SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 48

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,082	4,126	4,250	4,878	796	20%
Household Population	4,061	4,113	4,232	4,857	796	20%
Group Quarters Population	21	13	18	21	0	0%
Civilian	21	13	18	21	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,208	1,208	1,217	1,395	187	15%
Single Family	854	854	795	754	-100	-12%
Multiple Family	354	354	422	641	287	81%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,095	1,095	1,131	1,307	212	19%
Single Family	795	795	768	729	-66	-8%
Multiple Family	300	300	363	578	278	93%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	9.4%	9.4%	7.1%	6.3%	-3.1	-33%
Single Family	6.9%	6.9%	3.4%	3.3%	-3.6	-52%
Multiple Family	15.3%	15.3%	14.0%	9.8%	-5.5	-36%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.71	3.76	3.74	3.72	0.0	0%

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	178	192	187	157	-21	-12%
$15,000-$29,999	244	333	301	323	79	32%
$30,000-$44,999	273	229	254	273	0	0%
$45,000-$59,999	141	140	144	194	53	38%
$60,000-$74,999	91	72	93	137	46	51%
$75,000-$99,999	102	117	115	119	17	17%
$100,000-$124,999	53	7	33	97	44	83%
$125,000-$149,999	6	0	0	1	-5	-83%
$150,000-$199,999	1	4	2	0	-1	-100%
$200,000 or more	6	1	2	6	0	0%
Total Households	1,095	1,095	1,131	1,307	212	19%
Median Household Income Adjusted for inflation ($2010)	$36,896	$31,474	$34,577	$39,533	$2,637	7%

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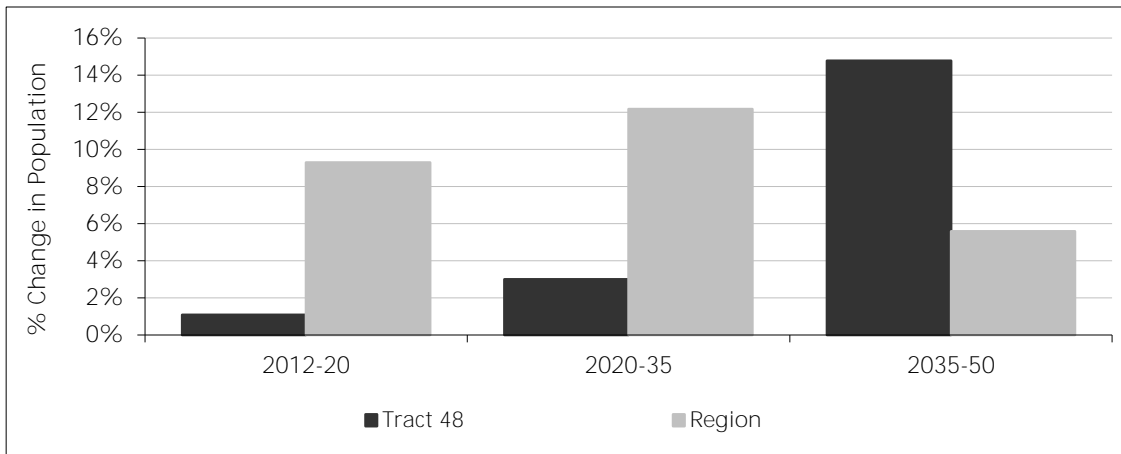
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,082	4,126	4,250	4,878	796	20%
Under 5	374	416	384	383	9	2%
5 to 9	345	336	348	368	23	7%
10 to 14	345	318	326	373	28	8%
15 to 17	228	190	189	219	-9	-4%
18 to 19	162	131	121	141	-21	-13%
20 to 24	354	347	286	337	-17	-5%
25 to 29	324	348	275	288	-36	-11%
30 to 34	335	323	329	326	-9	-3%
35 to 39	300	291	322	301	1	0%
40 to 44	278	240	303	292	14	5%
45 to 49	247	235	247	307	60	24%
50 to 54	244	262	260	366	122	50%
55 to 59	170	206	187	295	125	74%
60 to 61	48	64	69	92	44	92%
62 to 64	73	104	119	150	77	105%
65 to 69	71	101	135	158	87	123%
70 to 74	51	72	124	143	92	180%
75 to 79	49	56	104	128	79	161%
80 to 84	30	28	47	71	41	137%
85 and over	54	58	75	140	86	159%
Median Age	28.6	29.7	33.0	35.1	6.5	23%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,082	4,126	4,250	4,878	796	20%
Hispanic	3,654	3,764	3,965	4,608	954	26%
Non-Hispanic	428	362	285	270	-158	-37%
White	177	142	103	92	-85	-48%
Black	153	129	90	72	-81	-53%
American Indian	4	4	4	4	0	0%
Asian	40	38	40	47	7	18%
Hawaiian / Pacific Islander	4	4	6	8	4	100%
Other	16	12	9	8	-8	-50%
Two or More Races	34	33	33	39	5	15%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	618	618	807	999	381	62%
Civilian Jobs	618	618	807	999	381	62%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	136	136	136	136	0	0%
Developed Acres	133	134	134	136	3	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	57	57	52	49	-7	-12%
Multiple Family	8	8	8	8	0	-1%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	1	4	15	15	--
Industrial	5	5	5	4	-1	-25%
Commercial/Services	14	14	16	11	-3	-24%
Office	1	1	1	1	0	-45%
Schools	0	0	0	0	0	0%
Roads and Freeways	46	46	46	46	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	3	3	3	3	0	0%
Vacant Developable Acres	2	2	1	0	-2	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-100%
Multiple Family	1	1	0	0	-1	-100%
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]	30.9	30.3	34.0	44.5	13.6	44%
Residential Density[4]	18.7	18.6	19.5	21.5	2.8	15%

GROWTH TRENDS IN JOBS

Bar chart legend: ■ Tract 48 ▨ Region
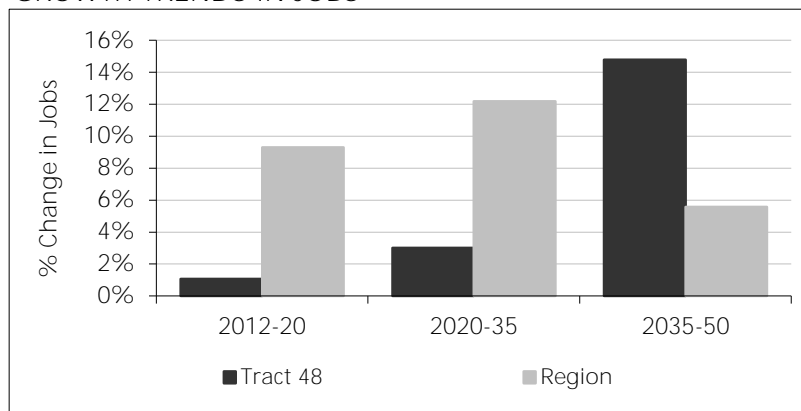
Notes:

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 residential acre (single family, multiple

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