SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 83.51

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,299	4,405	4,873	4,856	557	13%
Household Population	4,276	4,388	4,842	4,816	540	13%
Group Quarters Population	23	17	31	40	17	74%
Civilian	23	17	31	40	17	74%
Military	0	0	0	0	0	0%
Total Housing Units	1,370	1,381	1,526	1,527	157	11%
Single Family	1,069	1,069	1,069	1,069	0	0%
Multiple Family	301	312	457	458	157	52%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,329	1,339	1,474	1,474	145	11%
Single Family	1,029	1,028	1,029	1,029	0	0%
Multiple Family	300	311	445	445	145	48%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.0%	3.0%	3.4%	3.5%	0.5	17%
Single Family	3.7%	3.8%	3.7%	3.7%	0.0	0%
Multiple Family	0.3%	0.3%	2.6%	2.8%	2.5	833%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.22	3.28	3.28	3.27	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	49	73	49	48	-1	-2%
$15,000-$29,999	93	100	108	89	-4	-4%
$30,000-$44,999	114	124	126	95	-19	-17%
$45,000-$59,999	170	125	125	118	-52	-31%
$60,000-$74,999	132	206	133	112	-20	-15%
$75,000-$99,999	240	187	272	288	48	20%
$100,000-$124,999	133	142	165	153	20	15%
$125,000-$149,999	76	143	122	137	61	80%
$150,000-$199,999	147	124	189	208	61	41%
$200,000 or more	175	115	185	226	51	29%
Total Households	1,329	1,339	1,474	1,474	145	11%

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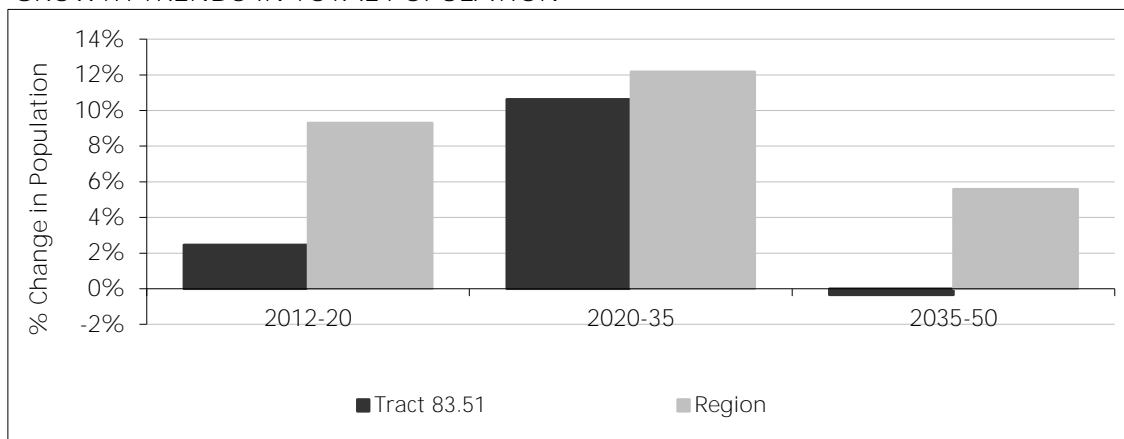
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,299	4,405	4,873	4,856	557	13%
Under 5	268	306	294	292	24	9%
5 to 9	213	219	228	223	10	5%
10 to 14	192	165	195	184	-8	-4%
15 to 17	147	121	147	140	-7	-5%
18 to 19	105	60	79	73	-32	-30%
20 to 24	284	244	246	226	-58	-20%
25 to 29	386	392	329	341	-45	-12%
30 to 34	378	371	336	344	-34	-9%
35 to 39	317	341	344	329	12	4%
40 to 44	308	281	343	277	-31	-10%
45 to 49	277	247	278	243	-34	-12%
50 to 54	285	254	300	268	-17	-6%
55 to 59	330	332	346	380	50	15%
60 to 61	99	116	113	115	16	16%
62 to 64	170	211	235	248	78	46%
65 to 69	238	347	390	438	200	84%
70 to 74	119	180	255	255	136	114%
75 to 79	89	107	210	219	130	146%
80 to 84	52	57	115	135	83	160%
85 and over	42	54	90	126	84	200%
Median Age	37.8	39.8	43.5	45.0	7.2	19%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,299	4,405	4,873	4,856	557	13%
Hispanic	621	701	792	841	220	35%
Non-Hispanic	3,678	3,704	4,081	4,015	337	9%
White	1,184	1,080	845	568	-616	-52%
Black	181	183	164	146	-35	-19%
American Indian	12	28	52	52	40	333%
Asian	2,066	2,133	2,610	2,748	682	33%
Hawaiian / Pacific Islander	23	42	85	120	97	422%
Other	3	4	7	7	4	133%
Two or More Races	209	234	318	374	165	79%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	1,119	1,119	1,119	1,171	52	5%
Civilian Jobs	1,119	1,119	1,119	1,171	52	5%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	263	263	263	263	0	0%
Developed Acres	263	263	263	263	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	144	144	144	144	0	0%
Multiple Family	10	10	10	10	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	39	39	39	39	0	0%
Office	0	0	0	0	0	0%
Schools	6	6	6	6	0	0%
Roads and Freeways	65	65	65	65	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
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[3]	25.0	25.0	25.0	26.1	--	#VALUE!
Residential Density[4]	8.9	9.0	9.9	9.9	1.0	11%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 83.51 ■ Region
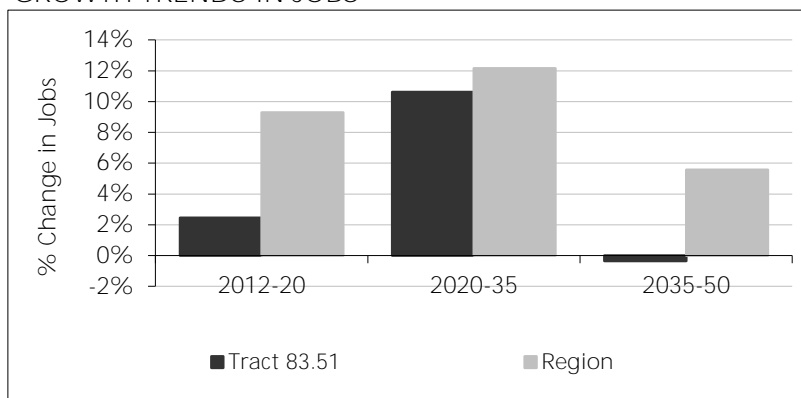
Notes:

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

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