

# SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 100.05

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,366	7,869	9,257	9,246	1,880	26%
Household Population	7,345	7,853	9,233	9,216	1,871	25%
Group Quarters Population	21	16	24	30	9	43%
Civilian	21	16	24	30	9	43%
Military	0	0	0	0	0	0%
Total Housing Units	1,948	2,057	2,423	2,440	492	25%
Single Family	824	821	806	823	-1	0%
Multiple Family	1,034	1,146	1,527	1,527	493	48%
Mobile Homes	90	90	90	90	0	0%
Occupied Housing Units	1,948	2,057	2,420	2,427	479	25%
Single Family	824	821	806	821	-3	0%
Multiple Family	1,034	1,146	1,524	1,518	484	47%
Mobile Homes	90	90	90	88	-2	-2%
Vacancy Rate	0.0%	0.0%	0.1%	0.5%	0.5	0%
Single Family	0.0%	0.0%	0.0%	0.2%	0.2	0%
Multiple Family	0.0%	0.0%	0.2%	0.6%	0.6	0%
Mobile Homes	0.0%	0.0%	0.0%	2.2%	2.2	0%
Persons per Household	3.77	3.82	3.82	3.80	0.0	1%

## 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	339	335	344	293	-46	-14%
\$15,000-\$29,999	464	381	450	416	-48	-10%
\$30,000-\$44,999	353	360	353	328	-25	-7%
\$45,000-\$59,999	212	299	363	348	136	64%
\$60,000-\$74,999	195	181	238	301	106	54%
\$75,000-\$99,999	239	232	316	299	60	25%
\$100,000-\$124,999	65	114	141	192	127	195%
\$125,000-\$149,999	48	51	78	81	33	69%
\$150,000-\$199,999	16	70	75	85	69	431%
\$200,000 or more	17	34	62	84	67	394%
Total Households	1,948	2,057	2,420	2,427	479	25%
Median Household Income						
Adjusted for inflation (\$2010)	\$37,266	\$43,021	\$47,603	\$52,608	\$15,342	41%

### \*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.

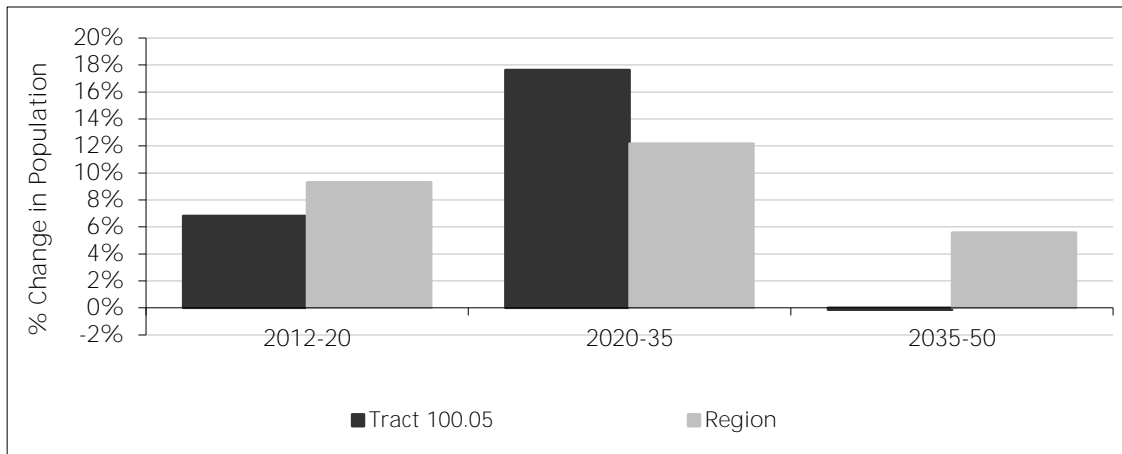
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,366	7,869	9,257	9,246	1,880	26%
Under 5	663	747	740	601	-62	-9%
5 to 9	551	530	564	485	-66	-12%
10 to 14	620	566	562	512	-108	-17%
15 to 17	491	417	407	390	-101	-21%
18 to 19	297	246	239	227	-70	-24%
20 to 24	729	732	648	622	-107	-15%
25 to 29	487	537	506	443	-44	-9%
30 to 34	389	378	441	360	-29	-7%
35 to 39	353	336	420	320	-33	-9%
40 to 44	389	339	466	371	-18	-5%
45 to 49	437	430	481	491	54	12%
50 to 54	430	476	507	583	153	36%
55 to 59	371	479	485	635	264	71%
60 to 61	140	208	248	275	135	96%
62 to 64	192	281	344	352	160	83%
65 to 69	231	354	552	526	295	128%
70 to 74	179	276	544	516	337	188%
75 to 79	182	236	540	613	431	237%
80 to 84	127	145	306	450	323	254%
85 and over	108	156	257	474	366	339%
Median Age	28.4	32.1	41.1	48.0	19.6	69%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,366	7,869	9,257	9,246	1,880	26%
Hispanic	6,829	7,418	8,798	8,890	2,061	30%
Non-Hispanic	537	451	459	356	-181	-34%
White	171	135	90	26	-145	-85%
Black	61	51	57	49	-12	-20%
American Indian	1	1	0	0	-1	-100%
Asian	222	190	232	212	-10	-5%
Hawaiian / Pacific Islander	25	22	16	11	-14	-56%
Other	1	1	1	0	-1	-100%
Two or More Races	56	51	63	58	2	4%

## GROWTH TRENDS IN TOTAL POPULATION



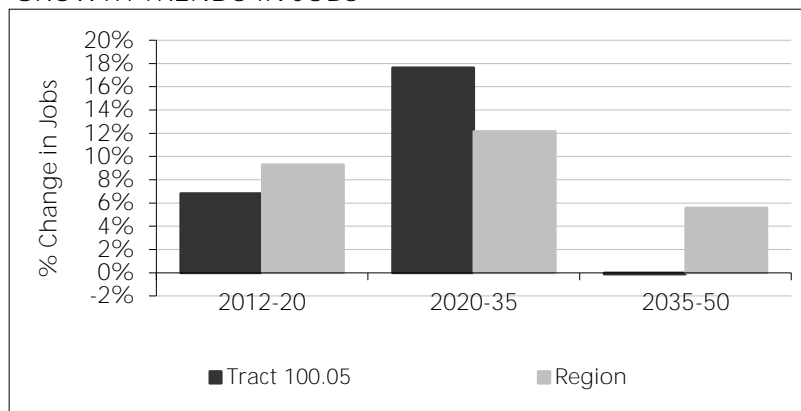
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	865	929	929	929	64	7%
Civilian Jobs	865	929	929	929	64	7%
Military Jobs	0	0	0	0	0	0%

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

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	361	361	361	361	0	0%
Developed Acres	344	355	360	361	17	5%
Low Density Single Family	2	2	0	0	-2	-100%
Single Family	114	113	110	112	-2	-2%
Multiple Family	40	49	71	71	31	77%
Mobile Homes	12	10	0	0	-12	-100%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	17	17	17	17	0	-2%
Commercial/Services	11	15	13	13	1	12%
Office	14	14	14	14	0	0%
Schools	25	25	25	25	0	0%
Roads and Freeways	95	95	95	95	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0%
Parks and Military Use	13	14	14	14	1	10%
Vacant Developable Acres	17	7	2	0	-17	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	2	2	0	-2	-99%
Multiple Family	12	5	0	0	-12	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	2	0	0	0	-2	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
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 <sup>3</sup>	12.7	12.9	13.4	13.4	0.7	6%
Residential Density <sup>4</sup>	11.6	11.8	13.4	13.3	1.8	15%

## 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