SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 95.10

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,173	5,287	5,299	5,283	110	2%
Household Population	5,173	5,287	5,299	5,283	110	2%
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	1,285	1,285	1,285	1,285	0	0%
Single Family	1,285	1,285	1,285	1,285	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,278	1,278	1,278	1,278	0	0%
Single Family	1,278	1,278	1,278	1,278	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.5%	0.5%	0.5%	0.5%	0.0	0%
Single Family	0.5%	0.5%	0.5%	0.5%	0.0	0%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.05	4.14	4.15	4.13	0.1	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	29	50	37	35	6	21%
$15,000-$29,999	107	103	91	70	-37	-35%
$30,000-$44,999	167	124	116	99	-68	-41%
$45,000-$59,999	242	116	116	88	-154	-64%
$60,000-$74,999	254	183	113	123	-131	-52%
$75,000-$99,999	263	205	232	233	-30	-11%
$100,000-$124,999	143	136	165	169	26	18%
$125,000-$149,999	7	111	72	100	93	1329%
$150,000-$199,999	14	127	169	163	149	1064%
$200,000 or more	52	123	167	198	146	281%
Total Households	1,278	1,278	1,278	1,278	0	0%
Median Household Income Adjusted for inflation ($2010)	$65,551	$82,683	$92,888	$99,034	$33,483	51%

*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.
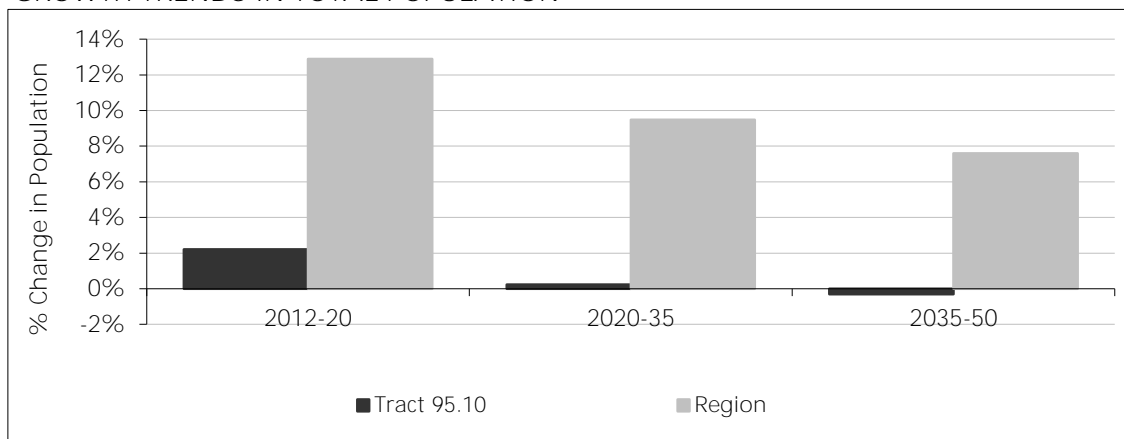
Source: Series 13 Regional Growth Forecast
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October 2013
Tract 95.10
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,173	5,287	5,299	5,283	110	2%
Under 5	881	890	890	890	9	1%
5 to 9	769	785	788	783	14	2%
10 to 14	589	603	605	602	13	2%
15 to 17	281	288	288	288	7	2%
18 to 19	122	122	122	122	0	0%
20 to 24	395	401	401	401	6	2%
25 to 29	636	650	651	649	13	2%
30 to 34	605	623	626	624	19	3%
35 to 39	511	528	530	529	18	4%
40 to 44	204	212	212	210	6	3%
45 to 49	83	84	84	84	1	1%
50 to 54	29	29	29	29	0	0%
55 to 59	13	13	13	13	0	0%
60 to 61	14	14	14	14	0	0%
62 to 64	16	16	16	16	0	0%
65 to 69	13	17	17	17	4	31%
70 to 74	9	9	10	9	0	0%
75 to 79	0	0	0	0	0	0%
80 to 84	0	0	0	0	0	0%
85 and over	3	3	3	3	0	0%
Median Age	19.1	19.3	19.3	19.3	0.2	1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,173	5,287	5,299	5,283	110	2%
Hispanic	1,167	1,191	1,193	1,192	25	2%
Non-Hispanic	4,006	4,096	4,106	4,091	85	2%
White	2,705	2,759	2,766	2,757	52	2%
Black	515	530	531	530	15	3%
American Indian	34	35	35	35	1	3%
Asian	236	244	245	243	7	3%
Hawaiian / Pacific Islander	69	69	68	68	-1	-1%
Other	11	11	11	11	0	0%
Two or More Races	436	448	450	447	11	3%

GROWTH TRENDS IN TOTAL POPULATION

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October 2013
Tract 95.10
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	119	120	120	120	1	1%
Civilian Jobs	119	120	120	120	1	1%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	426	426	426	426	0	0%
Developed Acres	417	417	417	417	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	211	211	211	211	0	0%
Multiple Family	0	0	0	0	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	15	15	15	15	0	0%
Office	0	0	0	0	0	0%
Schools	16	16	16	16	0	0%
Roads and Freeways	64	64	64	64	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	110	110	110	110	0	0%
Vacant Developable Acres	2	2	2	2	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	2	2	2	2	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	8	8	8	8	0	0%
Employment Density[3]	3.8	3.8	3.8	3.8	--	#VALUE!
Residential Density[4]	6.1	6.1	6.1	6.1	0.0	0%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 95.10 ■ Region
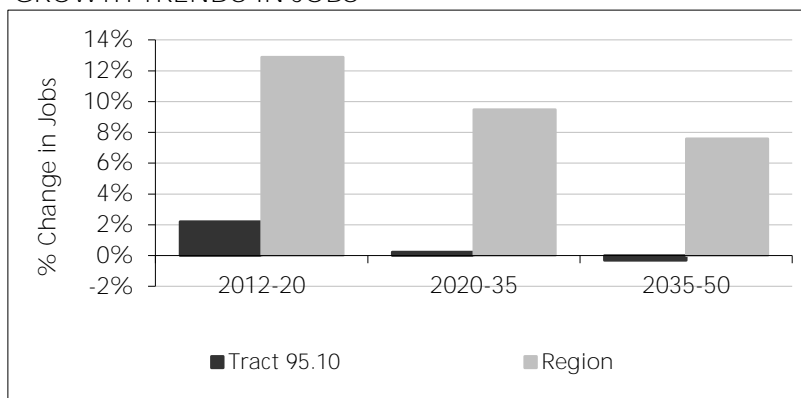
Notes:

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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October 2013
Tract 95.10
Page 3 of 3