

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 50.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,174	2,885	5,358	9,169	6,995	322%
Household Population	2,046	2,765	5,221	9,015	6,969	341%
Group Quarters Population	128	120	137	154	26	20%
Civilian	128	120	137	154	26	20%
Military	0	0	0	0	0	0%
Total Housing Units	639	860	1,592	2,714	2,075	325%
Single Family	285	254	205	78	-207	-73%
Multiple Family	354	606	1,387	2,636	2,282	645%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	570	747	1,387	2,397	1,827	321%
Single Family	272	246	200	76	-196	-72%
Multiple Family	298	501	1,187	2,321	2,023	679%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	10.8%	13.1%	12.9%	11.7%	0.9	8%
Single Family	4.6%	3.1%	2.4%	2.6%	-2.0	-43%
Multiple Family	15.8%	17.3%	14.4%	11.9%	-3.9	-25%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.59	3.70	3.76	3.76	0.2	5%

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	153	184	290	413	260	170%
\$15,000-\$29,999	195	242	415	684	489	251%
\$30,000-\$44,999	97	171	319	590	493	508%
\$45,000-\$59,999	74	72	180	335	261	353%
\$60,000-\$74,999	18	50	78	173	155	861%
\$75,000-\$99,999	1	21	75	132	131	13100%
\$100,000-\$124,999	6	4	20	45	39	650%
\$125,000-\$149,999	10	2	5	15	5	50%
\$150,000-\$199,999	16	1	4	9	-7	-44%
\$200,000 or more	0	0	1	1	1	0%
Total Households	570	747	1,387	2,397	1,827	321%
Median Household Income						
Adjusted for inflation (\$2010)	\$25,154	\$26,746	\$29,584	\$32,581	\$7,427	30%

*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.

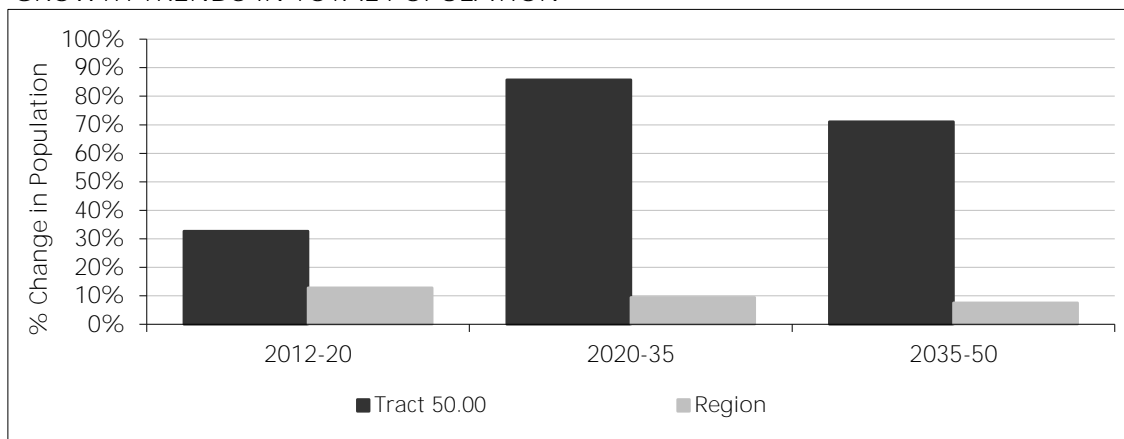
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,174	2,885	5,358	9,169	6,995	322%
Under 5	196	289	470	698	502	256%
5 to 9	189	240	440	689	500	265%
10 to 14	216	264	480	809	593	275%
15 to 17	146	163	281	496	350	240%
18 to 19	108	113	189	323	215	199%
20 to 24	209	266	388	662	453	217%
25 to 29	156	228	327	506	350	224%
30 to 34	126	162	303	442	316	251%
35 to 39	164	207	418	571	407	248%
40 to 44	145	169	383	548	403	278%
45 to 49	122	151	280	518	396	325%
50 to 54	91	126	218	456	365	401%
55 to 59	86	134	212	497	411	478%
60 to 61	25	44	84	164	139	556%
62 to 64	42	74	153	280	238	567%
65 to 69	45	86	214	374	329	731%
70 to 74	30	54	154	256	226	753%
75 to 79	30	45	148	273	243	810%
80 to 84	27	36	132	338	311	1152%
85 and over	21	34	84	269	248	1181%
Median Age	25.7	27.4	31.7	34.5	8.8	34%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,174	2,885	5,358	9,169	6,995	322%
Hispanic	1,985	2,681	5,064	8,746	6,761	341%
Non-Hispanic	189	204	294	423	234	124%
White	98	102	130	174	76	78%
Black	36	40	48	55	19	53%
American Indian	5	4	6	6	1	20%
Asian	28	34	66	115	87	311%
Hawaiian / Pacific Islander	0	0	0	0	0	0%
Other	7	6	10	11	4	57%
Two or More Races	15	18	34	62	47	313%

GROWTH TRENDS IN TOTAL POPULATION



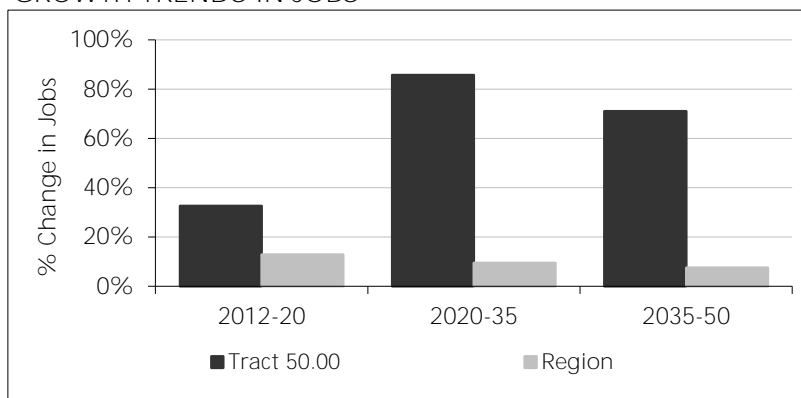
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	7,587	8,522	9,214	10,069	2,482	33%
Civilian Jobs	7,587	8,522	9,214	10,069	2,482	33%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	356	356	356	356	0	0%
Developed Acres	334	345	348	354	20	6%
Low Density Single Family	0	0	0	0	0	0%
Single Family	18	16	13	4	-15	-80%
Multiple Family	8	7	14	29	21	262%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	14	18	40	40	--
Industrial	188	173	168	148	-41	-22%
Commercial/Services	15	14	10	5	-10	-64%
Office	1	2	7	8	7	729%
Schools	0	0	1	1	1	--
Roads and Freeways	100	115	115	115	15	15%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	3	4	4	4	1	22%
Vacant Developable Acres	21	11	8	2	-19	-88%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	2	2	1	0	-2	-100%
Mixed Use	8	1	1	0	-8	-100%
Industrial	8	6	5	2	-6	-76%
Commercial/Services	1	0	0	0	-1	-100%
Office	1	1	1	0	-1	-76%
Schools	0	0	0	0	0	-67%
Parks and Other	1	0	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density ³	37.1	43.5	47.6	55.2	18.1	49%
Residential Density ⁴	24.4	28.4	44.7	51.3	26.9	110%

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