

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 10

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,796	5,252	6,168	6,732	1,936	40%
Household Population	4,737	5,208	6,114	6,672	1,935	41%
Group Quarters Population	59	44	54	60	1	2%
Civilian	59	44	54	60	1	2%
Military	0	0	0	0	0	0%
Total Housing Units	2,655	2,835	3,278	3,629	974	37%
Single Family	933	937	459	366	-567	-61%
Multiple Family	1,722	1,898	2,819	3,263	1,541	89%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,590	2,751	3,240	3,523	933	36%
Single Family	906	910	454	360	-546	-60%
Multiple Family	1,684	1,841	2,786	3,163	1,479	88%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.4%	3.0%	1.2%	2.9%	0.5	21%
Single Family	2.9%	2.9%	1.1%	1.6%	-1.3	-45%
Multiple Family	2.2%	3.0%	1.2%	3.1%	0.9	41%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.83	1.89	1.89	1.89	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	269	334	353	331	62	23%
\$15,000-\$29,999	368	482	522	481	113	31%
\$30,000-\$44,999	513	382	375	437	-76	-15%
\$45,000-\$59,999	500	386	477	460	-40	-8%
\$60,000-\$74,999	326	340	397	426	100	31%
\$75,000-\$99,999	328	327	403	477	149	45%
\$100,000-\$124,999	176	211	252	348	172	98%
\$125,000-\$149,999	73	95	192	202	129	177%
\$150,000-\$199,999	36	124	142	183	147	408%
\$200,000 or more	1	70	127	178	177	17700%
Total Households	2,590	2,751	3,240	3,523	933	36%
Median Household Income						
Adjusted for inflation (\$2010)	\$49,350	\$51,898	\$56,635	\$61,849	\$12,499	25%

*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.

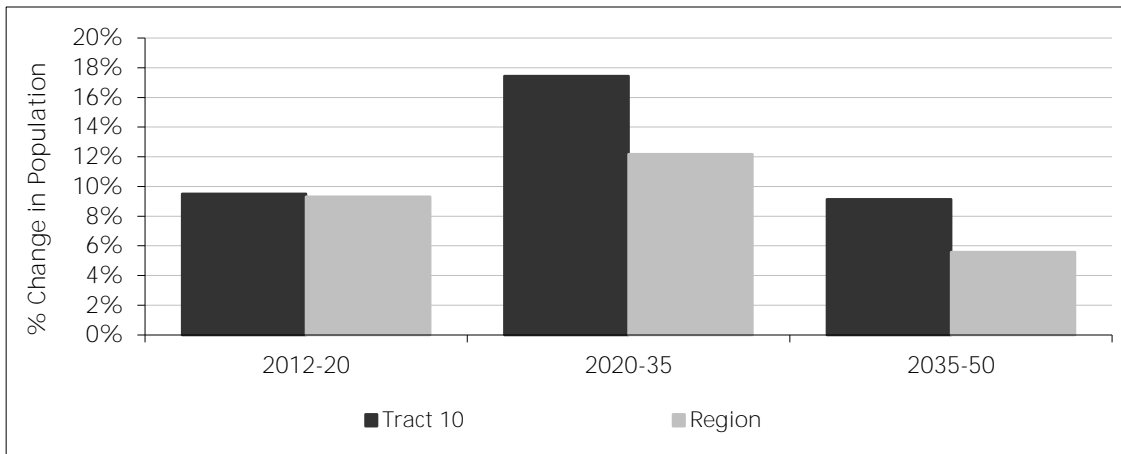
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,796	5,252	6,168	6,732	1,936	40%
Under 5	265	321	357	402	137	52%
5 to 9	146	169	192	216	70	48%
10 to 14	124	131	167	196	72	58%
15 to 17	71	59	79	86	15	21%
18 to 19	48	39	56	57	9	19%
20 to 24	218	228	267	274	56	26%
25 to 29	670	725	715	770	100	15%
30 to 34	760	798	825	956	196	26%
35 to 39	602	722	800	815	213	35%
40 to 44	429	418	571	516	87	20%
45 to 49	336	316	412	414	78	23%
50 to 54	313	280	363	377	64	20%
55 to 59	280	314	325	422	142	51%
60 to 61	95	130	126	159	64	67%
62 to 64	132	170	177	218	86	65%
65 to 69	118	176	221	256	138	117%
70 to 74	65	111	185	183	118	182%
75 to 79	45	61	136	129	84	187%
80 to 84	42	45	116	148	106	252%
85 and over	37	39	78	138	101	273%
Median Age	35.8	36.1	37.7	37.5	1.7	5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,796	5,252	6,168	6,732	1,936	40%
Hispanic	1,290	1,671	2,443	3,053	1,763	137%
Non-Hispanic	3,506	3,581	3,725	3,679	173	5%
White	2,689	2,686	2,630	2,468	-221	-8%
Black	313	328	301	250	-63	-20%
American Indian	9	8	7	6	-3	-33%
Asian	258	295	426	514	256	99%
Hawaiian / Pacific Islander	22	29	49	67	45	205%
Other	25	21	20	18	-7	-28%
Two or More Races	190	214	292	356	166	87%

GROWTH TRENDS IN TOTAL POPULATION



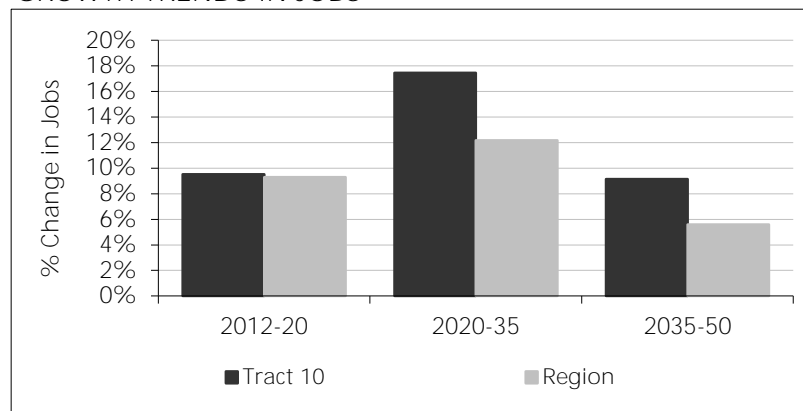
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	784	923	1,136	1,370	586	75%
Civilian Jobs	784	923	1,136	1,370	586	75%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	195	195	195	195	0	0%
Developed Acres	183	183	184	184	1	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	63	63	34	29	-34	-55%
Multiple Family	37	37	65	70	32	87%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	2	7	12	12	--
Industrial	1	0	0	0	-1	-90%
Commercial/Services	14	12	9	6	-8	-58%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	68	68	68	68	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	1	1	0	0	-1	-94%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-76%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	-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	12	12	12	12	0	0%
Employment Density ³	54.4	67.2	87.0	117.5	63.1	116%
Residential Density ⁴	26.5	28.0	32.0	34.9	8.4	32%

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