

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 27.09

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,946	3,974	4,087	5,493	1,547	39%
Household Population	3,946	3,974	4,087	5,493	1,547	39%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,159	1,172	1,205	1,547	388	33%
Single Family	623	632	632	542	-81	-13%
Multiple Family	536	540	573	1,005	469	88%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,076	1,063	1,104	1,488	412	38%
Single Family	574	568	575	529	-45	-8%
Multiple Family	502	495	529	959	457	91%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	7.2%	9.3%	8.4%	3.8%	-3.4	-47%
Single Family	7.9%	10.1%	9.0%	2.4%	-5.5	-70%
Multiple Family	6.3%	8.3%	7.7%	4.6%	-1.7	-27%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.67	3.74	3.70	3.69	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	165	192	200	226	61	37%
\$15,000-\$29,999	356	340	296	283	-73	-21%
\$30,000-\$44,999	278	192	214	366	88	32%
\$45,000-\$59,999	120	128	128	200	80	67%
\$60,000-\$74,999	73	68	89	155	82	112%
\$75,000-\$99,999	49	95	85	123	74	151%
\$100,000-\$124,999	20	45	86	105	85	425%
\$125,000-\$149,999	1	2	4	27	26	2600%
\$150,000-\$199,999	8	1	2	3	-5	-63%
\$200,000 or more	6	0	0	0	-6	-100%
Total Households	1,076	1,063	1,104	1,488	412	38%
Median Household Income						
Adjusted for inflation (\$2010)	\$30,917	\$29,978	\$33,925	\$39,631	\$8,714	28%

*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.

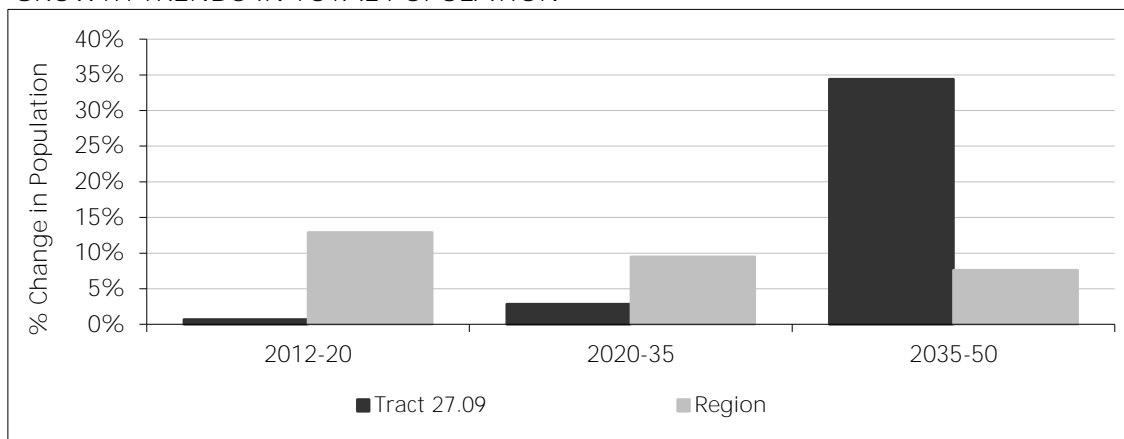
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,946	3,974	4,087	5,493	1,547	39%
Under 5	371	428	390	483	112	30%
5 to 9	371	376	401	511	140	38%
10 to 14	360	330	364	483	123	34%
15 to 17	214	186	198	272	58	27%
18 to 19	144	114	120	167	23	16%
20 to 24	367	371	297	425	58	16%
25 to 29	304	325	273	363	59	19%
30 to 34	289	284	285	362	73	25%
35 to 39	285	296	344	392	107	38%
40 to 44	288	257	323	381	93	32%
45 to 49	259	242	262	400	141	54%
50 to 54	210	194	180	282	72	34%
55 to 59	131	135	114	188	57	44%
60 to 61	48	59	52	82	34	71%
62 to 64	69	82	80	114	45	65%
65 to 69	69	102	119	167	98	142%
70 to 74	46	65	94	116	70	152%
75 to 79	46	52	86	114	68	148%
80 to 84	29	27	47	76	47	162%
85 and over	46	49	58	115	69	150%
Median Age	27.4	27.8	30.0	30.6	3.2	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,946	3,974	4,087	5,493	1,547	39%
Hispanic	2,124	2,369	2,821	4,112	1,988	94%
Non-Hispanic	1,822	1,605	1,266	1,381	-441	-24%
White	360	241	48	0	-360	-100%
Black	686	612	423	373	-313	-46%
American Indian	20	18	18	19	-1	-5%
Asian	649	630	674	847	198	31%
Hawaiian / Pacific Islander	8	10	11	18	10	125%
Other	2	2	2	1	-1	-50%
Two or More Races	97	92	90	123	26	27%

GROWTH TRENDS IN TOTAL POPULATION



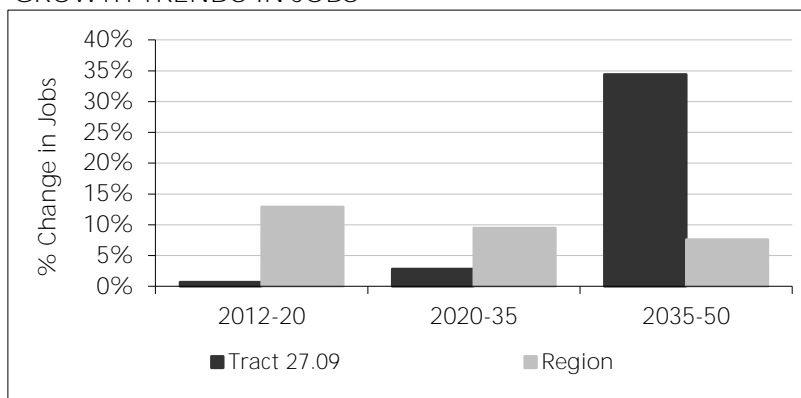
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	219	219	219	457	238	109%
Civilian Jobs	219	219	219	457	238	109%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	157	157	157	157	0	0%
Developed Acres	152	154	154	155	3	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	83	85	85	77	-6	-7%
Multiple Family	23	23	23	24	1	4%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	1	1	12	12	--
Industrial	1	1	1	0	-1	-94%
Commercial/Services	5	5	5	2	-3	-67%
Office	0	0	0	0	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	30	30	30	30	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	2	1	1	0	-2	-84%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	0	0	0	-2	-81%
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	-100%
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	2	2	2	2	0	0%
Employment Density ³	13.5	13.2	13.2	25.6	12.1	90%
Residential Density ⁴	11.0	10.9	11.2	14.5	3.5	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