

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 25.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,506	5,577	5,638	6,046	540	10%
Household Population	5,467	5,555	5,596	5,988	521	10%
Group Quarters Population	39	22	42	58	19	49%
Civilian	39	22	42	58	19	49%
Military	0	0	0	0	0	0%
Total Housing Units	1,581	1,625	1,625	1,786	205	13%
Single Family	1,190	1,224	1,224	1,158	-32	-3%
Multiple Family	391	401	401	628	237	61%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,516	1,528	1,525	1,669	153	10%
Single Family	1,139	1,152	1,161	1,101	-38	-3%
Multiple Family	377	376	364	568	191	51%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.1%	6.0%	6.2%	6.6%	2.5	61%
Single Family	4.3%	5.9%	5.1%	4.9%	0.6	14%
Multiple Family	3.6%	6.2%	9.2%	9.6%	6.0	167%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.61	3.64	3.67	3.59	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	174	208	159	157	-17	-10%
\$15,000-\$29,999	320	339	300	327	7	2%
\$30,000-\$44,999	270	296	292	285	15	6%
\$45,000-\$59,999	250	228	264	239	-11	-4%
\$60,000-\$74,999	128	164	176	178	50	39%
\$75,000-\$99,999	165	131	156	216	51	31%
\$100,000-\$124,999	99	52	47	112	13	13%
\$125,000-\$149,999	48	75	79	54	6	13%
\$150,000-\$199,999	37	27	44	90	53	143%
\$200,000 or more	25	8	8	11	-14	-56%
Total Households	1,516	1,528	1,525	1,669	153	10%
Median Household Income						
Adjusted for inflation (\$2010)	\$44,667	\$40,997	\$45,653	\$49,111	\$4,444	10%

*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.

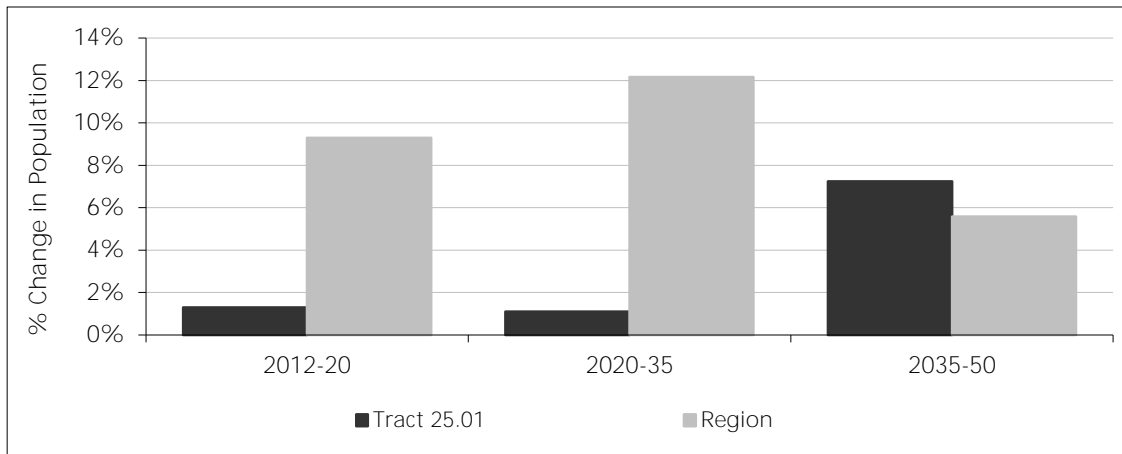
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,506	5,577	5,638	6,046	540	10%
Under 5	389	460	425	425	36	9%
5 to 9	448	454	473	479	31	7%
10 to 14	530	498	516	558	28	5%
15 to 17	296	260	264	286	-10	-3%
18 to 19	212	171	170	188	-24	-11%
20 to 24	465	458	362	403	-62	-13%
25 to 29	405	440	360	372	-33	-8%
30 to 34	415	411	414	412	-3	-1%
35 to 39	427	444	490	452	25	6%
40 to 44	444	389	475	441	-3	-1%
45 to 49	395	358	354	400	5	1%
50 to 54	309	300	274	333	24	8%
55 to 59	249	271	223	313	64	26%
60 to 61	86	106	97	108	22	26%
62 to 64	97	116	102	118	21	22%
65 to 69	126	180	218	246	120	95%
70 to 74	86	124	185	197	111	129%
75 to 79	62	72	136	165	103	166%
80 to 84	37	37	68	103	66	178%
85 and over	28	28	32	47	19	68%
Median Age	30.1	30.6	33.0	33.8	3.7	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,506	5,577	5,638	6,046	540	10%
Hispanic	3,461	3,825	4,338	4,914	1,453	42%
Non-Hispanic	2,045	1,752	1,300	1,132	-913	-45%
White	613	402	74	0	-613	-100%
Black	445	393	258	176	-269	-60%
American Indian	9	8	7	7	-2	-22%
Asian	836	809	822	800	-36	-4%
Hawaiian / Pacific Islander	27	31	36	42	15	56%
Other	11	10	9	8	-3	-27%
Two or More Races	104	99	94	99	-5	-5%

GROWTH TRENDS IN TOTAL POPULATION



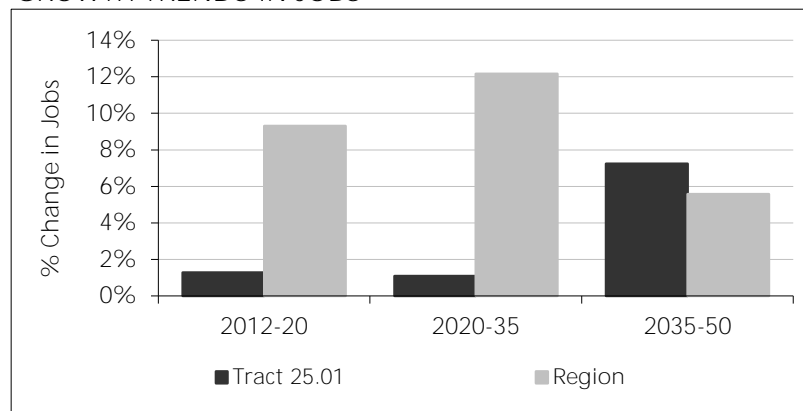
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	200	200	200	438	238	119%
Civilian Jobs	200	200	200	438	238	119%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	319	319	319	319	0	0%
Developed Acres	288	292	292	292	4	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	110	113	113	108	-2	-2%
Multiple Family	14	15	15	14	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	8	8	--
Industrial	1	1	1	0	-1	-100%
Commercial/Services	2	2	2	2	-1	-30%
Office	0	0	0	0	0	0%
Schools	6	6	6	6	0	0%
Roads and Freeways	153	153	153	153	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	0	0%
Vacant Developable Acres	5	1	1	1	-4	-83%
Low Density Single Family	0	0	0	0	0	0%
Single Family	4	1	1	1	-3	-85%
Multiple Family	0	0	0	0	0	-100%
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	26	26	26	26	0	0%
Employment Density ³	20.4	20.4	20.4	36.7	16.4	80%
Residential Density ⁴	12.7	12.7	12.7	14.2	1.5	11%

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