

# SERIES 13 REGIONAL GROWTH FORECAST



## Census Tract 215

### POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,897	16,042	16,197	16,092	7,195	81%
Household Population	8,897	16,042	16,197	16,092	7,195	81%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	2,752	4,988	4,999	4,999	2,247	82%
Single Family	2,360	4,096	4,107	4,107	1,747	74%
Multiple Family	392	892	892	892	500	128%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,709	4,934	4,968	4,959	2,250	83%
Single Family	2,320	4,047	4,076	4,069	1,749	75%
Multiple Family	389	887	892	890	501	129%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.6%	1.1%	0.6%	0.8%	-0.8	-50%
Single Family	1.7%	1.2%	0.8%	0.9%	-0.8	-47%
Multiple Family	0.8%	0.6%	0.0%	0.2%	-0.6	-75%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.28	3.25	3.26	3.25	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	72	157	130	117	45	63%
\$15,000-\$29,999	139	178	168	138	-1	-1%
\$30,000-\$44,999	31	237	177	135	104	335%
\$45,000-\$59,999	169	192	188	210	41	24%
\$60,000-\$74,999	153	263	228	153	0	0%
\$75,000-\$99,999	198	601	514	397	199	101%
\$100,000-\$124,999	174	465	471	515	341	196%
\$125,000-\$149,999	163	522	447	385	222	136%
\$150,000-\$199,999	367	766	785	807	440	120%
\$200,000 or more	1,243	1,553	1,860	2,102	859	69%
Total Households	2,709	4,934	4,968	4,959	2,250	83%
Median Household Income						
Adjusted for inflation (\$2010)	\$184,809	\$142,912	\$160,255	\$176,611	(\$8,198)	-4%

#### \*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.

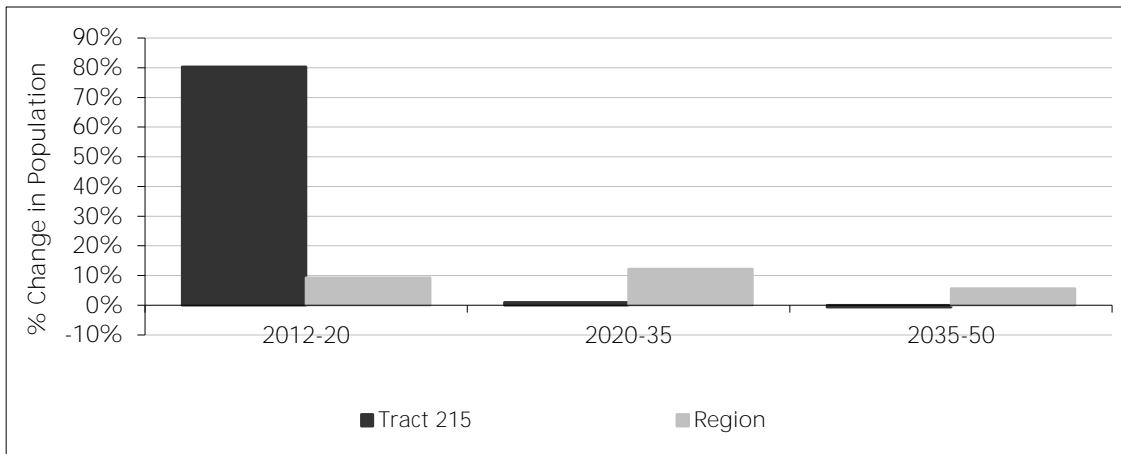
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,897	16,042	16,197	16,092	7,195	81%
Under 5	437	956	812	901	464	106%
5 to 9	736	1,498	1,347	1,452	716	97%
10 to 14	1,026	1,691	1,786	1,688	662	65%
15 to 17	659	978	1,103	944	285	43%
18 to 19	470	492	565	417	-53	-11%
20 to 24	368	581	557	485	117	32%
25 to 29	186	357	286	322	136	73%
30 to 34	244	476	384	459	215	88%
35 to 39	440	940	789	868	428	97%
40 to 44	746	1,296	1,350	1,180	434	58%
45 to 49	1,066	1,700	1,816	1,556	490	46%
50 to 54	923	1,453	1,579	1,414	491	53%
55 to 59	626	1,177	978	1,046	420	67%
60 to 61	192	437	352	431	239	124%
62 to 64	182	416	330	365	183	101%
65 to 69	218	606	554	633	415	190%
70 to 74	131	412	533	561	430	328%
75 to 79	109	265	505	561	452	415%
80 to 84	80	166	327	362	282	353%
85 and over	58	145	244	447	389	671%
Median Age	38.7	40.2	41.7	42.2	3.5	9%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,897	16,042	16,197	16,092	7,195	81%
Hispanic	796	1,669	1,978	2,363	1,567	197%
Non-Hispanic	8,101	14,373	14,219	13,729	5,628	69%
White	5,563	9,416	7,739	5,897	334	6%
Black	45	85	80	76	31	69%
American Indian	8	35	68	75	67	838%
Asian	2,130	4,085	5,239	6,248	4,118	193%
Hawaiian / Pacific Islander	6	19	39	57	51	850%
Other	22	54	83	98	76	345%
Two or More Races	327	679	971	1,278	951	291%

## GROWTH TRENDS IN TOTAL POPULATION



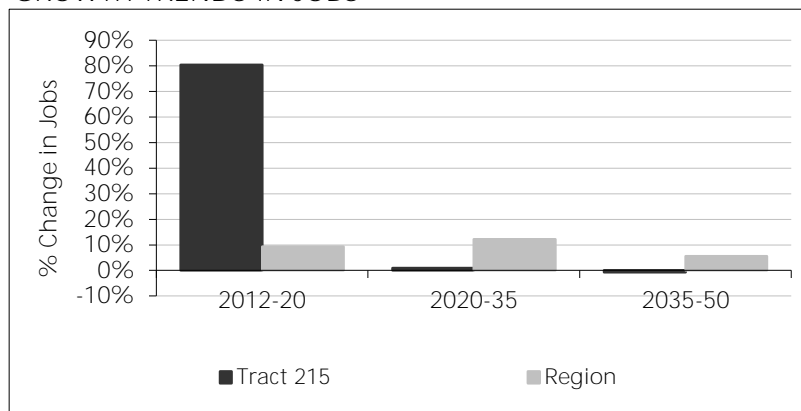
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,796	2,505	3,009	3,541	1,745	97%
Civilian Jobs	1,796	2,505	3,009	3,541	1,745	97%
Military Jobs	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	2,870	2,870	2,870	2,870	0	0%
Developed Acres	1,518	1,888	1,917	1,927	409	27%
Low Density Single Family	29	29	29	29	0	0%
Single Family	562	838	842	842	280	50%
Multiple Family	8	32	32	32	24	283%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	37	37	37	37	--
Industrial	0	0	0	0	0	0%
Commercial/Services	97	97	97	97	0	0%
Office	0	6	13	23	23	--
Schools	123	130	140	140	17	14%
Roads and Freeways	382	382	382	382	0	0%
Agricultural and Extractive <sup>2</sup>	63	56	56	56	-7	-11%
Parks and Military Use	252	281	288	288	36	14%
Vacant Developable Acres	415	45	16	6	-409	-98%
Low Density Single Family	0	0	0	0	0	0%
Single Family	273	5	0	0	-273	-100%
Multiple Family	24	0	0	0	-24	-100%
Mixed Use	37	0	0	0	-37	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	1	0	0	-1	-100%
Office	22	16	9	0	-22	-100%
Schools	17	10	0	0	-17	-100%
Parks and Other	36	7	0	0	-36	-100%
Future Roads and Freeways	6	6	6	6	0	0%
Constrained Acres	937	937	937	937	0	0%
Employment Density <sup>3</sup>	8.2	10.0	11.2	12.7	4.6	56%
Residential Density <sup>4</sup>	4.6	5.4	5.4	5.4	0.8	18%

## 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