

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 19

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,968	3,072	3,124	3,081	113	4%
Household Population	2,954	3,059	3,109	3,066	112	4%
Group Quarters Population	14	13	15	15	1	7%
Civilian	14	13	15	15	1	7%
Military	0	0	0	0	0	0%
Total Housing Units	1,513	1,530	1,555	1,558	45	3%
Single Family	1,323	1,340	1,330	1,333	10	1%
Multiple Family	190	190	225	225	35	18%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,474	1,486	1,498	1,484	10	1%
Single Family	1,285	1,303	1,294	1,289	4	0%
Multiple Family	189	183	204	195	6	3%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.6%	2.9%	3.7%	4.7%	2.1	81%
Single Family	2.9%	2.8%	2.7%	3.3%	0.4	14%
Multiple Family	0.5%	3.7%	9.3%	13.3%	12.8	2560%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.00	2.06	2.08	2.07	0.1	3%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

*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.

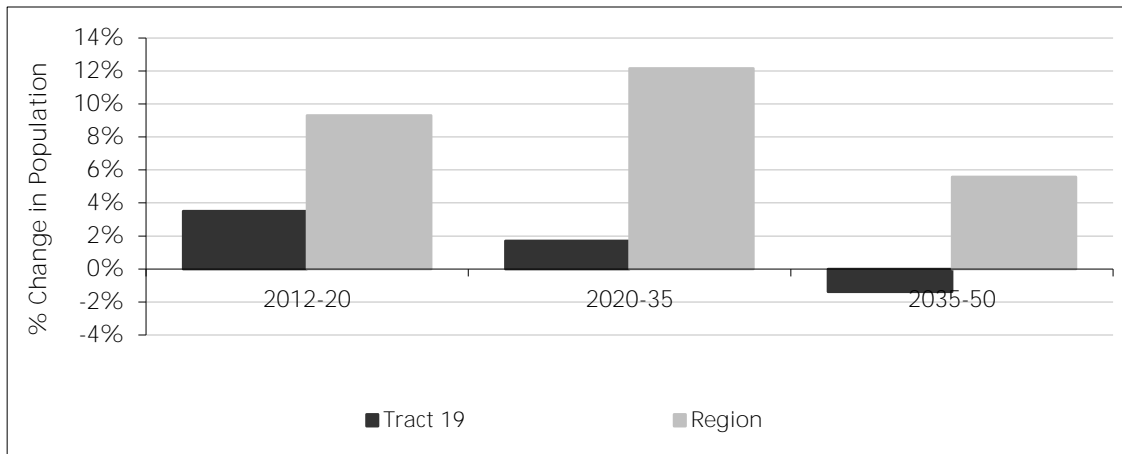
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,968	3,072	3,124	3,081	113	4%
Under 5	137	181	249	266	129	94%
5 to 9	127	144	199	211	84	66%
10 to 14	130	125	166	178	48	37%
15 to 17	64	63	89	110	46	72%
18 to 19	45	22	30	38	-7	-16%
20 to 24	91	98	112	117	26	29%
25 to 29	214	230	263	261	47	22%
30 to 34	300	309	314	295	-5	-2%
35 to 39	264	309	299	249	-15	-6%
40 to 44	237	221	250	205	-32	-14%
45 to 49	250	207	206	195	-55	-22%
50 to 54	259	216	222	252	-7	-3%
55 to 59	288	280	198	233	-55	-19%
60 to 61	109	117	62	50	-59	-54%
62 to 64	119	131	84	79	-40	-34%
65 to 69	136	169	121	95	-41	-30%
70 to 74	66	107	106	84	18	27%
75 to 79	54	70	66	66	12	22%
80 to 84	31	29	46	50	19	61%
85 and over	47	44	42	47	0	0%
Median Age	42.4	41.2	37.3	36.3	-6.1	-14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,968	3,072	3,124	3,081	113	4%
Hispanic	521	783	1,817	2,446	1,925	369%
Non-Hispanic	2,447	2,289	1,307	635	-1,812	-74%
White	2,183	1,958	729	0	-2,183	-100%
Black	77	91	122	101	24	31%
American Indian	11	13	21	20	9	82%
Asian	94	123	247	286	192	204%
Hawaiian / Pacific Islander	6	8	15	19	13	217%
Other	6	7	9	9	3	50%
Two or More Races	70	89	164	200	130	186%

GROWTH TRENDS IN TOTAL POPULATION



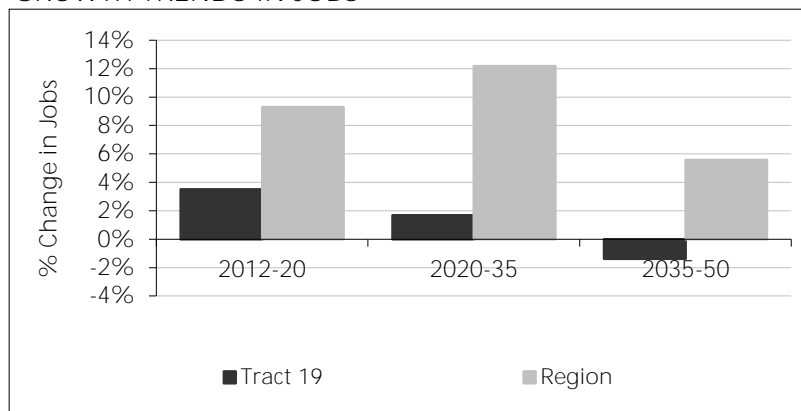
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	164	166	170	226	62	38%
Civilian Jobs	164	166	170	226	62	38%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	421	421	421	421	0	0%
Developed Acres	413	415	415	416	3	1%
Low Density Single Family	1	1	1	1	0	0%
Single Family	176	178	177	178	1	1%
Multiple Family	4	4	4	4	0	-9%
Mobile Homes	0	0	0	0	0	0%
Other Residential	3	3	3	3	0	0%
Mixed Use	0	0	2	2	2	--
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	-100%
Office	0	0	0	0	0	81%
Schools	0	0	0	0	0	0%
Roads and Freeways	108	108	108	108	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	120	120	120	120	0	0%
Vacant Developable Acres	4	2	2	1	-3	-68%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	2	2	1	-2	-63%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	-100%
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	259.9	228.6	146.1	156.2	-103.7	-40%
Residential Density ⁴	8.2	8.2	8.4	8.4	0.2	2%

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 residential acre (single family, multiple