SERIES 13 REGIONAL GROWTH FORECAST

SANDAG

Census Tract 85.05

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,642	5,898	6,042	6,426	784	14%
Household Population	5,642	5,898	6,042	6,426	784	14%
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	2,158	2,202	2,234	2,386	228	11%
Single Family	1,683	1,664	1,658	1,658	-25	-1%
Multiple Family	475	538	576	728	253	53%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,111	2,151	2,198	2,317	206	10%
Single Family	1,659	1,642	1,645	1,639	-20	-1%
Multiple Family	452	509	553	678	226	50%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.2%	2.3%	1.6%	2.9%	0.7	32%
Single Family	1.4%	1.3%	0.8%	1.1%	-0.3	-21%
Multiple Family	4.8%	5.4%	4.0%	6.9%	2.1	44%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.67	2.74	2.75	2.77	0.1	4%

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	151	90	88	88	-63	-42%
$15,000-$29,999	266	176	140	120	-146	-55%
$30,000-$44,999	345	305	248	233	-112	-32%
$45,000-$59,999	307	224	211	242	-65	-21%
$60,000-$74,999	279	256	273	230	-49	-18%
$75,000-$99,999	267	395	362	347	80	30%
$100,000-$124,999	176	243	267	337	161	91%
$125,000-$149,999	126	172	241	238	112	89%
$150,000-$199,999	112	125	175	252	140	125%
$200,000 or more	82	165	193	230	148	180%
Total Households	2,111	2,151	2,198	2,317	206	10%
Median Household Income Adjusted for inflation ($2010)	$59,340	$76,551	$84,599	$92,687	$33,347	56%

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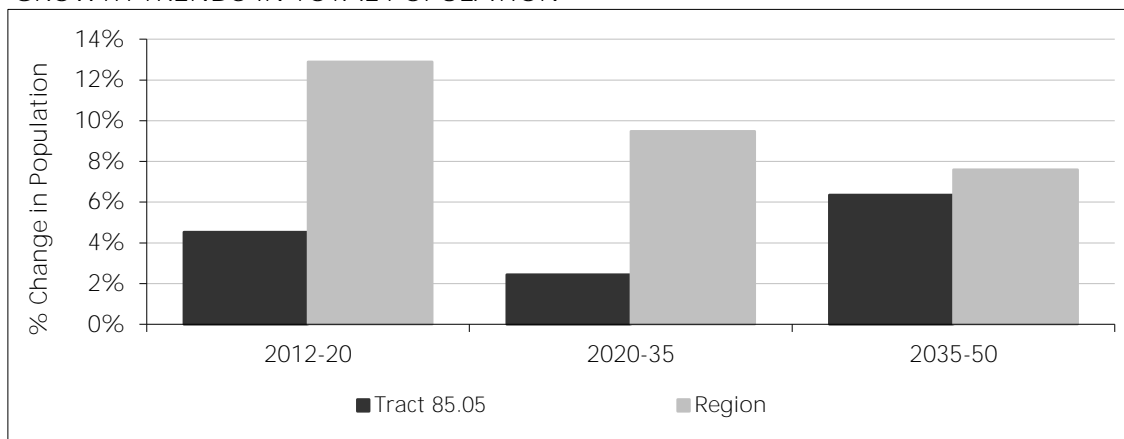
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,642	5,898	6,042	6,426	784	14%
Under 5	309	370	335	370	61	20%
5 to 9	265	298	299	328	63	24%
10 to 14	282	277	291	309	27	10%
15 to 17	251	219	239	244	-7	-3%
18 to 19	159	115	121	110	-49	-31%
20 to 24	425	395	378	382	-43	-10%
25 to 29	483	507	425	485	2	0%
30 to 34	420	420	365	418	-2	0%
35 to 39	366	412	375	391	25	7%
40 to 44	333	314	350	323	-10	-3%
45 to 49	386	356	398	405	19	5%
50 to 54	477	421	445	463	-14	-3%
55 to 59	402	417	352	431	29	7%
60 to 61	128	150	110	125	-3	-2%
62 to 64	157	189	168	202	45	29%
65 to 69	204	285	284	329	125	61%
70 to 74	170	276	336	332	162	95%
75 to 79	181	233	362	296	115	64%
80 to 84	157	154	280	285	128	82%
85 and over	87	90	129	198	111	128%
Median Age	38.1	39.2	42.8	42.7	4.6	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,642	5,898	6,042	6,426	784	14%
Hispanic	1,356	1,666	2,087	2,573	1,217	90%
Non-Hispanic	4,286	4,232	3,955	3,853	-433	-10%
White	3,152	2,998	2,448	2,072	-1,080	-34%
Black	98	106	111	125	27	28%
American Indian	20	19	19	19	-1	-5%
Asian	798	868	1,089	1,287	489	61%
Hawaiian / Pacific Islander	27	32	39	51	24	89%
Other	8	8	7	7	-1	-13%
Two or More Races	183	201	242	292	109	60%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	768	836	951	1,124	356	46%
Civilian Jobs	768	836	951	1,124	356	46%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	743	743	743	743	0	0%
Developed Acres	736	737	737	737	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	289	287	287	287	-2	-1%
Multiple Family	9	11	12	12	3	31%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	2	4	7	7	--
Industrial	14	14	14	14	0	0%
Commercial/Services	17	15	12	10	-7	-42%
Office	0	0	0	0	0	0%
Schools	49	49	49	49	0	0%
Roads and Freeways	184	184	184	184	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	174	174	174	174	0	0%
Vacant Developable Acres	1	0	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-100%
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	6	6	6	6	0	0%
Employment Density[3]	9.6	10.6	12.2	14.7	5.1	53%
Residential Density[4]	7.2	7.3	7.4	7.9	0.6	9%

GROWTH TRENDS IN JOBS
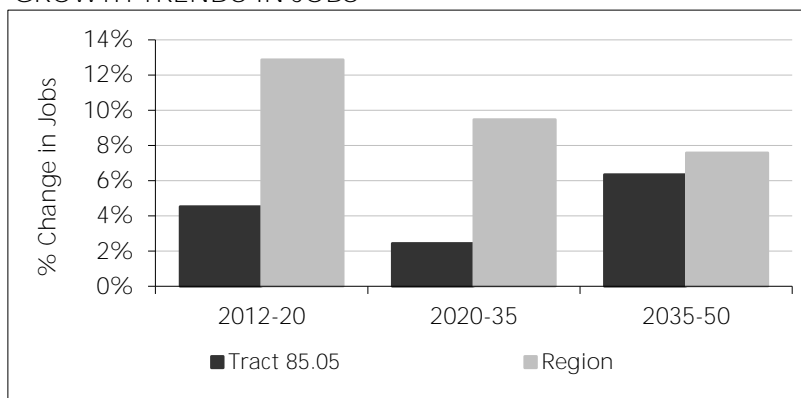
Notes:

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

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