

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 90.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,876	3,944	4,806	5,845	1,969	51%
Household Population	3,627	3,700	4,558	5,597	1,970	54%
Group Quarters Population	249	244	248	248	-1	0%
Civilian	249	244	248	248	-1	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,328	1,328	1,572	1,960	632	48%
Single Family	761	761	766	766	5	1%
Multiple Family	567	567	806	1,194	627	111%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,266	1,253	1,526	1,874	608	48%
Single Family	719	719	760	756	37	5%
Multiple Family	547	534	766	1,118	571	104%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.7%	5.6%	2.9%	4.4%	-0.3	-6%
Single Family	5.5%	5.5%	0.8%	1.3%	-4.2	-76%
Multiple Family	3.5%	5.8%	5.0%	6.4%	2.9	83%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.86	2.95	2.99	2.99	0.1	5%

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	153	87	90	74	-79	-52%
\$15,000-\$29,999	223	182	184	198	-25	-11%
\$30,000-\$44,999	187	163	216	255	68	36%
\$45,000-\$59,999	165	184	182	177	12	7%
\$60,000-\$74,999	148	143	176	244	96	65%
\$75,000-\$99,999	146	184	243	315	169	116%
\$100,000-\$124,999	107	121	162	188	81	76%
\$125,000-\$149,999	44	79	106	149	105	239%
\$150,000-\$199,999	48	68	83	145	97	202%
\$200,000 or more	45	42	84	129	84	187%
Total Households	1,266	1,253	1,526	1,874	608	48%
Median Household Income						
Adjusted for inflation (\$2010)	\$51,364	\$61,101	\$67,756	\$74,324	\$22,960	45%

*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.

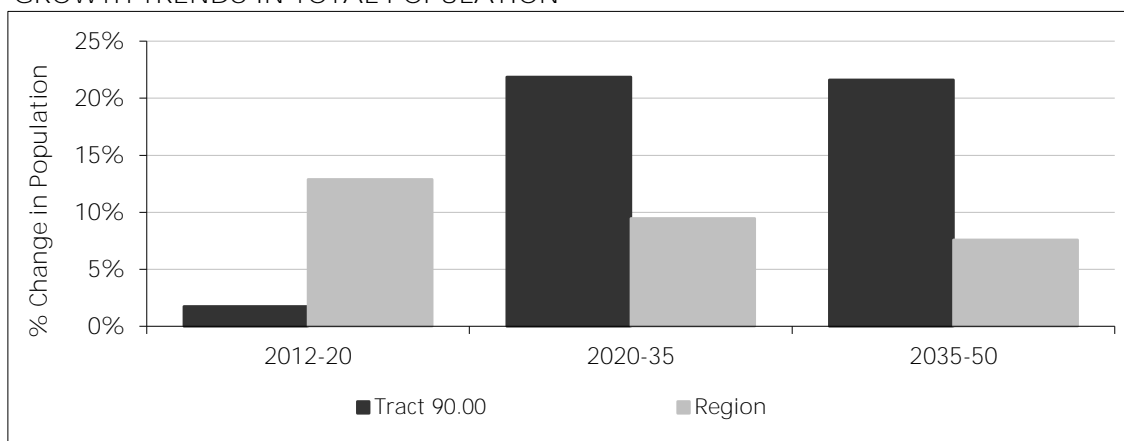
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,876	3,944	4,806	5,845	1,969	51%
Under 5	227	262	280	325	98	43%
5 to 9	251	267	322	380	129	51%
10 to 14	226	223	278	341	115	51%
15 to 17	122	107	132	162	40	33%
18 to 19	120	89	107	129	9	8%
20 to 24	448	398	416	469	21	5%
25 to 29	319	321	302	365	46	14%
30 to 34	286	288	340	401	115	40%
35 to 39	307	327	412	457	150	49%
40 to 44	250	230	342	360	110	44%
45 to 49	223	205	257	314	91	41%
50 to 54	219	197	235	307	88	40%
55 to 59	227	232	227	316	89	39%
60 to 61	81	99	114	160	79	98%
62 to 64	123	146	149	198	75	61%
65 to 69	140	180	200	259	119	85%
70 to 74	88	132	193	204	116	132%
75 to 79	99	119	245	284	185	187%
80 to 84	58	56	129	180	122	210%
85 and over	62	66	126	234	172	277%
Median Age	33.9	35.3	37.7	38.8	4.9	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,876	3,944	4,806	5,845	1,969	51%
Hispanic	1,689	1,910	2,620	3,458	1,769	105%
Non-Hispanic	2,187	2,034	2,186	2,387	200	9%
White	1,338	1,177	1,054	957	-381	-28%
Black	184	183	210	253	69	38%
American Indian	4	4	4	4	0	0%
Asian	505	507	699	883	378	75%
Hawaiian / Pacific Islander	32	35	49	68	36	113%
Other	2	2	2	2	0	0%
Two or More Races	122	126	168	220	98	80%

GROWTH TRENDS IN TOTAL POPULATION



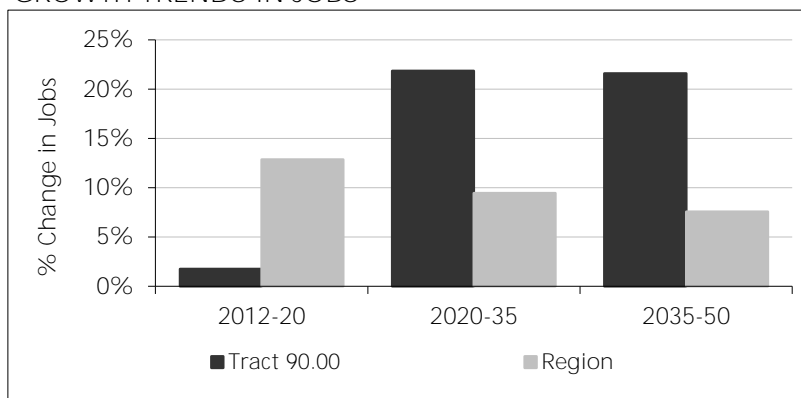
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	762	902	902	902	140	18%
Civilian Jobs	762	902	902	902	140	18%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	295	295	295	295	0	0%
Developed Acres	291	291	291	291	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	99	99	94	94	-5	-5%
Multiple Family	33	33	38	38	5	17%
Mobile Homes	0	0	0	0	0	0%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	11	11	11	11	0	0%
Commercial/Services	6	6	6	6	-1	-8%
Office	0	0	0	0	0	0%
Schools	40	40	40	40	1	1%
Roads and Freeways	42	42	42	42	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	58	58	58	58	0	0%
Vacant Developable Acres	0	0	0	0	0	-100%
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	-100%
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	4	4	4	4	0	0%
Employment Density ³	13.4	15.8	15.8	15.8	2.5	18%
Residential Density ⁴	9.9	9.9	11.8	14.6	4.7	47%

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