

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 43.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,679	3,767	3,967	4,057	378	10%
Household Population	3,628	3,720	3,896	3,968	340	9%
Group Quarters Population	51	47	71	89	38	75%
Civilian	51	47	71	89	38	75%
Military	0	0	0	0	0	0%
Total Housing Units	1,851	1,848	1,905	1,951	100	5%
Single Family	1,262	1,259	1,254	1,258	-4	0%
Multiple Family	589	589	651	693	104	18%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,789	1,789	1,859	1,903	114	6%
Single Family	1,236	1,233	1,237	1,232	-4	0%
Multiple Family	553	556	622	671	118	21%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.3%	3.2%	2.4%	2.5%	-0.8	-24%
Single Family	2.1%	2.1%	1.4%	2.1%	0.0	0%
Multiple Family	6.1%	5.6%	4.5%	3.2%	-2.9	-48%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.03	2.08	2.10	2.09	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	158	191	162	148	-10	-6%
\$15,000-\$29,999	215	214	220	200	-15	-7%
\$30,000-\$44,999	239	180	174	186	-53	-22%
\$45,000-\$59,999	219	233	220	150	-69	-32%
\$60,000-\$74,999	112	161	161	201	89	79%
\$75,000-\$99,999	214	269	287	265	51	24%
\$100,000-\$124,999	202	169	171	212	10	5%
\$125,000-\$149,999	102	116	152	155	53	52%
\$150,000-\$199,999	174	156	155	197	23	13%
\$200,000 or more	154	100	157	189	35	23%
Total Households	1,789	1,789	1,859	1,903	114	6%
Median Household Income						
Adjusted for inflation (\$2010)	\$68,504	\$67,127	\$74,301	\$81,274	\$12,770	19%

*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.

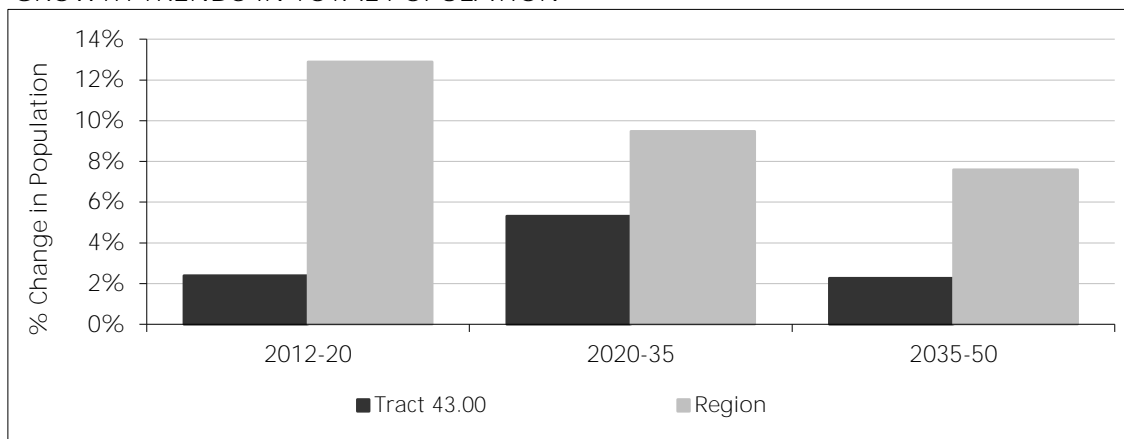
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,679	3,767	3,967	4,057	378	10%
Under 5	195	229	225	243	48	25%
5 to 9	168	186	192	202	34	20%
10 to 14	130	118	140	145	15	12%
15 to 17	50	42	49	48	-2	-4%
18 to 19	61	42	48	39	-22	-36%
20 to 24	111	111	107	106	-5	-5%
25 to 29	335	337	296	295	-40	-12%
30 to 34	498	496	449	491	-7	-1%
35 to 39	363	410	395	388	25	7%
40 to 44	355	321	380	327	-28	-8%
45 to 49	294	244	290	251	-43	-15%
50 to 54	264	219	243	231	-33	-13%
55 to 59	259	265	239	283	24	9%
60 to 61	77	86	68	85	8	10%
62 to 64	124	145	131	155	31	25%
65 to 69	179	235	228	245	66	37%
70 to 74	84	134	187	168	84	100%
75 to 79	46	61	130	123	77	167%
80 to 84	32	30	66	71	39	122%
85 and over	54	56	104	161	107	198%
Median Age	39.0	38.9	41.1	41.1	2.1	5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,679	3,767	3,967	4,057	378	10%
Hispanic	837	1,031	1,388	1,651	814	97%
Non-Hispanic	2,842	2,736	2,579	2,406	-436	-15%
White	2,393	2,264	2,047	1,834	-559	-23%
Black	154	156	131	103	-51	-33%
American Indian	11	9	9	8	-3	-27%
Asian	122	132	174	204	82	67%
Hawaiian / Pacific Islander	6	8	13	18	12	200%
Other	8	7	7	7	-1	-13%
Two or More Races	148	160	198	232	84	57%

GROWTH TRENDS IN TOTAL POPULATION



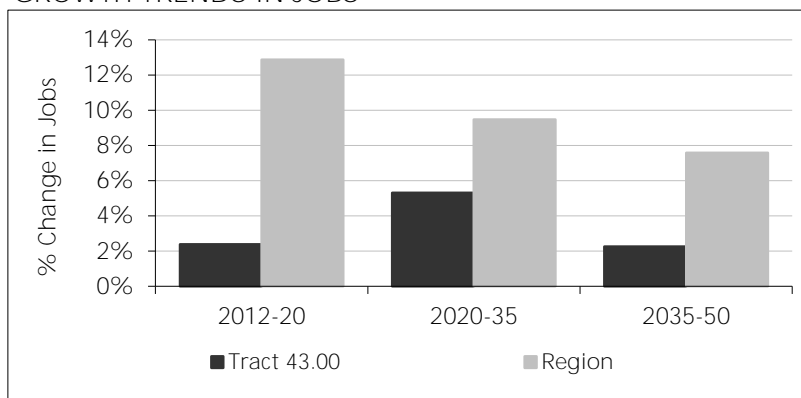
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	291	358	404	421	130	45%
Civilian Jobs	291	358	404	421	130	45%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	253	253	253	253	0	0%
Developed Acres	219	220	220	220	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	135	135	135	135	0	0%
Multiple Family	15	15	15	15	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	1	3	4	4	--
Industrial	0	0	0	0	0	0%
Commercial/Services	3	3	1	0	-3	-86%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	65	65	65	65	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	1	0	0	0	-1	-93%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-93%
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	32	32	32	32	0	0%
Employment Density ³	92.5	110.3	140.3	178.3	85.8	93%
Residential Density ⁴	12.3	12.2	12.6	12.8	0.5	4%

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