

# SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 124.02

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,459	5,558	6,363	6,265	806	15%
Household Population	5,350	5,457	6,246	6,139	789	15%
Group Quarters Population	109	101	117	126	17	16%
Civilian	109	101	117	126	17	16%
Military	0	0	0	0	0	0%
Total Housing Units	2,018	2,019	2,306	2,307	289	14%
Single Family	839	840	734	735	-104	-12%
Multiple Family	1,179	1,179	1,572	1,572	393	33%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,954	1,954	2,221	2,189	235	12%
Single Family	813	812	710	692	-121	-15%
Multiple Family	1,141	1,142	1,511	1,497	356	31%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.2%	3.2%	3.7%	5.1%	1.9	59%
Single Family	3.1%	3.3%	3.3%	5.9%	2.8	90%
Multiple Family	3.2%	3.1%	3.9%	4.8%	1.6	50%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.74	2.79	2.81	2.80	0.1	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	214	233	221	186	-28	-13%
\$15,000-\$29,999	432	353	345	291	-141	-33%
\$30,000-\$44,999	375	420	468	349	-26	-7%
\$45,000-\$59,999	279	273	293	381	102	37%
\$60,000-\$74,999	261	151	228	262	1	0%
\$75,000-\$99,999	206	224	271	214	8	4%
\$100,000-\$124,999	101	127	132	180	79	78%
\$125,000-\$149,999	35	90	109	123	88	251%
\$150,000-\$199,999	35	76	141	175	140	400%
\$200,000 or more	16	7	13	28	12	75%
Total Households	1,954	1,954	2,221	2,189	235	12%
Median Household Income						
Adjusted for inflation (\$2010)	\$43,240	\$43,964	\$48,916	\$55,571	\$12,331	29%

### \*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.

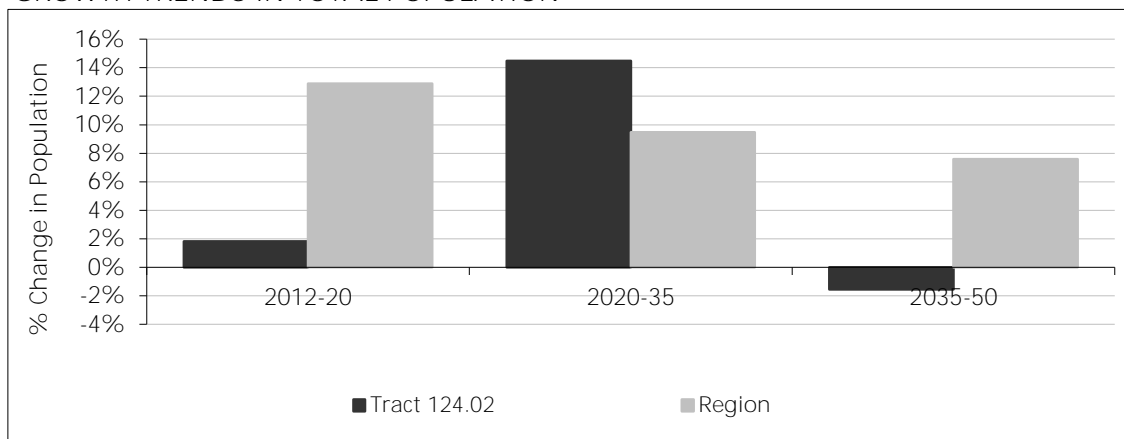
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,459	5,558	6,363	6,265	806	15%
Under 5	432	483	483	424	-8	-2%
5 to 9	442	432	471	428	-14	-3%
10 to 14	475	434	459	444	-31	-7%
15 to 17	245	199	203	197	-48	-20%
18 to 19	165	130	129	121	-44	-27%
20 to 24	393	388	361	337	-56	-14%
25 to 29	397	430	394	360	-37	-9%
30 to 34	413	420	477	422	9	2%
35 to 39	403	409	497	417	14	3%
40 to 44	351	308	422	349	-2	-1%
45 to 49	351	320	378	379	28	8%
50 to 54	336	322	369	398	62	18%
55 to 59	294	334	316	407	113	38%
60 to 61	108	136	131	146	38	35%
62 to 64	134	170	182	189	55	41%
65 to 69	171	240	333	346	175	102%
70 to 74	84	120	200	198	114	136%
75 to 79	87	102	214	211	124	143%
80 to 84	69	68	152	195	126	183%
85 and over	109	113	192	297	188	172%
Median Age	32.2	33.4	37.1	39.8	7.6	24%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,459	5,558	6,363	6,265	806	15%
Hispanic	3,833	4,070	4,870	4,937	1,104	29%
Non-Hispanic	1,626	1,488	1,493	1,328	-298	-18%
White	991	869	780	620	-371	-37%
Black	234	223	208	169	-65	-28%
American Indian	13	10	7	0	-13	-100%
Asian	228	230	311	337	109	48%
Hawaiian / Pacific Islander	29	26	26	26	-3	-10%
Other	7	6	5	5	-2	-29%
Two or More Races	124	124	156	171	47	38%

## GROWTH TRENDS IN TOTAL POPULATION



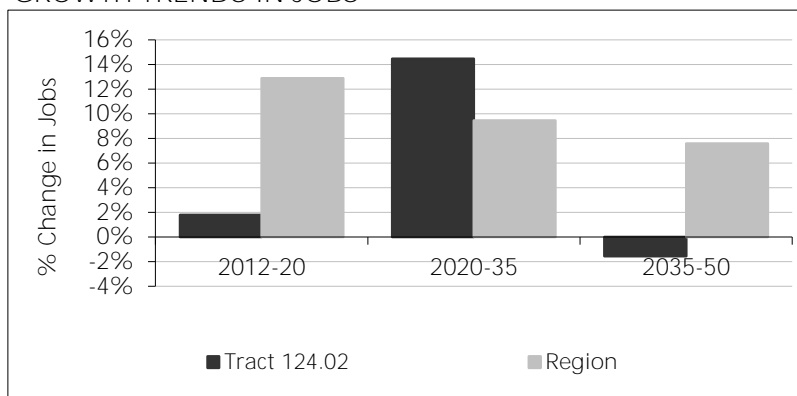
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,197	1,197	1,477	1,612	415	35%
Civilian Jobs	1,197	1,197	1,477	1,612	415	35%
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	217	217	217	217	0	0%
Developed Acres	217	217	217	217	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	88	88	79	79	-9	-10%
Multiple Family	39	39	41	41	2	5%
Mobile Homes	0	0	0	0	0	0%
Other Residential	3	3	3	3	0	0%
Mixed Use	0	0	16	16	16	--
Industrial	0	0	0	0	0	0%
Commercial/Services	24	24	16	16	-8	-35%
Office	8	8	7	7	-1	-8%
Schools	0	0	0	0	0	0%
Roads and Freeways	51	51	51	51	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0%
Parks and Military Use	4	4	4	4	0	0%
Vacant Developable Acres	1	1	1	0	0	-50%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	0	0	-50%
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	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 <sup>3</sup>	37.4	37.4	47.7	51.8	14.4	38%
Residential Density <sup>4</sup>	15.5	15.5	17.6	17.6	2.1	13%

## 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