SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 204.04

SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,128	5,375	5,575	5,553	425	8%
Household Population	5,014	5,276	5,448	5,408	394	8%
Group Quarters Population	114	99	127	145	31	27%
Civilian	114	99	127	145	31	27%
Military	0	0	0	0	0	0%
Total Housing Units	1,932	1,991	2,033	2,045	113	6%
Single Family	1,072	1,131	1,173	1,184	112	10%
Multiple Family	756	756	756	757	1	0%
Mobile Homes	104	104	104	104	0	0%
Occupied Housing Units	1,878	1,928	1,977	1,976	98	5%
Single Family	1,025	1,081	1,131	1,134	109	11%
Multiple Family	752	745	746	745	-7	-1%
Mobile Homes	101	102	100	97	-4	-4%
Vacancy Rate	2.8%	3.2%	2.8%	3.4%	0.6	21%
Single Family	4.4%	4.4%	3.6%	4.2%	-0.2	-5%
Multiple Family	0.5%	1.5%	1.3%	1.6%	1.1	220%
Mobile Homes	2.9%	1.9%	3.8%	6.7%	3.8	131%
Persons per Household	2.67	2.74	2.76	2.74	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	134	137	125	101	-33	-25%
$15,000-$29,999	196	202	195	177	-19	-10%
$30,000-$44,999	226	194	176	182	-44	-19%
$45,000-$59,999	259	242	202	184	-75	-29%
$60,000-$74,999	109	175	187	187	78	72%
$75,000-$99,999	215	253	282	245	30	14%
$100,000-$124,999	202	189	195	191	-11	-5%
$125,000-$149,999	115	135	149	165	50	43%
$150,000-$199,999	165	184	185	216	51	31%
$200,000 or more	257	217	281	328	71	28%
Total Households	1,878	1,928	1,977	1,976	98	5%

*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.
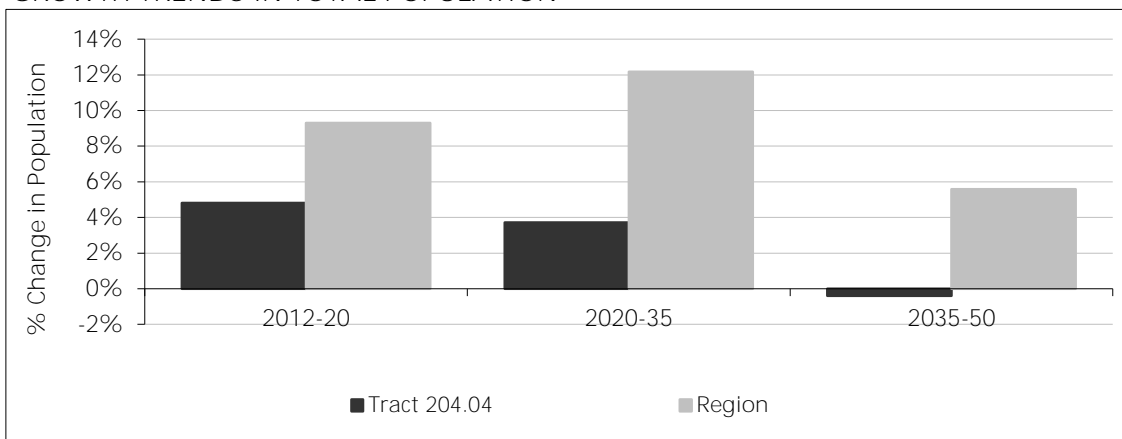
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,128	5,375	5,575	5,553	425	8%
Under 5	352	420	426	442	90	26%
5 to 9	314	343	360	377	63	20%
10 to 14	276	260	286	292	16	6%
15 to 17	182	154	173	166	-16	-9%
18 to 19	101	67	71	71	-30	-30%
20 to 24	370	344	336	312	-58	-16%
25 to 29	508	528	468	479	-29	-6%
30 to 34	358	372	379	405	47	13%
35 to 39	341	396	442	431	90	26%
40 to 44	306	291	371	345	39	13%
45 to 49	286	253	271	249	-37	-13%
50 to 54	376	309	316	285	-91	-24%
55 to 59	362	368	294	329	-33	-9%
60 to 61	152	177	136	144	-8	-5%
62 to 64	196	232	193	191	-5	-3%
65 to 69	237	319	283	276	39	16%
70 to 74	169	266	306	241	72	43%
75 to 79	100	127	208	184	84	84%
80 to 84	61	60	117	118	57	93%
85 and over	81	89	139	216	135	167%
Median Age	36.5	37.5	38.3	37.7	1.2	3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,128	5,375	5,575	5,553	425	8%
Hispanic	1,364	1,637	2,352	3,038	1,674	123%
Non-Hispanic	3,764	3,738	3,223	2,515	-1,249	-33%
White	2,909	2,748	1,892	969	-1,940	-67%
Black	129	158	226	289	160	124%
American Indian	15	13	12	11	-4	-27%
Asian	526	604	804	902	376	71%
Hawaiian / Pacific Islander	18	24	40	54	36	200%
Other	12	13	13	13	1	8%
Two or More Races	155	178	236	277	122	79%

GROWTH TRENDS IN TOTAL POPULATION

■ Tract 204.04   ■ Region

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	254	288	346	381	127	50%
Civilian Jobs	254	288	346	381	127	50%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	925	925	925	925	0	0%
Developed Acres	783	816	845	853	70	9%
Low Density Single Family	155	163	169	170	16	10%
Single Family	408	430	446	451	42	10%
Multiple Family	43	43	43	43	0	0%
Mobile Homes	12	12	12	12	0	0%
Other Residential	5	5	5	5	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	9	9	9	9	0	0%
Commercial/Services	17	17	17	17	0	0%
Office	0	0	1	1	1	--
Schools	0	3	9	11	11	--
Roads and Freeways	117	117	117	117	0	0%
Agricultural and Extractive[2]	12	12	12	12	0	0%
Parks and Military Use	4	4	4	4	0	0%
Vacant Developable Acres	99	66	37	29	-70	-71%
Low Density Single Family	19	10	4	3	-16	-84%
Single Family	44	22	6	2	-42	-95%
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	1	1	0	0	-1	-100%
Schools	35	32	26	24	-11	-32%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	43	43	43	43	0	0%
Employment Density[3]	9.8	9.9	9.7	10.0	0.2	2%
Residential Density[4]	3.1	3.0	3.0	3.0	-0.1	-3%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 204.04   ■ Region
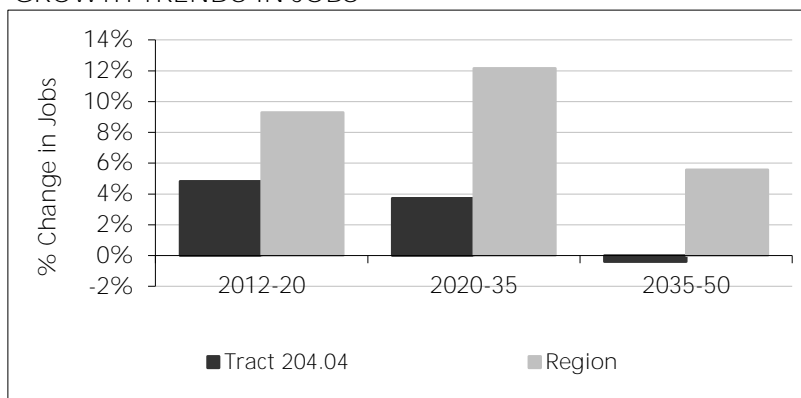
Notes:

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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