

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 29.05

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,013	3,990	9,136	10,654	6,641	165%
Household Population	3,992	3,973	9,108	10,620	6,628	166%
Group Quarters Population	21	17	28	34	13	62%
Civilian	21	17	28	34	13	62%
Military	0	0	0	0	0	0%
Total Housing Units	1,706	1,706	3,635	4,276	2,570	151%
Single Family	972	972	799	770	-202	-21%
Multiple Family	734	734	2,836	3,506	2,772	378%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,634	1,582	3,451	4,070	2,436	149%
Single Family	927	914	765	728	-199	-21%
Multiple Family	707	668	2,686	3,342	2,635	373%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.2%	7.3%	5.1%	4.8%	0.6	14%
Single Family	4.6%	6.0%	4.3%	5.5%	0.9	20%
Multiple Family	3.7%	9.0%	5.3%	4.7%	1.0	27%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.44	2.51	2.64	2.61	0.2	7%

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	130	357	632	647	517	398%
\$15,000-\$29,999	192	243	419	484	292	152%
\$30,000-\$44,999	344	306	635	620	276	80%
\$45,000-\$59,999	227	177	315	468	241	106%
\$60,000-\$74,999	249	98	311	383	134	54%
\$75,000-\$99,999	250	167	367	395	145	58%
\$100,000-\$124,999	124	86	260	395	271	219%
\$125,000-\$149,999	71	72	203	190	119	168%
\$150,000-\$199,999	34	71	224	308	274	806%
\$200,000 or more	13	5	85	180	167	1285%
Total Households	1,634	1,582	3,451	4,070	2,436	149%
Median Household Income						
Adjusted for inflation (\$2010)	\$54,978	\$39,363	\$46,881	\$54,103	(\$875)	-2%

*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.

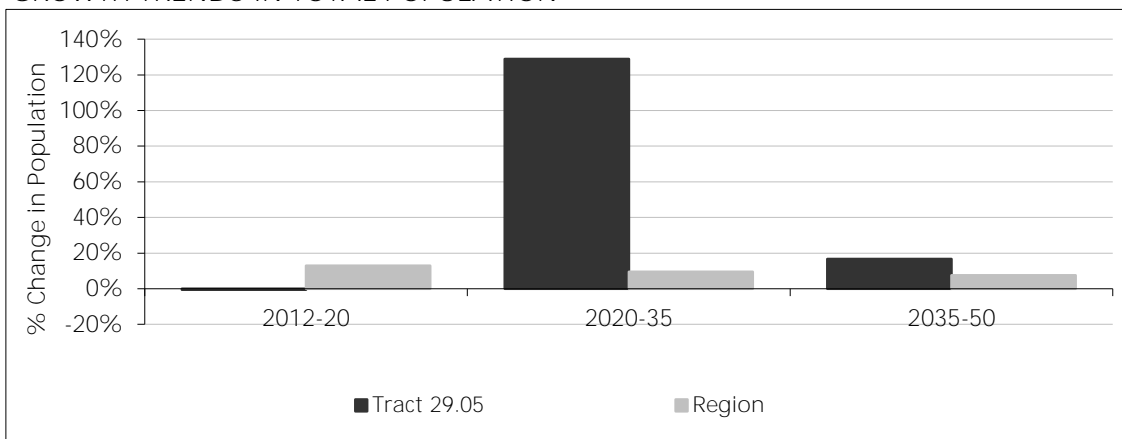
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,013	3,990	9,136	10,654	6,641	165%
Under 5	265	322	786	909	644	243%
5 to 9	180	193	540	629	449	249%
10 to 14	164	152	413	482	318	194%
15 to 17	110	98	274	340	230	209%
18 to 19	60	52	135	175	115	192%
20 to 24	557	475	834	975	418	75%
25 to 29	515	498	916	981	466	90%
30 to 34	350	339	738	787	437	125%
35 to 39	265	289	687	679	414	156%
40 to 44	270	240	648	667	397	147%
45 to 49	239	209	534	668	429	179%
50 to 54	212	178	416	549	337	159%
55 to 59	229	224	426	610	381	166%
60 to 61	84	96	185	234	150	179%
62 to 64	115	134	256	319	204	177%
65 to 69	116	159	371	438	322	278%
70 to 74	83	124	319	344	261	314%
75 to 79	65	77	288	301	236	363%
80 to 84	46	41	119	126	80	174%
85 and over	88	90	251	441	353	401%
Median Age	32.2	33.0	34.5	35.4	3.2	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,013	3,990	9,136	10,654	6,641	165%
Hispanic	986	1,298	4,990	7,077	6,091	618%
Non-Hispanic	3,027	2,692	4,146	3,577	550	18%
White	2,031	1,592	977	0	-2,031	-100%
Black	408	429	955	822	414	101%
American Indian	13	13	35	38	25	192%
Asian	377	432	1,472	1,797	1,420	377%
Hawaiian / Pacific Islander	21	26	95	140	119	567%
Other	11	11	29	35	24	218%
Two or More Races	166	189	583	745	579	349%

GROWTH TRENDS IN TOTAL POPULATION



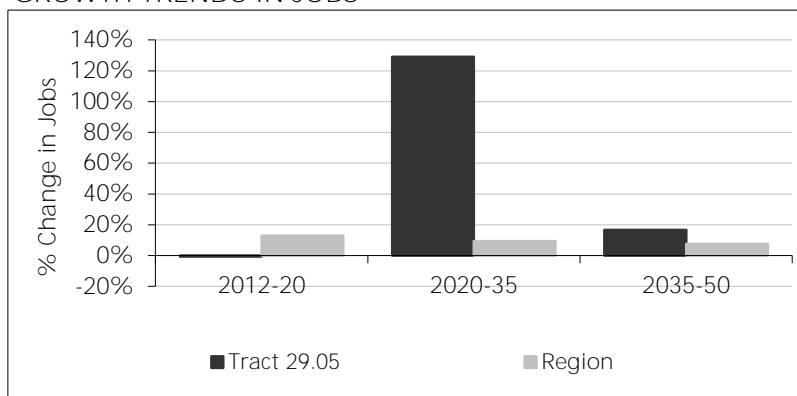
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,729	1,729	1,787	1,933	204	12%
Civilian Jobs	1,729	1,729	1,787	1,933	204	12%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	282	282	282	282	0	0%
Developed Acres	280	280	281	281	1	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	132	132	113	108	-24	-19%
Multiple Family	22	22	50	55	33	148%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	16	24	24	--
Industrial	0	0	0	0	0	-100%
Commercial/Services	41	41	18	11	-30	-73%
Office	2	2	1	1	-1	-48%
Schools	5	5	5	5	0	0%
Roads and Freeways	75	75	75	75	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	3	3	3	3	0	0%
Vacant Developable Acres	2	2	1	0	-1	-86%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	1	1	1	0	0	-67%
Mixed Use	1	1	0	0	-1	-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	0	0	0	0	0	0%
Employment Density ³	36.0	36.1	55.8	66.6	30.6	85%
Residential Density ⁴	11.1	11.1	21.3	24.5	13.4	121%

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