

# SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 72.00

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,543	5,579	5,674	5,748	205	4%
Household Population	3,937	3,978	4,061	4,124	187	5%
Group Quarters Population	1,606	1,601	1,613	1,624	18	1%
Civilian	1,606	1,601	1,613	1,624	18	1%
Military	0	0	0	0	0	0%
Total Housing Units	1,638	1,639	1,639	1,670	32	2%
Single Family	1,632	1,633	1,633	1,633	1	0%
Multiple Family	6	6	6	37	31	517%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,581	1,584	1,605	1,628	47	3%
Single Family	1,577	1,581	1,605	1,597	20	1%
Multiple Family	4	3	0	31	27	675%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.5%	3.4%	2.1%	2.5%	-1.0	-29%
Single Family	3.4%	3.2%	1.7%	2.2%	-1.2	-35%
Multiple Family	33.3%	50.0%	100.0%	16.2%	-17.1	-51%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.49	2.51	2.53	2.53	0.0	2%

## 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	96	88	76	55	-41	-43%
\$15,000-\$29,999	89	29	37	54	-35	-39%
\$30,000-\$44,999	128	132	91	65	-63	-49%
\$45,000-\$59,999	73	133	160	129	56	77%
\$60,000-\$74,999	156	169	41	92	-64	-41%
\$75,000-\$99,999	191	212	215	213	22	12%
\$100,000-\$124,999	232	119	154	175	-57	-25%
\$125,000-\$149,999	84	147	165	85	1	1%
\$150,000-\$199,999	193	203	224	240	47	24%
\$200,000 or more	339	352	442	520	181	53%
Total Households	1,581	1,584	1,605	1,628	47	3%
Median Household Income						
Adjusted for inflation (\$2010)	\$106,196	\$106,092	\$129,318	\$134,118	\$27,922	26%

### \*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.

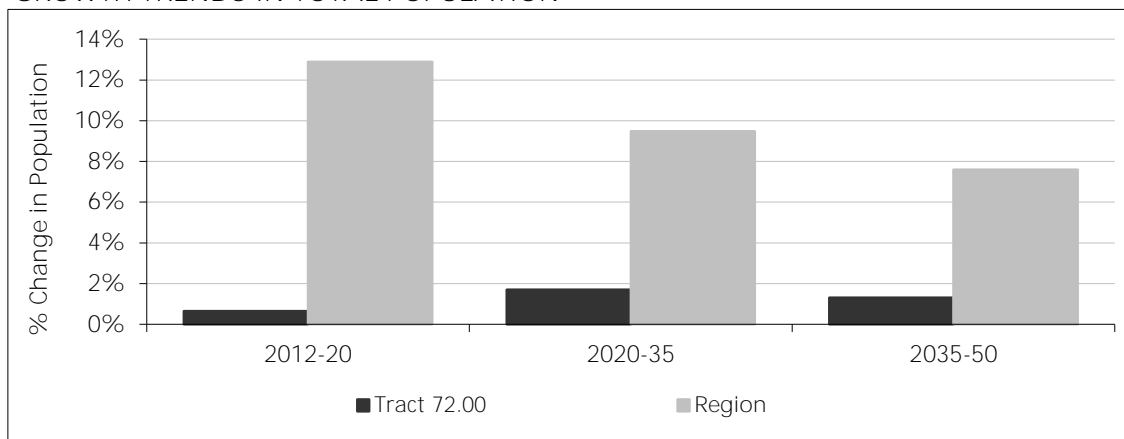
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,543	5,579	5,674	5,748	205	4%
Under 5	223	265	215	281	58	26%
5 to 9	202	238	210	268	66	33%
10 to 14	226	211	226	234	8	4%
15 to 17	177	142	178	156	-21	-12%
18 to 19	104	64	74	52	-52	-50%
20 to 24	1,647	1,442	1,555	1,310	-337	-20%
25 to 29	187	180	136	165	-22	-12%
30 to 34	141	142	99	139	-2	-1%
35 to 39	161	197	145	182	21	13%
40 to 44	205	197	194	176	-29	-14%
45 to 49	296	250	262	211	-85	-29%
50 to 54	363	296	307	266	-97	-27%
55 to 59	370	373	274	312	-58	-16%
60 to 61	136	161	113	143	7	5%
62 to 64	198	239	167	195	-3	-2%
65 to 69	248	347	287	335	87	35%
70 to 74	150	257	284	255	105	70%
75 to 79	136	191	303	233	97	71%
80 to 84	147	151	284	269	122	83%
85 and over	226	236	361	566	340	150%
Median Age	30.2	37.7	40.0	42.5	12.3	41%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,543	5,579	5,674	5,748	205	4%
Hispanic	452	530	581	660	208	46%
Non-Hispanic	5,091	5,049	5,093	5,088	-3	0%
White	4,750	4,676	4,644	4,565	-185	-4%
Black	51	52	37	29	-22	-43%
American Indian	12	10	8	6	-6	-50%
Asian	129	151	211	261	132	102%
Hawaiian / Pacific Islander	7	8	10	13	6	86%
Other	9	7	6	6	-3	-33%
Two or More Races	133	145	177	208	75	56%

## GROWTH TRENDS IN TOTAL POPULATION



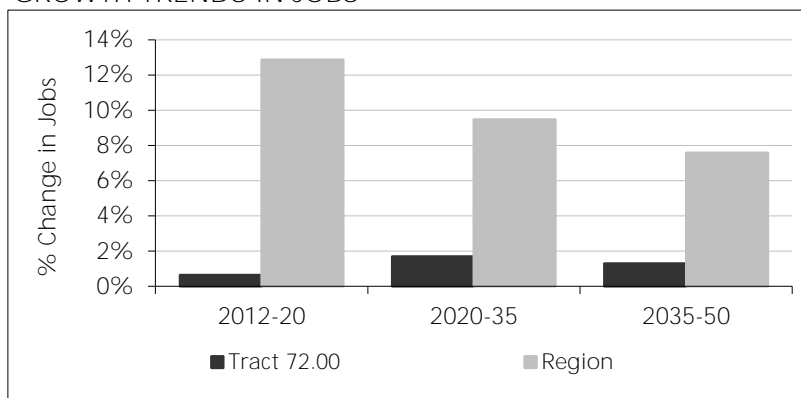
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,199	1,218	1,364	1,403	204	17%
Civilian Jobs	1,128	1,147	1,293	1,332	204	18%
Military Jobs	71	71	71	71	0	0%

## LAND USE<sup>1</sup>

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	681	681	681	681	0	0%
Developed Acres	626	626	626	627	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	293	293	293	293	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	32	32	32	32	0	0%
Mixed Use	0	0	0	1	1	--
Industrial	0	0	0	0	0	0%
Commercial/Services	7	7	7	7	-1	-10%
Office	0	0	0	0	0	-96%
Schools	55	55	55	55	0	0%
Roads and Freeways	132	132	132	132	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0%
Parks and Military Use	108	108	108	108	0	0%
Vacant Developable Acres	2	2	2	2	0	-9%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	2	2	2	0	0%
Multiple Family	0	0	0	0	0	0%
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	53	53	53	53	0	0%
Employment Density <sup>3</sup>	18.0	18.3	20.7	21.5	3.4	19%
Residential Density <sup>4</sup>	5.0	5.0	5.0	5.1	0.1	2%

## 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