SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 134.10

SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	7,611	8,370	8,595	8,790	1,179	15%
Household Population	7,602	8,131	8,350	8,539	937	12%
Group Quarters Population	9	239	245	251	242	2689%
Civilian	9	239	245	251	242	2689%
Military	0	0	0	0	0	0%
Total Housing Units	2,323	2,455	2,511	2,602	279	12%
Single Family	1,996	2,128	2,184	2,275	279	14%
Multiple Family	327	327	327	327	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,276	2,392	2,462	2,532	256	11%
Single Family	1,966	2,076	2,144	2,218	252	13%
Multiple Family	310	316	318	314	4	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.0%	2.6%	2.0%	2.7%	0.7	35%
Single Family	1.5%	2.4%	1.8%	2.5%	1.0	67%
Multiple Family	5.2%	3.4%	2.8%	4.0%	-1.2	-23%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.34	3.40	3.39	3.37	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	67	68	59	53	-14	-21%
$15,000-$29,999	85	188	158	131	46	54%
$30,000-$44,999	372	291	240	233	-139	-37%
$45,000-$59,999	143	253	248	228	85	59%
$60,000-$74,999	299	256	264	242	-57	-19%
$75,000-$99,999	349	404	384	358	9	3%
$100,000-$124,999	260	275	308	350	90	35%
$125,000-$149,999	175	200	239	247	72	41%
$150,000-$199,999	303	242	275	332	29	10%
$200,000 or more	223	215	287	358	135	61%
Total Households	2,276	2,392	2,462	2,532	256	11%
Median Household Income Adjusted for inflation ($2010)	$87,321	$83,663	$92,057	$101,500	$14,179	16%

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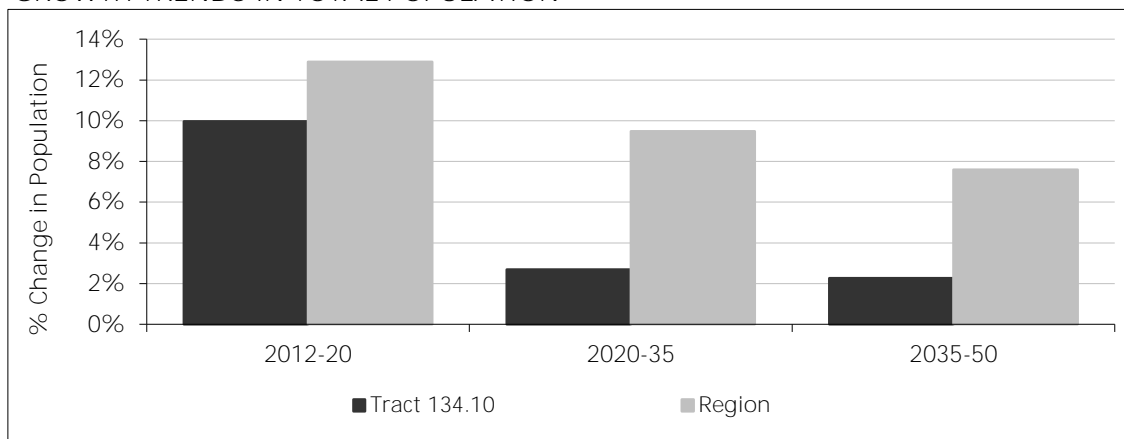
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	7,611	8,370	8,595	8,790	1,179	15%
Under 5	487	554	483	468	-19	-4%
5 to 9	580	607	571	555	-25	-4%
10 to 14	613	593	591	606	-7	-1%
15 to 17	353	328	324	340	-13	-4%
18 to 19	250	193	195	199	-51	-20%
20 to 24	422	428	382	381	-41	-10%
25 to 29	395	441	363	360	-35	-9%
30 to 34	454	452	409	396	-58	-13%
35 to 39	595	624	608	562	-33	-6%
40 to 44	658	615	712	634	-24	-4%
45 to 49	564	560	585	597	33	6%
50 to 54	475	494	509	550	75	16%
55 to 59	473	579	521	655	182	38%
60 to 61	169	237	215	247	78	46%
62 to 64	244	335	300	320	76	31%
65 to 69	279	439	450	458	179	64%
70 to 74	208	370	476	423	215	103%
75 to 79	159	228	418	414	255	160%
80 to 84	122	137	246	243	121	99%
85 and over	111	156	237	382	271	244%
Median Age	37.1	39.7	42.6	44.2	7.1	19%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	7,611	8,370	8,595	8,790	1,179	15%
Hispanic	3,189	3,870	4,429	5,062	1,873	59%
Non-Hispanic	4,422	4,500	4,166	3,728	-694	-16%
White	2,327	2,262	1,482	647	-1,680	-72%
Black	272	308	359	424	152	56%
American Indian	22	35	56	61	39	177%
Asian	1,434	1,455	1,653	1,801	367	26%
Hawaiian / Pacific Islander	45	65	108	152	107	238%
Other	14	25	43	51	37	264%
Two or More Races	308	350	465	592	284	92%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	664	733	812	895	231	35%
Civilian Jobs	664	733	812	895	231	35%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	4,873	4,873	4,873	4,873	0	0%
Developed Acres	1,868	2,011	2,053	2,136	268	14%
Low Density Single Family	147	147	147	199	52	35%
Single Family	516	558	588	621	105	20%
Multiple Family	25	25	25	25	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	5	5	5	5	--
Mixed Use	0	0	0	0	0	0%
Industrial	230	233	235	237	7	3%
Commercial/Services	33	40	40	46	13	39%
Office	0	0	0	0	0	0%
Schools	22	22	22	22	0	0%
Roads and Freeways	432	432	432	432	0	0%
Agricultural and Extractive[2]	28	28	18	18	-9	-34%
Parks and Military Use	436	522	541	532	96	22%
Vacant Developable Acres	324	181	140	56	-268	-83%
Low Density Single Family	73	73	73	22	-52	-71%
Single Family	112	70	53	34	-78	-69%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	7	4	2	0	-7	-100%
Commercial/Services	12	6	6	0	-12	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	119	29	6	0	-119	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	2,680	2,680	2,680	2,680	0	0%
Employment Density[3]	2.3	2.5	2.7	2.9	0.6	26%
Residential Density[4]	3.4	3.3	3.3	3.1	-0.3	-9%

GROWTH TRENDS IN JOBS

Bar chart legend: ■ Tract 134.10 ■ Region
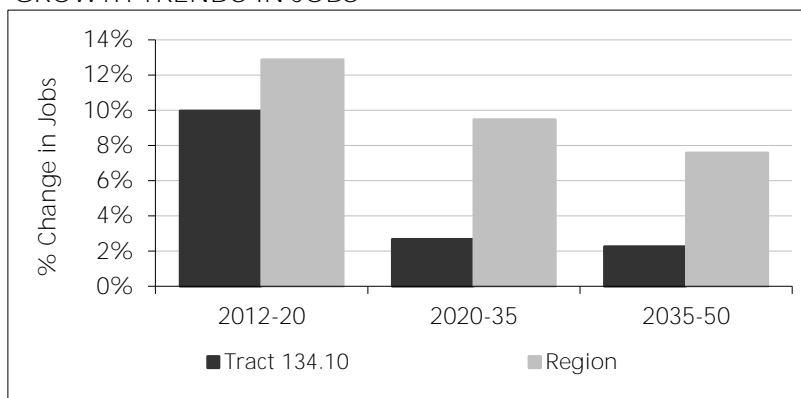
Notes:

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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