SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 93.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	8,015	10,054	12,668	13,431	5,416	68%
Household Population	7,933	9,982	12,589	13,349	5,416	68%
Group Quarters Population	82	72	79	82	0	0%
Civilian	82	72	79	82	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	4,859	5,958	7,212	7,655	2,796	58%
Single Family	123	123	122	122	-1	-1%
Multiple Family	4,736	5,835	7,090	7,533	2,797	59%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	4,356	5,306	6,669	7,076	2,720	62%
Single Family	111	71	68	53	-58	-52%
Multiple Family	4,245	5,235	6,601	7,023	2,778	65%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	10.4%	10.9%	7.5%	7.6%	-2.8	-27%
Single Family	9.8%	42.3%	44.3%	56.6%	46.8	478%
Multiple Family	10.4%	10.3%	6.9%	6.8%	-3.6	-35%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.82	1.88	1.89	1.89	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	354	281	274	241	-113	-32%
$15,000-$29,999	492	530	563	492	0	0%
$30,000-$44,999	412	690	762	694	282	68%
$45,000-$59,999	660	656	784	795	135	20%
$60,000-$74,999	619	718	818	826	207	33%
$75,000-$99,999	701	883	1,145	1,225	524	75%
$100,000-$124,999	446	597	821	890	444	100%
$125,000-$149,999	269	385	561	680	411	153%
$150,000-$199,999	282	360	587	734	452	160%
$200,000 or more	121	206	354	499	378	312%
Total Households	4,356	5,306	6,669	7,076	2,720	62%

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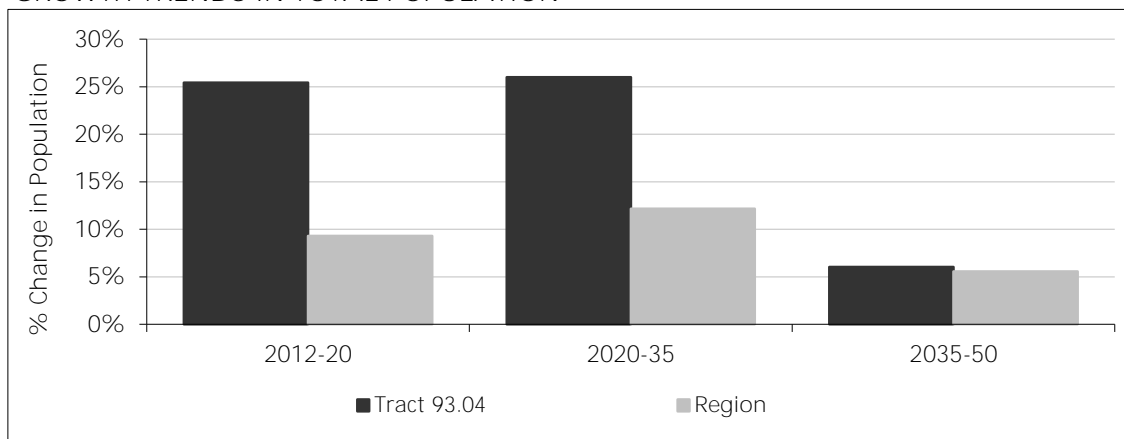
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	8,015	10,054	12,668	13,431	5,416	68%
Under 5	552	792	925	1,016	464	84%
5 to 9	160	215	270	281	121	76%
10 to 14	88	102	148	147	59	67%
15 to 17	45	47	72	71	26	58%
18 to 19	33	29	33	33	0	0%
20 to 24	903	980	1,236	1,063	160	18%
25 to 29	1,828	2,181	2,356	2,488	660	36%
30 to 34	1,417	1,726	1,956	2,254	837	59%
35 to 39	735	1,021	1,227	1,255	520	71%
40 to 44	448	521	759	668	220	49%
45 to 49	345	378	540	499	154	45%
50 to 54	358	376	537	508	150	42%
55 to 59	328	427	475	563	235	72%
60 to 61	115	177	193	232	117	102%
62 to 64	136	200	222	259	123	90%
65 to 69	162	283	373	434	272	168%
70 to 74	110	217	368	336	226	205%
75 to 79	103	168	440	454	351	341%
80 to 84	72	95	263	334	262	364%
85 and over	77	119	275	536	459	596%
Median Age	31.4	32.0	33.3	33.6	2.2	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	8,015	10,054	12,668	13,431	5,416	68%
Hispanic	1,442	2,146	3,372	4,212	2,770	192%
Non-Hispanic	6,573	7,908	9,296	9,219	2,646	40%
White	4,664	5,393	5,526	4,735	71	2%
Black	403	528	693	781	378	94%
American Indian	29	34	42	41	12	41%
Asian	1,040	1,376	2,169	2,599	1,559	150%
Hawaiian / Pacific Islander	51	71	116	158	107	210%
Other	33	36	43	48	15	45%
Two or More Races	353	470	707	857	504	143%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	28,282	33,130	35,647	36,365	8,083	29%
Civilian Jobs	28,282	33,130	35,647	36,365	8,083	29%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,456	1,456	1,456	1,456	0	0%
Developed Acres	1,214	1,232	1,241	1,248	34	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	7	7	7	7	0	-5%
Multiple Family	143	145	160	170	27	19%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	58	75	77	77	--
Industrial	22	6	6	6	-17	-75%
Commercial/Services	453	405	389	383	-70	-15%
Office	189	188	181	181	-8	-4%
Schools	3	3	3	3	0	0%
Roads and Freeways	391	408	408	408	17	4%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	5	13	13	13	8	172%
Vacant Developable Acres	37	19	10	3	-34	-91%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	2	0	0	0	-2	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	17	13	6	0	-17	-100%
Office	6	3	0	0	-6	-100%
Schools	0	0	0	0	0	0%
Parks and Other	8	0	0	0	-8	-100%
Future Roads and Freeways	3	3	3	3	0	0%
Constrained Acres	205	205	205	205	0	0%
Employment Density[3]	42.4	52.6	57.9	59.4	17.1	40%
Residential Density[4]	32.3	32.9	35.2	35.6	3.2	10%

GROWTH TRENDS IN JOBS
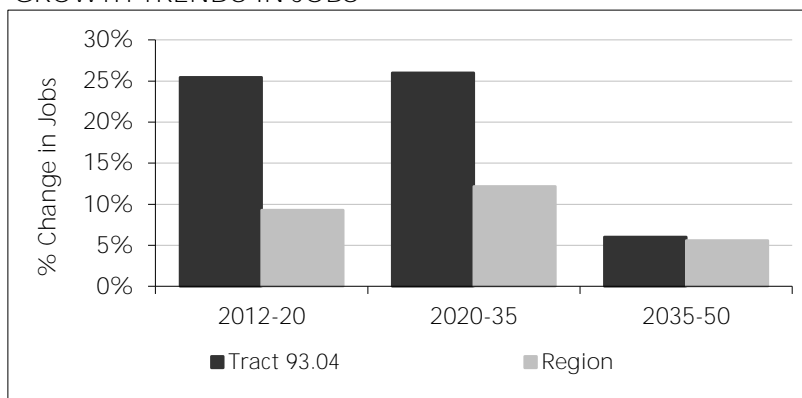
Notes:

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

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