

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 91.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,575	3,780	4,736	5,971	2,396	67%
Household Population	3,574	3,780	4,736	5,971	2,397	67%
Group Quarters Population	1	0	0	0	-1	-100%
Civilian	1	0	0	0	-1	-100%
Military	0	0	0	0	0	0%
Total Housing Units	1,852	1,910	2,377	2,984	1,132	61%
Single Family	211	211	211	211	0	0%
Multiple Family	1,641	1,699	2,166	2,773	1,132	69%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,818	1,878	2,342	2,936	1,118	61%
Single Family	195	194	194	192	-3	-2%
Multiple Family	1,623	1,684	2,148	2,744	1,121	69%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.8%	1.7%	1.5%	1.6%	-0.2	-11%
Single Family	7.6%	8.1%	8.1%	9.0%	1.4	18%
Multiple Family	1.1%	0.9%	0.8%	1.0%	-0.1	-9%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.97	2.01	2.02	2.03	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	251	158	162	170	-81	-32%
\$15,000-\$29,999	175	247	280	283	108	62%
\$30,000-\$44,999	299	209	251	306	7	2%
\$45,000-\$59,999	287	228	216	264	-23	-8%
\$60,000-\$74,999	299	193	256	316	17	6%
\$75,000-\$99,999	220	289	385	410	190	86%
\$100,000-\$124,999	132	150	175	349	217	164%
\$125,000-\$149,999	61	130	216	210	149	244%
\$150,000-\$199,999	56	146	193	306	250	446%
\$200,000 or more	38	128	208	322	284	747%
Total Households	1,818	1,878	2,342	2,936	1,118	61%

*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.

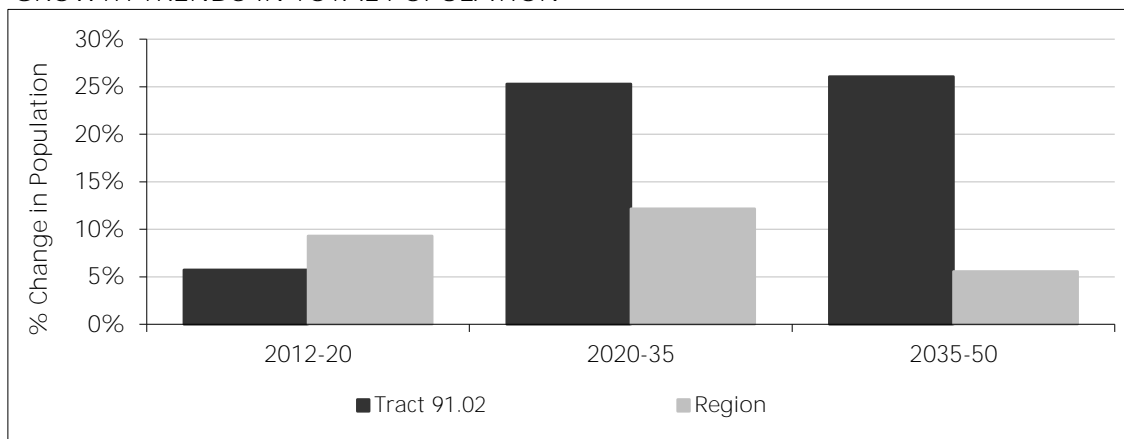
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,575	3,780	4,736	5,971	2,396	67%
Under 5	289	343	379	485	196	68%
5 to 9	114	128	147	180	66	58%
10 to 14	89	92	122	155	66	74%
15 to 17	49	45	60	67	18	37%
18 to 19	48	36	44	52	4	8%
20 to 24	364	343	390	430	66	18%
25 to 29	671	669	684	868	197	29%
30 to 34	466	472	511	668	202	43%
35 to 39	218	258	292	345	127	58%
40 to 44	218	206	283	298	80	37%
45 to 49	184	174	245	295	111	60%
50 to 54	170	146	189	231	61	36%
55 to 59	146	152	155	215	69	47%
60 to 61	52	67	70	101	49	94%
62 to 64	76	95	101	144	68	89%
65 to 69	87	125	176	236	149	171%
70 to 74	86	142	237	269	183	213%
75 to 79	95	123	281	299	204	215%
80 to 84	70	71	182	264	194	277%
85 and over	83	93	188	369	286	345%
Median Age	31.8	32.5	35.5	36.2	4.4	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,575	3,780	4,736	5,971	2,396	67%
Hispanic	906	1,126	1,746	2,569	1,663	184%
Non-Hispanic	2,669	2,654	2,990	3,402	733	27%
White	2,068	1,992	2,012	2,036	-32	-2%
Black	110	120	156	205	95	86%
American Indian	10	10	10	11	1	10%
Asian	310	341	529	744	434	140%
Hawaiian / Pacific Islander	7	9	15	24	17	243%
Other	7	7	7	7	0	0%
Two or More Races	157	175	261	375	218	139%

GROWTH TRENDS IN TOTAL POPULATION



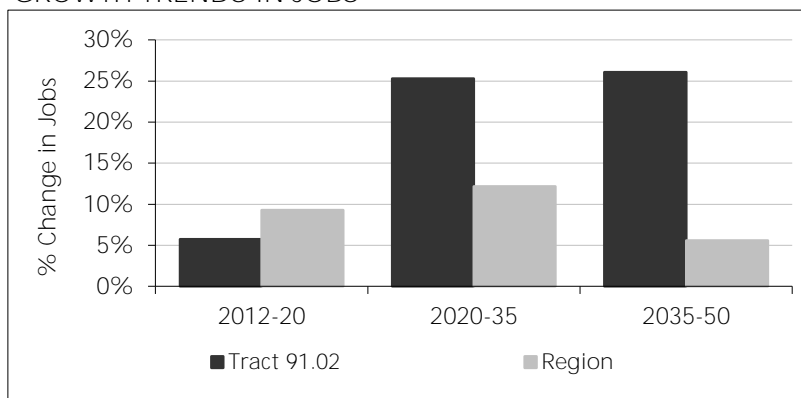
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	599	1,105	1,105	1,108	509	85%
Civilian Jobs	599	1,105	1,105	1,108	509	85%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	208	208	208	208	0	0%
Developed Acres	202	202	202	202	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	37	37	37	37	0	0%
Multiple Family	64	64	64	64	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	14	14	14	14	--
Industrial	0	0	0	0	0	0%
Commercial/Services	17	3	3	2	-14	-85%
Office	0	0	0	0	0	0%
Schools	30	30	30	30	0	0%
Roads and Freeways	33	33	33	33	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	21	21	21	21	0	0%
Vacant Developable Acres	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
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	6	6	6	6	0	0%
Employment Density ³	12.8	27.7	27.7	28.0	15.1	118%
Residential Density ⁴	18.2	17.6	21.9	27.5	9.2	51%

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