

# SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.6

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,918	8,069	11,420	11,373	5,455	92%
Household Population	5,874	8,031	11,372	11,321	5,447	93%
Group Quarters Population	44	38	48	52	8	18%
Civilian	44	38	48	52	8	18%
Military	0	0	0	0	0	0%
Total Housing Units	2,185	2,921	4,110	4,110	1,925	88%
Single Family	1,146	1,146	1,146	1,146	0	0%
Multiple Family	1,039	1,775	2,964	2,964	1,925	185%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,104	2,829	4,013	4,005	1,901	90%
Single Family	1,079	1,079	1,083	1,080	1	0%
Multiple Family	1,025	1,750	2,930	2,925	1,900	185%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.7%	3.1%	2.4%	2.6%	-1.1	-30%
Single Family	5.8%	5.8%	5.5%	5.8%	0.0	0%
Multiple Family	1.3%	1.4%	1.1%	1.3%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.79	2.84	2.83	2.83	0.0	1%

## 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	101	148	141	138	37	37%
\$15,000-\$29,999	177	269	317	241	64	36%
\$30,000-\$44,999	160	366	444	387	227	142%
\$45,000-\$59,999	319	467	501	436	117	37%
\$60,000-\$74,999	282	364	638	605	323	115%
\$75,000-\$99,999	384	489	698	737	353	92%
\$100,000-\$124,999	292	329	563	531	239	82%
\$125,000-\$149,999	159	197	314	374	215	135%
\$150,000-\$199,999	143	187	338	421	278	194%
\$200,000 or more	87	13	59	135	48	55%
Total Households	2,104	2,829	4,013	4,005	1,901	90%

### \*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.

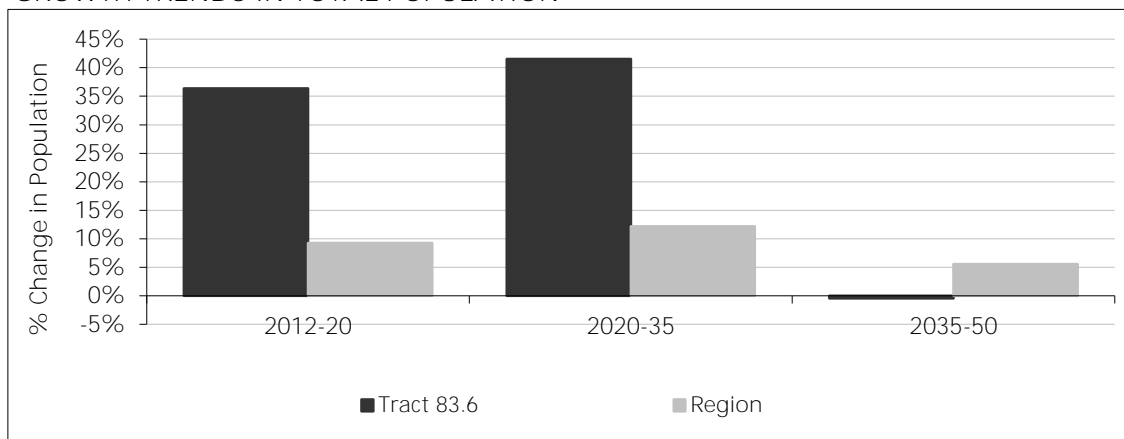
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,918	8,069	11,420	11,373	5,455	92%
Under 5	393	595	755	731	338	86%
5 to 9	294	407	549	533	239	81%
10 to 14	307	367	580	565	258	84%
15 to 17	174	196	301	295	121	70%
18 to 19	157	128	197	185	28	18%
20 to 24	442	527	665	641	199	45%
25 to 29	585	810	877	884	299	51%
30 to 34	585	792	954	996	411	70%
35 to 39	489	693	872	807	318	65%
40 to 44	464	554	869	730	266	57%
45 to 49	398	469	694	637	239	60%
50 to 54	369	445	657	622	253	69%
55 to 59	337	463	615	691	354	105%
60 to 61	115	181	219	234	119	103%
62 to 64	185	293	375	382	197	106%
65 to 69	227	460	691	762	535	236%
70 to 74	133	275	528	536	403	303%
75 to 79	115	186	473	461	346	301%
80 to 84	71	100	285	307	236	332%
85 and over	78	128	264	374	296	379%
Median Age	35.2	36.5	39.8	40.3	5.1	14%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,918	8,069	11,420	11,373	5,455	92%
Hispanic	1,210	1,810	2,651	2,819	1,609	133%
Non-Hispanic	4,708	6,259	8,769	8,554	3,846	82%
White	1,741	2,100	2,136	1,448	-293	-17%
Black	344	460	537	471	127	37%
American Indian	13	40	98	98	85	654%
Asian	2,236	3,057	4,848	5,137	2,901	130%
Hawaiian / Pacific Islander	45	108	274	382	337	749%
Other	25	45	82	85	60	240%
Two or More Races	304	449	794	933	629	207%

## GROWTH TRENDS IN TOTAL POPULATION



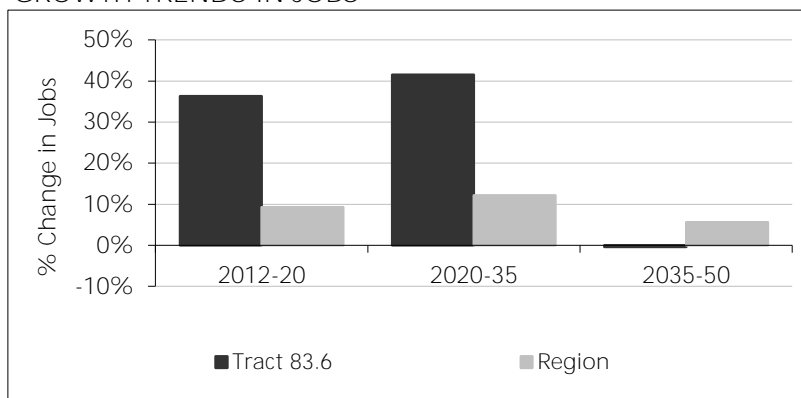
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	5,132	6,313	6,960	10,003	4,871	95%
Civilian Jobs	5,132	6,313	6,960	10,003	4,871	95%
Military Jobs	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	690	690	690	690	0	0%
Developed Acres	548	597	608	677	129	23%
Low Density Single Family	0	0	0	0	0	0%
Single Family	130	130	130	130	0	0%
Multiple Family	39	39	39	39	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	24	51	51	51	--
Industrial	146	155	161	200	54	37%
Commercial/Services	46	46	47	47	1	2%
Office	27	34	39	69	42	157%
Schools	0	0	0	0	0	0%
Roads and Freeways	108	108	108	108	0	0%
Agricultural and Extractive <sup>2</sup>	51	28	0	0	-51	-100%
Parks and Military Use	0	32	32	32	32	42624%
Vacant Developable Acres	142	93	82	14	-129	-90%
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	62	52	46	8	-54	-87%
Commercial/Services	1	1	1	0	-1	-85%
Office	48	40	35	6	-42	-88%
Schools	0	0	0	0	0	0%
Parks and Other	32	0	0	0	-32	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density <sup>3</sup>	23.4	25.5	25.5	29.3	5.9	25%
Residential Density <sup>4</sup>	12.9	16.1	21.1	21.1	8.2	63%

## 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