SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 83.50

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,529	12,655	20,221	20,055	13,526	207%
Household Population	6,517	12,651	20,194	20,010	13,493	207%
Group Quarters Population	12	4	27	45	33	275%
Civilian	12	4	27	45	33	275%
Military	0	0	0	0	0	0%
Total Housing Units	2,221	4,220	6,651	6,656	4,435	200%
Single Family	1,320	1,321	1,321	1,321	1	0%
Multiple Family	901	2,899	5,330	5,335	4,434	492%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,154	4,055	6,430	6,399	4,245	197%
Single Family	1,309	1,305	1,309	1,304	-5	0%
Multiple Family	845	2,750	5,121	5,095	4,250	503%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.0%	3.9%	3.3%	3.9%	0.9	30%
Single Family	0.8%	1.2%	0.9%	1.3%	0.5	63%
Multiple Family	6.2%	5.1%	3.9%	4.5%	-1.7	-27%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.03	3.12	3.14	3.13	0.1	3%

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	99	138	203	157	58	59%
$15,000-$29,999	117	254	324	269	152	130%
$30,000-$44,999	167	350	473	418	251	150%
$45,000-$59,999	253	406	572	496	243	96%
$60,000-$74,999	207	330	593	551	344	166%
$75,000-$99,999	366	636	888	810	444	121%
$100,000-$124,999	308	534	836	837	529	172%
$125,000-$149,999	184	376	685	693	509	277%
$150,000-$199,999	271	533	890	967	696	257%
$200,000 or more	182	498	966	1,201	1,019	560%
Total Households	2,154	4,055	6,430	6,399	4,245	197%
Median Household Income Adjusted for inflation ($2010)	$90,984	$96,600	$104,844	$114,889	$23,905	26%

*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.
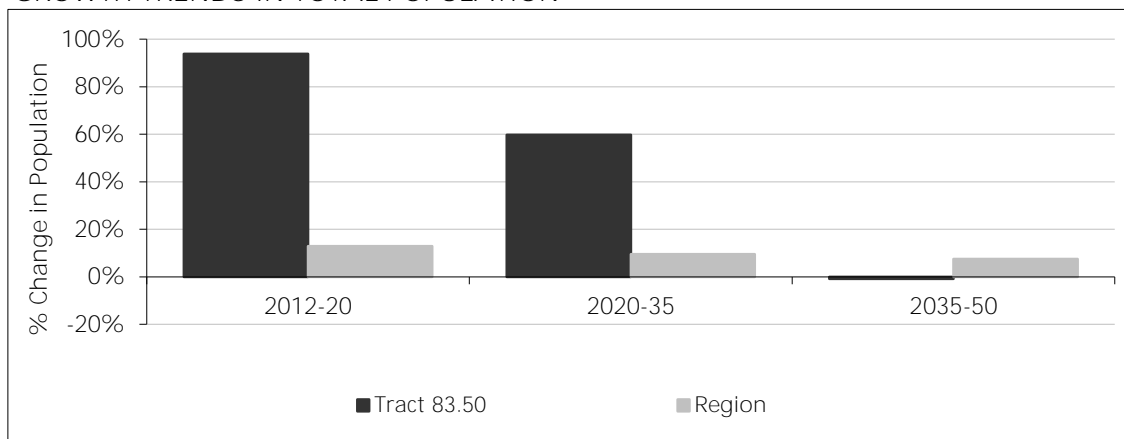
Source: Series 13 Regional Growth Forecast
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October 2013
Tract 83.50
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,529	12,655	20,221	20,055	13,526	207%
Under 5	401	921	1,232	1,221	820	204%
5 to 9	370	764	1,172	1,126	756	204%
10 to 14	356	587	1,066	994	638	179%
15 to 17	227	361	662	612	385	170%
18 to 19	165	174	345	314	149	90%
20 to 24	421	660	1,000	950	529	126%
25 to 29	732	1,420	1,735	1,836	1,104	151%
30 to 34	664	1,276	1,690	1,793	1,129	170%
35 to 39	499	1,018	1,480	1,433	934	187%
40 to 44	467	808	1,427	1,157	690	148%
45 to 49	459	797	1,332	1,140	681	148%
50 to 54	472	815	1,426	1,229	757	160%
55 to 59	457	904	1,403	1,531	1,074	235%
60 to 61	152	340	526	597	445	293%
62 to 64	183	427	707	733	550	301%
65 to 69	204	593	1,052	1,185	981	481%
70 to 74	120	357	728	724	604	503%
75 to 79	80	187	539	552	472	590%
80 to 84	58	128	400	470	412	710%
85 and over	42	118	299	458	416	990%
Median Age	34.5	35.8	39.1	39.1	4.6	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,529	12,655	20,221	20,055	13,526	207%
Hispanic	688	1,474	2,368	2,475	1,787	260%
Non-Hispanic	5,841	11,181	17,853	17,580	11,739	201%
White	1,568	2,706	3,017	2,014	446	28%
Black	223	425	548	472	249	112%
American Indian	11	47	124	123	112	1018%
Asian	3,733	7,308	12,727	13,261	9,528	255%
Hawaiian / Pacific Islander	31	106	293	396	365	1177%
Other	15	39	79	82	67	447%
Two or More Races	260	550	1,065	1,232	972	374%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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October 2013
Tract 83.50
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	38,325	42,106	44,115	46,535	8,210	21%
Civilian Jobs	38,325	42,106	44,115	46,535	8,210	21%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	3,865	3,865	3,865	3,865	0	0%
Developed Acres	3,251	3,516	3,634	3,689	437	13%
Low Density Single Family	0	0	0	0	0	0%
Single Family	184	184	184	184	0	0%
Multiple Family	39	98	149	149	110	282%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	42	53	53	53	--
Industrial	1,522	1,491	1,518	1,566	44	3%
Commercial/Services	262	297	312	315	53	20%
Office	110	110	110	111	1	1%
Schools	0	13	13	13	13	--
Roads and Freeways	437	512	515	517	80	18%
Agricultural and Extractive[2]	20	11	0	0	-20	-100%
Parks and Military Use	678	758	781	781	102	15%
Vacant Developable Acres	473	209	90	36	-437	-92%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-100%
Multiple Family	111	52	1	1	-110	-99%
Mixed Use	33	0	0	0	-33	-100%
Industrial	128	79	52	4	-125	-97%
Commercial/Services	53	18	3	0	-53	-100%
Office	1	1	0	0	-1	-94%
Schools	13	0	0	0	-13	-100%
Parks and Other	113	34	11	11	-102	-90%
Future Roads and Freeways	20	25	22	20	0	0%
Constrained Acres	141	141	141	141	0	0%
Employment Density[3]	20.2	21.8	22.3	22.9	2.7	13%
Residential Density[4]	10.0	14.0	18.5	18.5	8.5	86%

GROWTH TRENDS IN JOBS

■ Tract 83.50   ■ Region
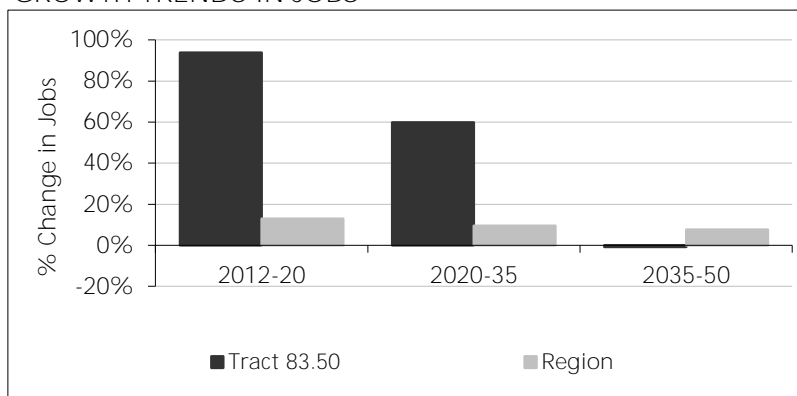
Notes:

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 83.50
Page 3 of 3