

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 110

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,811	2,871	2,983	2,971	160	6%
Household Population	2,675	2,739	2,851	2,839	164	6%
Group Quarters Population	136	132	132	132	-4	-3%
Civilian	136	132	132	132	-4	-3%
Military	0	0	0	0	0	0%
Total Housing Units	1,534	1,542	1,559	1,570	36	2%
Single Family	583	591	571	570	-13	-2%
Multiple Family	951	951	988	1,000	49	5%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,308	1,312	1,359	1,356	48	4%
Single Family	531	537	533	530	-1	0%
Multiple Family	777	775	826	826	49	6%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	14.7%	14.9%	12.8%	13.6%	-1.1	-7%
Single Family	8.9%	9.1%	6.7%	7.0%	-1.9	-21%
Multiple Family	18.3%	18.5%	16.4%	17.4%	-0.9	-5%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.05	2.09	2.10	2.09	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	108	64	62	42	-66	-61%
\$15,000-\$29,999	138	77	69	72	-66	-48%
\$30,000-\$44,999	183	110	109	100	-83	-45%
\$45,000-\$59,999	106	118	112	100	-6	-6%
\$60,000-\$74,999	171	108	63	77	-94	-55%
\$75,000-\$99,999	141	179	164	159	18	13%
\$100,000-\$124,999	66	109	125	132	66	100%
\$125,000-\$149,999	60	122	148	107	47	78%
\$150,000-\$199,999	128	141	157	173	45	35%
\$200,000 or more	207	284	350	394	187	90%
Total Households	1,308	1,312	1,359	1,356	48	4%
Median Household Income						
Adjusted for inflation (\$2010)	\$70,439	\$100,000	\$120,100	\$124,242	\$53,803	76%

*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.

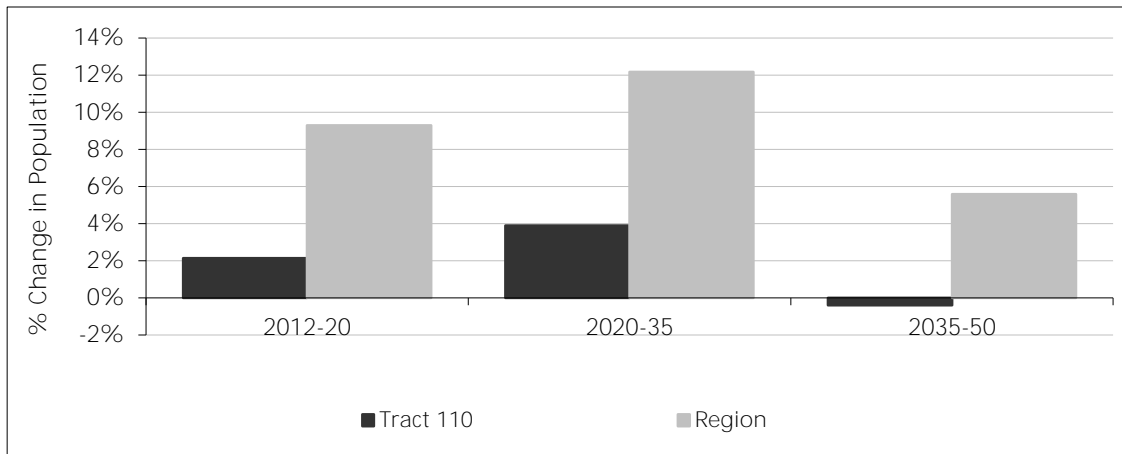
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,811	2,871	2,983	2,971	160	6%
Under 5	135	155	144	168	33	24%
5 to 9	125	134	131	143	18	14%
10 to 14	140	133	139	135	-5	-4%
15 to 17	117	90	100	87	-30	-26%
18 to 19	64	42	44	30	-34	-53%
20 to 24	129	113	107	90	-39	-30%
25 to 29	229	219	176	185	-44	-19%
30 to 34	184	185	161	189	5	3%
35 to 39	151	177	162	181	30	20%
40 to 44	186	174	195	168	-18	-10%
45 to 49	168	145	163	133	-35	-21%
50 to 54	228	188	204	168	-60	-26%
55 to 59	228	227	185	202	-26	-11%
60 to 61	81	94	67	75	-6	-7%
62 to 64	103	116	85	94	-9	-9%
65 to 69	139	186	165	178	39	28%
70 to 74	98	163	179	140	42	43%
75 to 79	90	119	203	152	62	69%
80 to 84	79	77	157	146	67	85%
85 and over	137	134	216	307	170	124%
Median Age	43.5	45.5	49.1	49.1	5.6	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,811	2,871	2,983	2,971	160	6%
Hispanic	349	406	474	518	169	48%
Non-Hispanic	2,462	2,465	2,509	2,453	-9	0%
White	2,145	2,121	2,077	1,977	-168	-8%
Black	56	56	50	40	-16	-29%
American Indian	6	6	5	6	0	0%
Asian	154	175	247	289	135	88%
Hawaiian / Pacific Islander	10	12	18	22	12	120%
Other	14	12	11	10	-4	-29%
Two or More Races	77	83	101	109	32	42%

GROWTH TRENDS IN TOTAL POPULATION



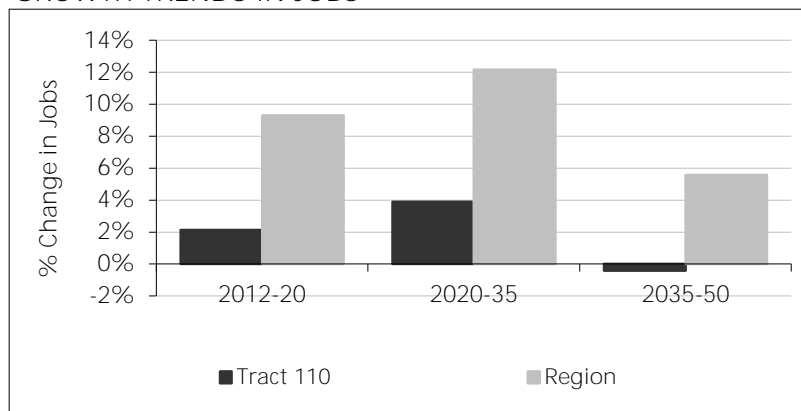
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,107	2,107	2,179	2,180	73	3%
Civilian Jobs	2,107	2,107	2,179	2,180	73	3%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	207	207	207	207	0	0%
Developed Acres	203	206	206	207	3	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	57	57	56	56	-1	-2%
Multiple Family	24	24	25	25	2	8%
Mobile Homes	0	0	0	0	0	0%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	2	1	1	1	--
Industrial	0	0	0	0	0	0%
Commercial/Services	39	39	39	40	1	2%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	49	49	49	49	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	33	33	33	33	0	0%
Vacant Developable Acres	1	1	1	0	-1	-95%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-90%
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	1	1	1	0	-1	-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	53.0	51.8	53.3	52.7	-0.3	-1%
Residential Density ⁴	18.7	18.5	18.7	18.8	0.1	0%

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