

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 41

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,582	7,050	9,193	10,229	3,647	55%
Household Population	6,367	6,861	8,981	9,999	3,632	57%
Group Quarters Population	215	189	212	230	15	7%
Civilian	215	189	212	230	15	7%
Military	0	0	0	0	0	0%
Total Housing Units	2,741	2,852	3,724	4,146	1,405	51%
Single Family	1,093	1,143	905	869	-224	-20%
Multiple Family	1,648	1,709	2,819	3,277	1,629	99%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,601	2,709	3,586	4,029	1,428	55%
Single Family	1,037	1,088	858	814	-223	-22%
Multiple Family	1,564	1,621	2,728	3,215	1,651	106%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.1%	5.0%	3.7%	2.8%	-2.3	-45%
Single Family	5.1%	4.8%	5.2%	6.3%	1.2	24%
Multiple Family	5.1%	5.1%	3.2%	1.9%	-3.2	-63%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.45	2.53	2.50	2.48	0.0	1%

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	281	211	244	218	-63	-22%
\$15,000-\$29,999	648	403	566	505	-143	-22%
\$30,000-\$44,999	462	382	469	595	133	29%
\$45,000-\$59,999	356	427	475	450	94	26%
\$60,000-\$74,999	269	314	413	448	179	67%
\$75,000-\$99,999	279	384	532	700	421	151%
\$100,000-\$124,999	140	232	360	374	234	167%
\$125,000-\$149,999	98	140	188	240	142	145%
\$150,000-\$199,999	27	90	142	244	217	804%
\$200,000 or more	41	126	197	255	214	522%
Total Households	2,601	2,709	3,586	4,029	1,428	55%
Median Household Income						
Adjusted for inflation (\$2010)	\$42,062	\$57,594	\$61,416	\$68,253	\$26,191	62%

*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.

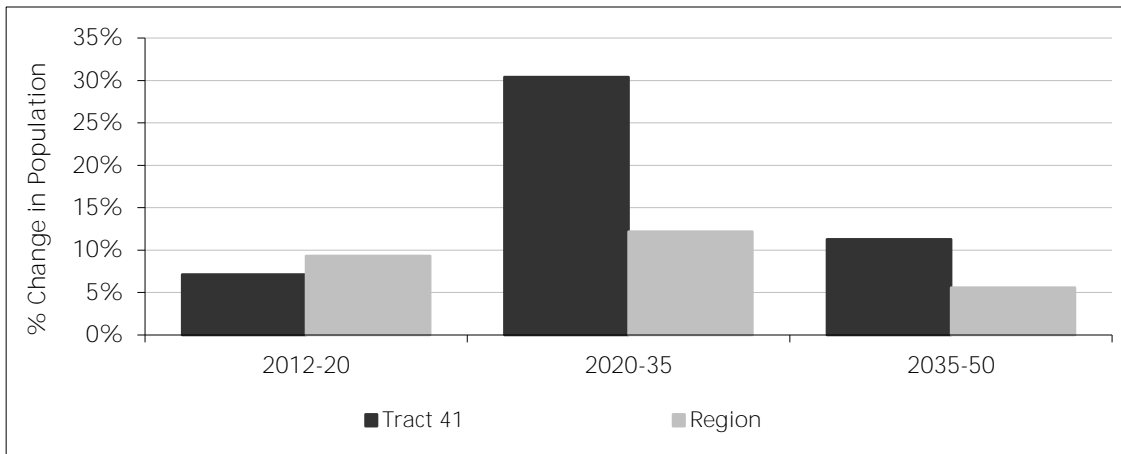
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,582	7,050	9,193	10,229	3,647	55%
Under 5	530	645	781	813	283	53%
5 to 9	372	413	600	656	284	76%
10 to 14	340	346	493	577	237	70%
15 to 17	263	250	335	403	140	53%
18 to 19	155	139	187	214	59	38%
20 to 24	506	541	630	726	220	43%
25 to 29	811	867	903	946	135	17%
30 to 34	812	805	949	998	186	23%
35 to 39	594	647	862	819	225	38%
40 to 44	536	502	798	742	206	38%
45 to 49	431	407	552	630	199	46%
50 to 54	394	393	510	636	242	61%
55 to 59	300	355	401	589	289	96%
60 to 61	92	123	135	177	85	92%
62 to 64	133	176	224	281	148	111%
65 to 69	122	180	272	307	185	152%
70 to 74	65	103	177	167	102	157%
75 to 79	56	75	186	208	152	271%
80 to 84	33	39	110	176	143	433%
85 and over	37	44	88	164	127	343%
Median Age	31.9	32.0	33.5	33.9	2.0	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,582	7,050	9,193	10,229	3,647	55%
Hispanic	3,907	4,567	6,638	7,843	3,936	101%
Non-Hispanic	2,675	2,483	2,555	2,386	-289	-11%
White	1,856	1,673	1,628	1,451	-405	-22%
Black	405	386	353	275	-130	-32%
American Indian	29	24	19	18	-11	-38%
Asian	196	206	296	341	145	74%
Hawaiian / Pacific Islander	14	18	29	37	23	164%
Other	25	21	17	15	-10	-40%
Two or More Races	150	155	213	249	99	66%

GROWTH TRENDS IN TOTAL POPULATION



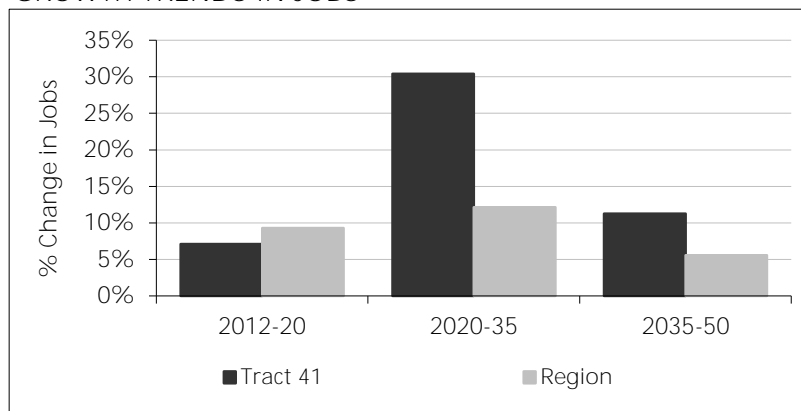
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	3,098	3,605	4,165	4,231	1,133	37%
Civilian Jobs	3,098	3,605	4,165	4,231	1,133	37%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	400	400	400	400	0	0%
Developed Acres	384	387	397	400	15	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	84	83	60	53	-31	-37%
Multiple Family	34	35	61	70	36	108%
Mobile Homes	0	0	0	0	0	0%
Other Residential	1	1	1	1	0	0%
Mixed Use	0	0	3	5	5	--
Industrial	44	45	47	47	3	7%
Commercial/Services	13	13	17	17	4	29%
Office	1	1	1	1	-1	-47%
Schools	7	7	7	7	0	0%
Roads and Freeways	193	193	193	193	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	8	8	7	7	-1	-10%
Vacant Developable Acres	15	13	3	0	-15	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	0	0	-1	-100%
Multiple Family	11	9	2	0	-11	-100%
Mixed Use	0	0	0	0	0	-100%
Industrial	1	1	0	0	-1	-100%
Commercial/Services	2	2	1	0	-2	-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	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density ³	47.6	53.8	57.2	57.7	10.0	21%
Residential Density ⁴	23.1	23.9	30.0	32.8	9.7	42%

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