SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 199.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,605	6,756	6,973	6,970	365	6%
Household Population	6,525	6,679	6,885	6,873	348	5%
Group Quarters Population	80	77	88	97	17	21%
Civilian	80	77	88	97	17	21%
Military	0	0	0	0	0	0%
Total Housing Units	2,899	2,901	2,916	2,937	38	1%
Single Family	1,420	1,422	1,415	1,436	16	1%
Multiple Family	1,478	1,478	1,500	1,500	22	1%
Mobile Homes	1	1	1	1	0	0%
Occupied Housing Units	2,733	2,731	2,807	2,814	81	3%
Single Family	1,332	1,330	1,353	1,361	29	2%
Multiple Family	1,400	1,400	1,453	1,453	53	4%
Mobile Homes	1	1	1	0	-1	-100%
Vacancy Rate	5.7%	5.9%	3.7%	4.2%	-1.5	-26%
Single Family	6.2%	6.5%	4.4%	5.2%	-1.0	-16%
Multiple Family	5.3%	5.3%	3.1%	3.1%	-2.2	-42%
Mobile Homes	0.0%	0.0%	0.0%	100.0%	100.0	0%
Persons per Household	2.39	2.45	2.45	2.44	0.0	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	226	177	115	108	-118	-52%
$15,000-$29,999	169	366	363	309	140	83%
$30,000-$44,999	374	393	371	333	-41	-11%
$45,000-$59,999	414	290	297	324	-90	-22%
$60,000-$74,999	256	308	303	263	7	3%
$75,000-$99,999	319	399	415	366	47	15%
$100,000-$124,999	325	219	265	348	23	7%
$125,000-$149,999	241	196	219	180	-61	-25%
$150,000-$199,999	248	189	218	286	38	15%
$200,000 or more	161	194	241	297	136	84%
Total Households	2,733	2,731	2,807	2,814	81	3%
Median Household Income Adjusted for inflation ($2010)	$70,752	$66,794	$72,748	$79,781	$9,029	13%

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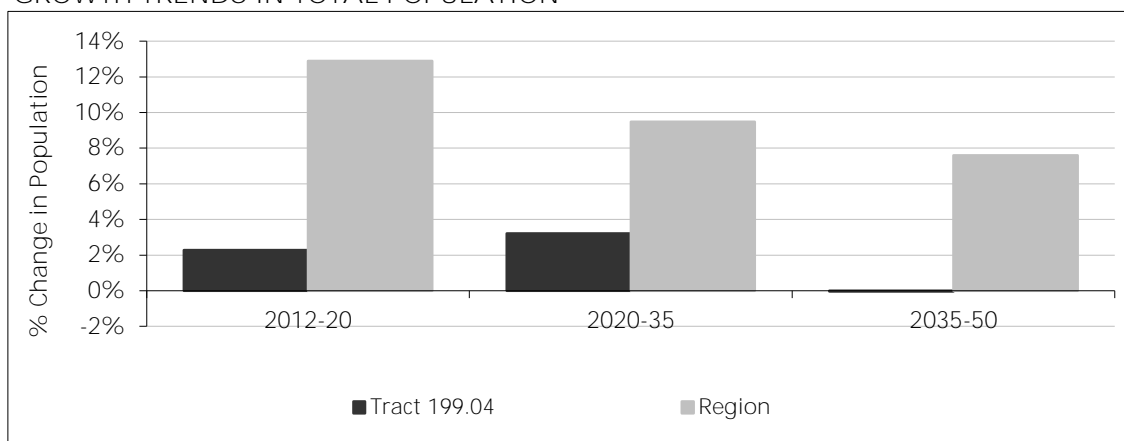
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,605	6,756	6,973	6,970	365	6%
Under 5	439	521	495	511	72	16%
5 to 9	318	342	338	346	28	9%
10 to 14	292	278	302	301	9	3%
15 to 17	245	203	230	217	-28	-11%
18 to 19	185	129	138	119	-66	-36%
20 to 24	449	410	397	364	-85	-19%
25 to 29	694	716	621	643	-51	-7%
30 to 34	579	584	532	581	2	0%
35 to 39	383	433	422	418	35	9%
40 to 44	392	366	435	390	-2	-1%
45 to 49	412	356	386	356	-56	-14%
50 to 54	475	403	421	412	-63	-13%
55 to 59	435	434	354	403	-32	-7%
60 to 61	138	160	124	141	3	2%
62 to 64	212	243	182	191	-21	-10%
65 to 69	249	326	302	315	66	27%
70 to 74	198	306	375	312	114	58%
75 to 79	164	207	333	259	95	58%
80 to 84	116	111	222	201	85	73%
85 and over	230	228	364	490	260	113%
Median Age	36.3	37.3	40.1	39.8	3.5	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,605	6,756	6,973	6,970	365	6%
Hispanic	1,529	1,903	2,499	3,037	1,508	99%
Non-Hispanic	5,076	4,853	4,474	3,933	-1,143	-23%
White	4,095	3,788	3,090	2,272	-1,823	-45%
Black	199	210	206	201	2	1%
American Indian	12	10	10	10	-2	-17%
Asian	520	576	822	1,035	515	99%
Hawaiian / Pacific Islander	15	15	15	16	1	7%
Other	9	8	8	8	-1	-11%
Two or More Races	226	246	323	391	165	73%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	1,318	1,385	1,629	1,632	314	24%
Civilian Jobs	1,318	1,385	1,629	1,632	314	24%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,037	1,037	1,037	1,037	0	0%
Developed Acres	995	1,000	1,012	1,029	34	3%
Low Density Single Family	182	183	194	199	16	9%
Single Family	357	357	354	365	8	2%
Multiple Family	90	90	90	90	0	0%
Mobile Homes	1	1	1	1	0	0%
Other Residential	4	4	4	4	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	8	8	8	8	0	0%
Commercial/Services	153	158	162	162	8	5%
Office	16	16	17	17	1	7%
Schools	0	0	0	0	0	0%
Roads and Freeways	140	140	140	140	0	0%
Agricultural and Extractive[2]	28	28	28	28	0	0%
Parks and Military Use	16	16	16	16	0	0%
Vacant Developable Acres	42	37	25	8	-34	-80%
Low Density Single Family	24	23	13	7	-16	-70%
Single Family	12	12	12	1	-11	-91%
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	5	0	0	0	-5	-100%
Office	1	1	0	0	-1	-98%
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]	7.5	7.6	8.8	8.8	1.3	18%
Residential Density[4]	4.6	4.6	4.5	4.5	-0.1	-2%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 199.04 ■ Region
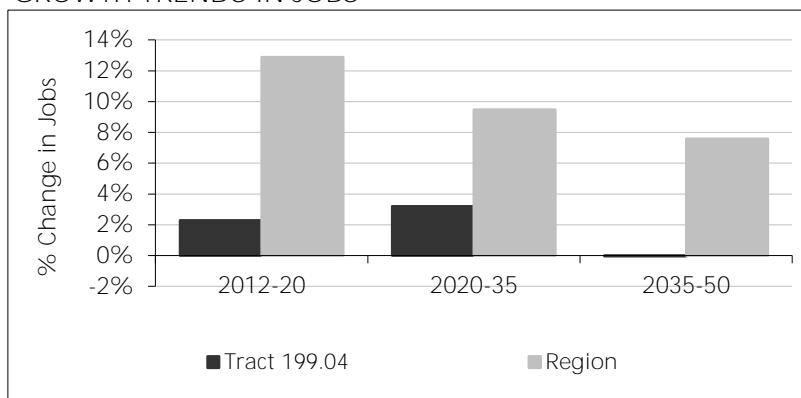
Notes:

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

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