SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 122.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,357	5,477	5,459	5,828	2,471	74%
Household Population	3,356	5,476	5,451	5,817	2,461	73%
Group Quarters Population	1	1	8	11	10	1000%
Civilian	1	1	8	11	10	1000%
Military	0	0	0	0	0	0%
Total Housing Units	936	1,594	1,598	1,741	805	86%
Single Family	715	730	734	877	162	23%
Multiple Family	15	658	658	658	643	4287%
Mobile Homes	206	206	206	206	0	0%
Occupied Housing Units	906	1,509	1,529	1,628	722	80%
Single Family	712	699	722	840	128	18%
Multiple Family	12	627	625	611	599	4992%
Mobile Homes	182	183	182	177	-5	-3%
Vacancy Rate	3.2%	5.3%	4.3%	6.5%	3.3	103%
Single Family	0.4%	4.2%	1.6%	4.2%	3.8	950%
Multiple Family	20.0%	4.7%	5.0%	7.1%	-12.9	-65%
Mobile Homes	11.7%	11.2%	11.7%	14.1%	2.4	21%
Persons per Household	3.70	3.63	3.57	3.57	-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	176	225	154	146	-30	-17%
$15,000-$29,999	213	241	266	251	38	18%
$30,000-$44,999	191	320	266	249	58	30%
$45,000-$59,999	92	233	207	188	96	104%
$60,000-$74,999	84	121	169	217	133	158%
$75,000-$99,999	57	161	210	234	177	311%
$100,000-$124,999	30	100	99	115	85	283%
$125,000-$149,999	47	94	87	79	32	68%
$150,000-$199,999	15	6	64	134	119	793%
$200,000 or more	1	8	7	15	14	1400%
Total Households	906	1,509	1,529	1,628	722	80%
Median Household Income Adjusted for inflation ($2010)	$35,026	$43,523	$50,688	$58,404	$23,378	67%

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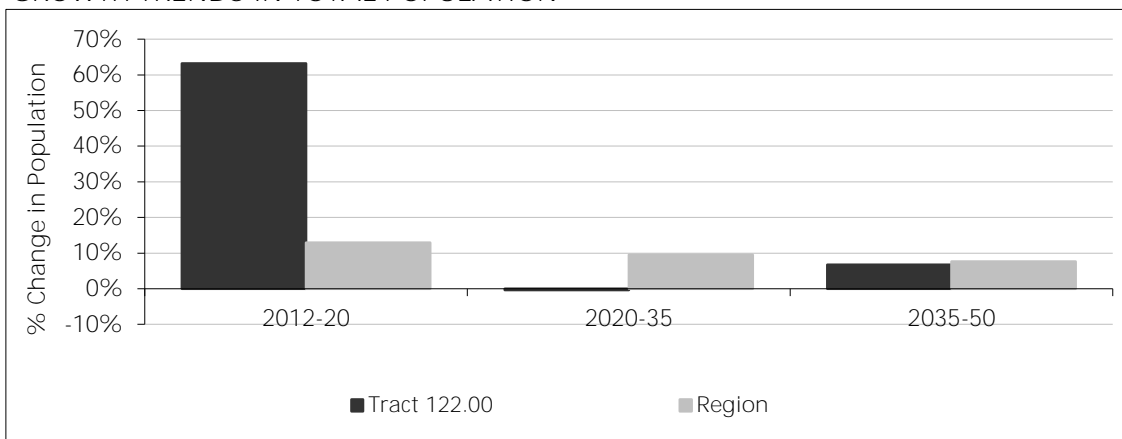
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,357	5,477	5,459	5,828	2,471	74%
Under 5	238	430	374	344	106	45%
5 to 9	256	407	392	378	122	48%
10 to 14	249	365	352	358	109	44%
15 to 17	178	236	213	224	46	26%
18 to 19	120	148	137	143	23	19%
20 to 24	252	402	326	348	96	38%
25 to 29	229	397	317	307	78	34%
30 to 34	244	388	377	352	108	44%
35 to 39	227	364	405	345	118	52%
40 to 44	206	290	353	311	105	51%
45 to 49	190	287	293	333	143	75%
50 to 54	234	383	346	432	198	85%
55 to 59	166	315	283	394	228	137%
60 to 61	65	128	118	138	73	112%
62 to 64	93	174	159	182	89	96%
65 to 69	111	233	270	286	175	158%
70 to 74	68	149	190	194	126	185%
75 to 79	99	168	264	299	200	202%
80 to 84	72	104	163	226	154	214%
85 and over	60	109	127	234	174	290%
Median Age	33.2	34.6	38.0	41.8	8.6	26%

POPULATION BY RACE AND ETHNICITY

|	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,357	5,477	5,459	5,828	2,471	74%
Hispanic	2,447	4,264	4,670	5,071	2,624	107%
Non-Hispanic	910	1,213	789	757	-153	-17%
White	464	503	2	0	-464	-100%
Black	67	89	35	0	-67	-100%
American Indian	3	5	9	9	6	200%
Asian	279	450	531	513	234	84%
Hawaiian / Pacific Islander	25	39	40	38	13	52%
Other	6	15	21	27	21	350%
Two or More Races	66	112	151	170	104	158%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	630	817	817	901	271	43%
Civilian Jobs	630	817	817	901	271	43%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	431	431	431	431	0	0%
Developed Acres	404	404	404	421	17	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	155	157	157	179	24	16%
Multiple Family	1	1	1	1	0	0%
Mobile Homes	23	23	23	23	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	24	24	28	28	--
Industrial	4	3	3	0	-4	-99%
Commercial/Services	77	53	52	49	-29	-37%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	122	122	122	122	0	0%
Agricultural and Extractive[2]	2	2	2	0	-2	-100%
Parks and Military Use	20	20	20	20	0	0%
Vacant Developable Acres	24	24	24	7	-17	-71%
Low Density Single Family	0	0	0	0	0	0%
Single Family	18	18	18	1	-17	-95%
Multiple Family	6	6	6	6	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	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	3	3	3	3	0	0%
Employment Density[3]	7.7	12.0	12.1	14.4	6.6	86%
Residential Density[4]	5.2	8.3	8.3	8.0	2.8	53%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 122.00 ■ Region
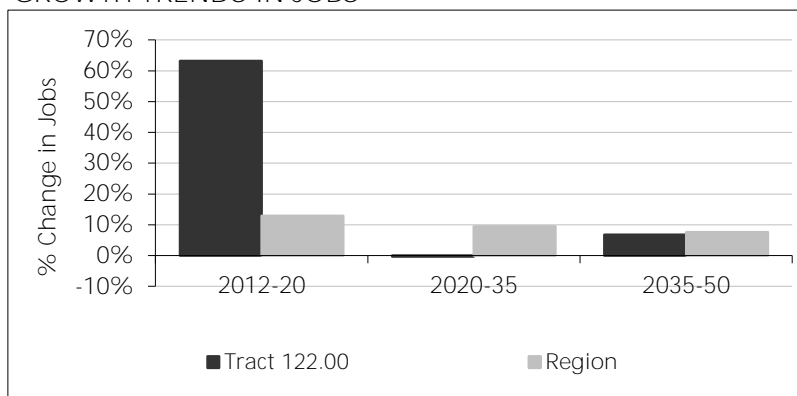
Notes:

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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