

# SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 120.02

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,218	3,351	3,105	2,602	-616	-19%
Household Population	3,096	3,233	2,980	2,474	-622	-20%
Group Quarters Population	122	118	125	128	6	5%
Civilian	122	118	125	128	6	5%
Military	0	0	0	0	0	0%
Total Housing Units	1,193	1,198	1,102	898	-295	-25%
Single Family	376	381	381	358	-18	-5%
Multiple Family	817	817	721	540	-277	-34%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,113	1,136	1,047	864	-249	-22%
Single Family	332	356	358	349	17	5%
Multiple Family	781	780	689	515	-266	-34%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.7%	5.2%	5.0%	3.8%	-2.9	-43%
Single Family	11.7%	6.6%	6.0%	2.5%	-9.2	-79%
Multiple Family	4.4%	4.5%	4.4%	4.6%	0.2	5%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.78	2.85	2.85	2.86	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	346	129	105	67	-279	-81%
\$15,000-\$29,999	297	195	160	115	-182	-61%
\$30,000-\$44,999	179	174	143	114	-65	-36%
\$45,000-\$59,999	163	180	152	120	-43	-26%
\$60,000-\$74,999	18	127	132	104	86	478%
\$75,000-\$99,999	68	144	144	118	50	74%
\$100,000-\$124,999	27	74	82	92	65	241%
\$125,000-\$149,999	11	48	52	47	36	327%
\$150,000-\$199,999	2	47	41	47	45	2250%
\$200,000 or more	2	18	36	40	38	1900%
Total Households	1,113	1,136	1,047	864	-249	-22%
Median Household Income						
Adjusted for inflation (\$2010)	\$25,631	\$50,833	\$56,398	\$62,308	\$36,677	143%

### \*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.

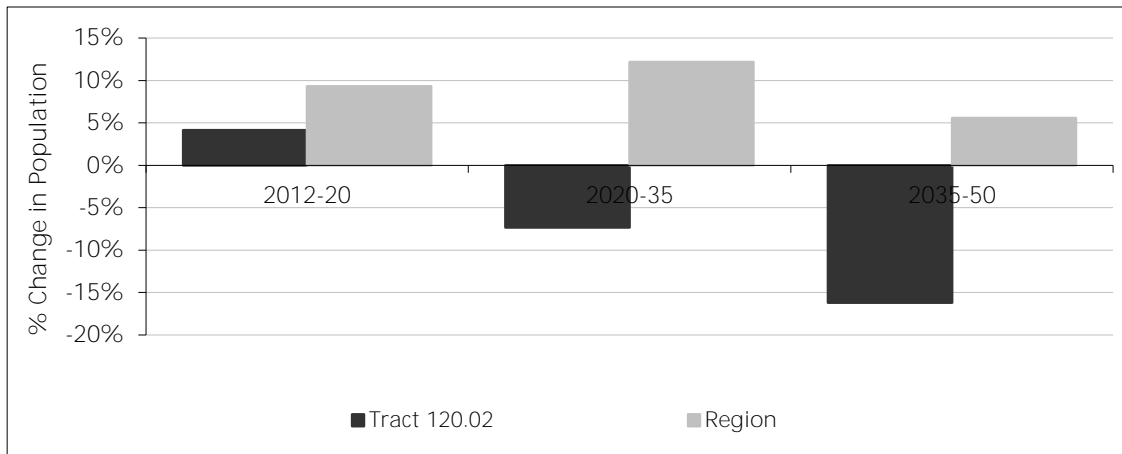
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,218	3,351	3,105	2,602	-616	-19%
Under 5	197	228	167	119	-78	-40%
5 to 9	203	211	172	131	-72	-35%
10 to 14	208	178	155	111	-97	-47%
15 to 17	153	128	110	88	-65	-42%
18 to 19	102	64	53	44	-58	-57%
20 to 24	237	211	155	123	-114	-48%
25 to 29	176	191	129	96	-80	-45%
30 to 34	161	160	125	93	-68	-42%
35 to 39	180	180	143	103	-77	-43%
40 to 44	174	154	146	98	-76	-44%
45 to 49	209	200	164	120	-89	-43%
50 to 54	202	201	175	143	-59	-29%
55 to 59	197	211	166	148	-49	-25%
60 to 61	73	89	71	66	-7	-10%
62 to 64	99	123	112	95	-4	-4%
65 to 69	136	193	180	154	18	13%
70 to 74	119	172	206	170	51	43%
75 to 79	133	149	240	214	81	61%
80 to 84	142	150	239	235	93	65%
85 and over	117	158	197	251	134	115%
Median Age	39.8	44.0	51.0	56.1	16.3	41%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,218	3,351	3,105	2,602	-616	-19%
Hispanic	1,190	1,330	1,257	1,140	-50	-4%
Non-Hispanic	2,028	2,021	1,848	1,462	-566	-28%
White	175	121	0	0	-175	-100%
Black	164	140	45	0	-164	-100%
American Indian	7	9	10	8	1	14%
Asian	1,584	1,642	1,668	1,337	-247	-16%
Hawaiian / Pacific Islander	17	19	17	17	0	0%
Other	2	4	8	6	4	200%
Two or More Races	79	86	100	94	15	19%

## GROWTH TRENDS IN TOTAL POPULATION



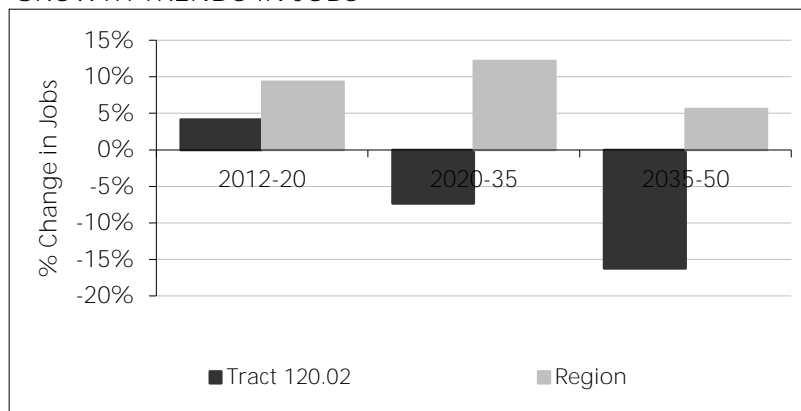
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	553	553	624	1,393	840	152%
Civilian Jobs	553	553	624	1,393	840	152%
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	143	143	143	143	0	0%
Developed Acres	132	133	133	135	3	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	42	43	43	41	-1	-2%
Multiple Family	24	24	22	15	-9	-37%
Mobile Homes	0	0	0	0	0	0%
Other Residential	3	3	3	3	0	0%
Mixed Use	0	0	2	31	31	--
Industrial	0	0	0	0	0	0%
Commercial/Services	21	21	21	4	-17	-83%
Office	1	1	1	0	-1	-100%
Schools	0	0	0	0	0	0%
Roads and Freeways	40	40	40	40	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	0	0%
Vacant Developable Acres	3	2	2	0	-3	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	2	2	2	0	-2	-100%
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	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	8	8	8	8	0	0%
Employment Density <sup>3</sup>	24.9	24.9	26.7	72.2	47.3	190%
Residential Density <sup>4</sup>	17.3	17.1	16.0	12.0	-5.3	-31%

## 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