SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 34.01

SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,076	6,191	7,562	7,989	1,913	31%
Household Population	5,971	6,088	7,445	7,860	1,889	32%
Group Quarters Population	105	103	117	129	24	23%
Civilian	105	103	117	129	24	23%
Military	0	0	0	0	0	0%
Total Housing Units	2,085	2,092	2,476	2,663	578	28%
Single Family	1,233	1,233	1,265	1,284	51	4%
Multiple Family	663	688	1,211	1,379	716	108%
Mobile Homes	189	171	0	0	-189	-100%
Occupied Housing Units	2,007	2,007	2,434	2,584	577	29%
Single Family	1,156	1,154	1,234	1,248	92	8%
Multiple Family	662	682	1,200	1,336	674	102%
Mobile Homes	189	171	0	0	-189	-100%
Vacancy Rate	3.7%	4.1%	1.7%	3.0%	-0.7	-19%
Single Family	6.2%	6.4%	2.5%	2.8%	-3.4	-55%
Multiple Family	0.2%	0.9%	0.9%	3.1%	2.9	1450%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.98	3.03	3.06	3.04	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	260	528	523	452	192	74%
$15,000-$29,999	248	540	581	543	295	119%
$30,000-$44,999	355	381	463	508	153	43%
$45,000-$59,999	227	184	274	344	117	52%
$60,000-$74,999	219	132	169	211	-8	-4%
$75,000-$99,999	279	150	235	248	-31	-11%
$100,000-$124,999	180	67	95	144	-36	-20%
$125,000-$149,999	126	22	83	79	-47	-37%
$150,000-$199,999	94	3	10	53	-41	-44%
$200,000 or more	19	0	1	2	-17	-89%
Total Households	2,007	2,007	2,434	2,584	577	29%
Median Household Income Adjusted for inflation ($2010)	$54,284	$28,208	$33,661	$38,770	($15,514)	-29%

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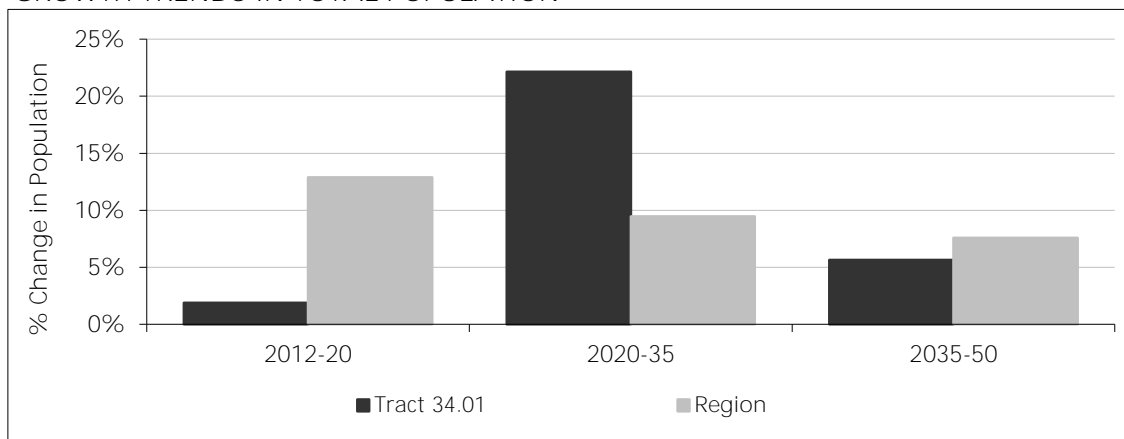
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,076	6,191	7,562	7,989	1,913	31%
Under 5	532	604	664	643	111	21%
5 to 9	384	385	503	499	115	30%
10 to 14	316	292	409	430	114	36%
15 to 17	242	205	274	295	53	22%
18 to 19	177	140	176	189	12	7%
20 to 24	541	533	495	540	-1	0%
25 to 29	614	629	608	610	-4	-1%
30 to 34	375	356	410	403	28	7%
35 to 39	360	363	470	419	59	16%
40 to 44	332	299	470	432	100	30%
45 to 49	358	322	409	444	86	24%
50 to 54	384	351	412	493	109	28%
55 to 59	376	396	398	535	159	42%
60 to 61	103	122	109	121	18	17%
62 to 64	181	220	224	233	52	29%
65 to 69	228	316	358	351	123	54%
70 to 74	160	220	342	311	151	94%
75 to 79	163	189	408	411	248	152%
80 to 84	127	121	236	309	182	143%
85 and over	123	128	187	321	198	161%
Median Age	33.1	34.3	37.6	39.6	6.5	20%

POPULATION BY RACE AND ETHNICITY

|	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,076	6,191	7,562	7,989	1,913	31%
Hispanic	2,512	2,975	4,610	5,498	2,986	119%
Non-Hispanic	3,564	3,216	2,952	2,491	-1,073	-30%
White	1,046	738	185	0	-1,046	-100%
Black	1,411	1,336	1,206	868	-543	-38%
American Indian	15	15	20	19	4	27%
Asian	878	908	1,259	1,291	413	47%
Hawaiian / Pacific Islander	27	31	50	63	36	133%
Other	13	13	15	14	1	8%
Two or More Races	174	175	217	236	62	36%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	2,038	2,159	2,181	2,285	247	12%
Civilian Jobs	2,038	2,159	2,181	2,285	247	12%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	682	682	682	682	0	0%
Developed Acres	589	589	592	592	3	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	217	217	221	222	6	3%
Multiple Family	36	39	60	60	24	68%
Mobile Homes	24	21	0	0	-24	-100%
Other Residential	3	3	3	3	0	0%
Mixed Use	0	6	12	17	17	--
Industrial	55	55	54	52	-3	-5%
Commercial/Services	42	37	32	31	-11	-26%
Office	3	3	3	0	-3	-100%
Schools	10	10	10	10	0	0%
Roads and Freeways	174	174	174	174	0	0%
Agricultural and Extractive[2]	3	3	2	0	-3	-100%
Parks and Military Use	23	23	23	23	0	0%
Vacant Developable Acres	9	9	6	6	-3	-36%
Low Density Single Family	0	0	0	0	0	0%
Single Family	9	9	6	6	-3	-35%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	-100%
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	84	84	84	84	0	0%
Employment Density[3]	18.6	20.2	21.0	22.5	3.9	21%
Residential Density[4]	7.5	7.4	8.5	9.1	1.6	22%

GROWTH TRENDS IN JOBS
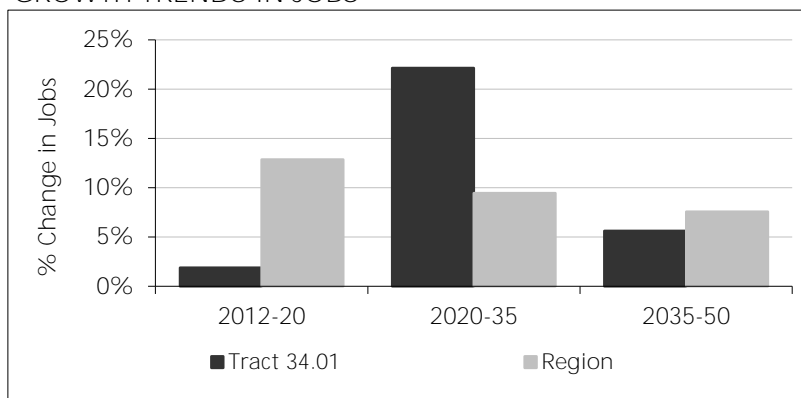
Notes:

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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