

SERIES 13 REGIONAL GROWTH FORECAST
Tijuana River Valley Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	64	48	61	63	-1	-2%
Household Population	43	41	46	42	-1	-2%
Group Quarters Population	21	7	15	21	0	0%
Civilian	21	7	15	21	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	16	16	16	16	0	0%
Single Family	16	16	16	16	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	16	15	16	15	-1	-6%
Single Family	16	15	16	15	-1	-6%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.0%	6.3%	0.0%	6.3%	6.3	0%
Single Family	0.0%	6.3%	0.0%	6.3%	6.3	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	2.69	2.73	2.88	2.80	0.1	4%

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	0	0	0	0	0	0%
\$15,000-\$29,999	0	0	0	0	0	0%
\$30,000-\$44,999	4	3	2	1	-3	-75%
\$45,000-\$59,999	6	6	5	3	-3	-50%
\$60,000-\$74,999	1	4	4	6	5	500%
\$75,000-\$99,999	3	2	4	4	1	33%
\$100,000-\$124,999	0	0	1	1	1	0%
\$125,000-\$149,999	0	0	0	0	0	0%
\$150,000-\$199,999	0	0	0	0	0	0%
\$200,000 or more	2	0	0	0	-2	-100%
Total Households	16	15	16	15	-1	-6%
Median Household Income						
Adjusted for inflation (\$2010)	\$55,000	\$56,250	\$63,750	\$68,750	\$13,750	25%

*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.

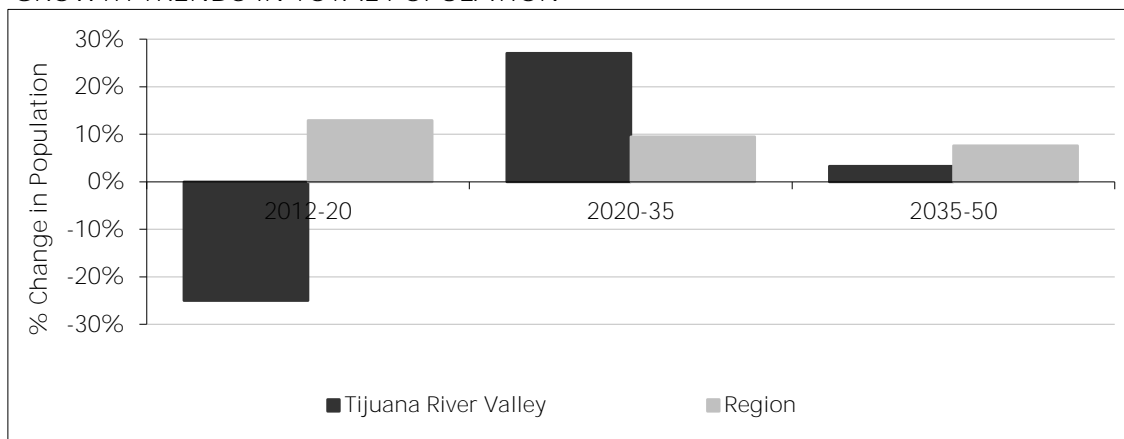
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	64	48	61	63	-1	-2%
Under 5	6	3	3	5	-1	-17%
5 to 9	5	0	3	3	-2	-40%
10 to 14	6	6	5	5	-1	-17%
15 to 17	6	0	0	0	-6	-100%
18 to 19	1	2	0	1	0	0%
20 to 24	4	5	6	6	2	50%
25 to 29	3	8	2	7	4	133%
30 to 34	4	3	6	0	-4	-100%
35 to 39	6	0	3	3	-3	-50%
40 to 44	5	0	1	0	-5	-100%
45 to 49	7	5	2	4	-3	-43%
50 to 54	5	3	4	4	-1	-20%
55 to 59	0	3	6	7	7	0%
60 to 61	4	0	0	2	-2	-50%
62 to 64	1	3	4	2	1	100%
65 to 69	1	2	0	6	5	500%
70 to 74	0	0	7	0	0	0%
75 to 79	0	3	2	0	0	0%
80 to 84	0	0	2	5	5	0%
85 and over	0	2	5	3	3	0%
Median Age	31.3	30.0	48.8	46.9	15.6	50%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	64	48	61	63	-1	-2%
Hispanic	37	33	40	47	10	27%
Non-Hispanic	27	15	21	16	-11	-41%
White	6	4	5	0	-6	-100%
Black	5	1	1	2	-3	-60%
American Indian	0	0	0	0	0	0%
Asian	8	6	10	9	1	13%
Hawaiian / Pacific Islander	0	0	0	0	0	0%
Other	2	0	0	0	-2	-100%
Two or More Races	6	4	5	5	-1	-17%

GROWTH TRENDS IN TOTAL POPULATION



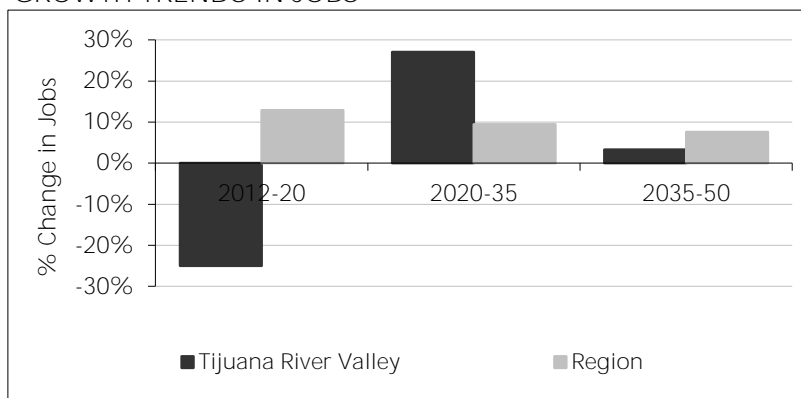
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	76	77	78	83	7	9%
Civilian Jobs	76	77	78	83	7	9%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	3,534	3,534	3,534	3,534	0	0%
Developed Acres	2,313	2,318	2,323	2,414	101	4%
Low Density Single Family	29	29	29	29	0	0%
Single Family	3	3	3	3	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	82	82	82	82	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	47	47	47	47	0	0%
Agricultural and Extractive ²	363	368	373	373	10	3%
Parks and Military Use	1,789	1,789	1,789	1,880	91	5%
Vacant Developable Acres	106	101	96	6	-101	-95%
Low Density Single Family	10	5	0	0	-10	-100%
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	96	96	96	6	-91	-94%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	1,114	1,114	1,114	1,114	0	0%
Employment Density ³	0.9	0.9	0.9	1.0	--	#VALUE!
Residential Density ⁴	0.5	0.5	0.5	0.5	0.0	0%

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