SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 101.10

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	7,367	7,657	9,320	9,418	2,051	28%
Household Population	7,367	7,657	9,320	9,418	2,051	28%
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	2,165	2,217	2,717	2,773	608	28%
Single Family	1,105	1,105	1,273	1,273	168	15%
Multiple Family	899	951	1,345	1,401	502	56%
Mobile Homes	161	161	99	99	-62	-39%
Occupied Housing Units	2,062	2,111	2,649	2,683	621	30%
Single Family	1,099	1,097	1,267	1,265	166	15%
Multiple Family	888	938	1,307	1,348	460	52%
Mobile Homes	75	76	75	70	-5	-7%
Vacancy Rate	4.8%	4.8%	2.5%	3.2%	-1.6	-33%
Single Family	0.5%	0.7%	0.5%	0.6%	0.1	20%
Multiple Family	1.2%	1.4%	2.8%	3.8%	2.6	217%
Mobile Homes	53.4%	52.8%	24.2%	29.3%	-24.1	-45%
Persons per Household	3.57	3.63	3.52	3.51	-0.1	-2%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Households by Income Category						
Less than $15,000	324	224	238	199	-125	-39%
$15,000-$29,999	332	361	393	379	47	14%
$30,000-$44,999	254	365	402	346	92	36%
$45,000-$59,999	277	288	371	388	111	40%
$60,000-$74,999	274	220	307	314	40	15%
$75,000-$99,999	235	275	353	336	101	43%
$100,000-$124,999	164	158	209	280	116	71%
$125,000-$149,999	75	73	152	167	92	123%
$150,000-$199,999	83	121	160	161	78	94%
$200,000 or more	44	26	64	113	69	157%
Total Households	2,062	2,111	2,649	2,683	621	30%
Median Household Income Adjusted for inflation ($2010)	$51,552	$50,495	$56,786	$61,409	$9,857	19%

*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.
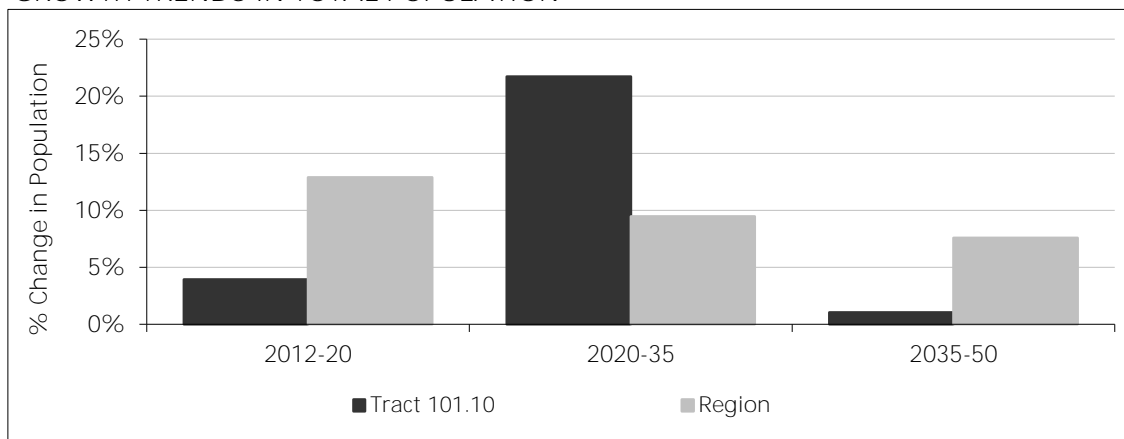
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	7,367	7,657	9,320	9,418	2,051	28%
Under 5	505	584	603	535	30	6%
5 to 9	546	540	606	554	8	1%
10 to 14	606	556	622	604	-2	0%
15 to 17	365	315	334	334	-31	-8%
18 to 19	297	228	251	252	-45	-15%
20 to 24	588	561	549	541	-47	-8%
25 to 29	527	564	556	507	-20	-4%
30 to 34	444	431	515	455	11	2%
35 to 39	388	380	479	395	7	2%
40 to 44	464	399	560	478	14	3%
45 to 49	471	429	500	509	38	8%
50 to 54	461	459	529	588	127	28%
55 to 59	467	535	565	703	236	51%
60 to 61	149	186	210	225	76	51%
62 to 64	229	295	352	358	129	56%
65 to 69	258	386	562	581	323	125%
70 to 74	218	335	562	536	318	146%
75 to 79	168	205	447	477	309	184%
80 to 84	121	135	284	369	248	205%
85 and over	95	134	234	417	322	339%
Median Age	32.8	35.7	41.3	45.5	12.7	39%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	Numeric	Percent
Total Population	7,367	7,657	9,320	9,418	2,051	28%
Hispanic	4,738	5,363	6,777	7,304	2,566	54%
Non-Hispanic	2,629	2,294	2,543	2,114	-515	-20%
White	835	692	496	146	-689	-83%
Black	211	180	208	184	-27	-13%
American Indian	5	3	2	1	-4	-80%
Asian	1,348	1,201	1,577	1,535	187	14%
Hawaiian / Pacific Islander	34	30	20	13	-21	-62%
Other	4	2	2	0	-4	-100%
Two or More Races	192	186	238	235	43	22%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	639	723	953	953	314	49%
Civilian Jobs	639	723	953	953	314	49%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	538	538	538	538	0	0%
Developed Acres	485	494	509	509	24	5%
Low Density Single Family	0	0	0	0	0	0%
Single Family	181	181	211	211	29	16%
Multiple Family	37	40	67	69	32	85%
Mobile Homes	15	15	3	3	-12	-80%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	2	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	25	23	11	9	-16	-64%
Office	1	1	2	2	1	149%
Schools	34	34	34	34	0	0%
Roads and Freeways	93	93	93	93	0	0%
Agricultural and Extractive[2]	58	58	42	42	-16	-28%
Parks and Military Use	41	46	46	46	6	14%
Vacant Developable Acres	24	15	0	0	-24	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	14	14	0	0	-14	-100%
Multiple Family	3	0	0	0	-3	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	0	0	0	-1	-100%
Office	1	1	0	0	-1	-100%
Schools	0	0	0	0	0	0%
Parks and Other	6	0	0	0	-6	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	28	28	28	28	0	0%
Employment Density[3]	10.7	12.2	20.0	21.2	10.4	97%
Residential Density[4]	9.3	9.3	9.7	9.8	0.5	6%

GROWTH TRENDS IN JOBS
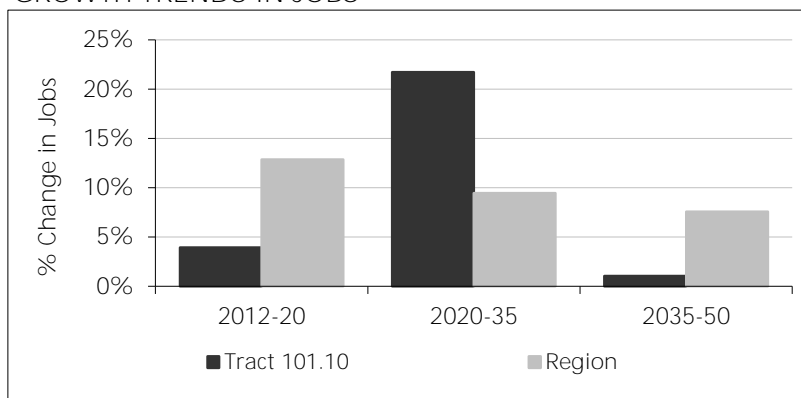
Notes:

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

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