209	104%
75 to 79	147	191	358	349	202	137%
80 to 84	172	169	363	418	246	143%
85 and over	173	174	290	488	315	182%
Median Age	44.3	45.8	49.6	50.6	6.3	14%

POPULATION BY RACE AND ETHNICITY

|	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,338	5,457	5,954	7,010	1,672	31%
Hispanic	803	997	1,451	2,127	1,324	165%
Non-Hispanic	4,535	4,460	4,503	4,883	348	8%
White	3,951	3,822	3,623	3,650	-301	-8%
Black	73	79	95	128	55	75%
American Indian	16	16	16	17	1	6%
Asian	274	301	438	614	340	124%
Hawaiian / Pacific Islander	10	12	18	26	16	160%
Other	29	27	27	35	6	21%
Two or More Races	182	203	286	413	231	127%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	777	783	902	1,240	463	60%
Civilian Jobs	777	783	902	1,240	463	60%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	704	704	704	704	0	0%
Developed Acres	685	686	687	693	8	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	368	368	368	359	-8	-2%
Multiple Family	21	21	21	32	11	53%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	2	11	11	--
Industrial	16	2	2	4	-12	-74%
Commercial/Services	17	17	15	11	-6	-37%
Office	4	4	4	1	-3	-69%
Schools	50	50	50	50	0	0%
Roads and Freeways	188	204	204	204	16	8%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	20	20	20	20	0	0%
Vacant Developable Acres	13	12	11	5	-8	-63%
Low Density Single Family	0	0	0	0	0	0%
Single Family	7	7	6	4	-2	-36%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	1	1	1	0	-1	-100%
Industrial	4	3	2	0	-4	-100%
Commercial/Services	1	1	1	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	1	1	1	1	0	0%
Constrained Acres	6	6	6	6	0	0%
Employment Density[3]	8.8	10.7	12.4	17.2	8.3	94%
Residential Density[4]	6.2	6.2	6.6	7.6	1.4	23%

GROWTH TRENDS IN JOBS
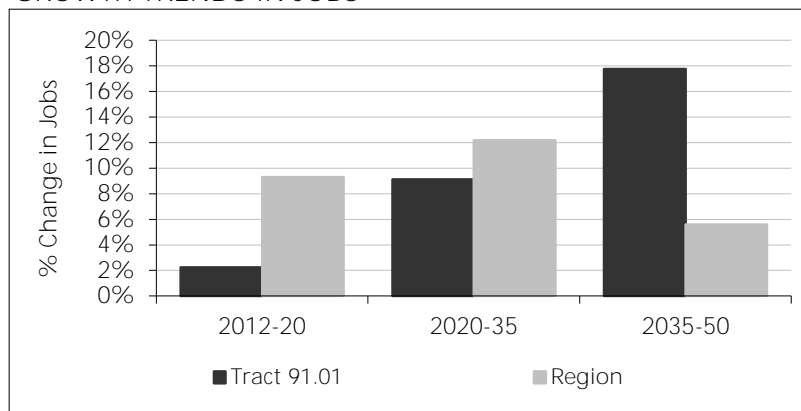
Notes:

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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