

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 140.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,691	4,806	4,868	4,899	208	4%
Household Population	4,680	4,799	4,847	4,869	189	4%
Group Quarters Population	11	7	21	30	19	173%
Civilian	11	7	21	30	19	173%
Military	0	0	0	0	0	0%
Total Housing Units	1,600	1,604	1,607	1,613	13	1%
Single Family	1,492	1,496	1,496	1,497	5	0%
Multiple Family	108	108	111	116	8	7%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,552	1,555	1,570	1,575	23	1%
Single Family	1,446	1,450	1,464	1,469	23	2%
Multiple Family	106	105	106	106	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.0%	3.1%	2.3%	2.4%	-0.6	-20%
Single Family	3.1%	3.1%	2.1%	1.9%	-1.2	-39%
Multiple Family	1.9%	2.8%	4.5%	8.6%	6.7	353%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.02	3.09	3.09	3.09	0.1	2%

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	74	152	141	118	44	59%
\$15,000-\$29,999	209	264	220	170	-39	-19%
\$30,000-\$44,999	266	234	219	205	-61	-23%
\$45,000-\$59,999	199	199	196	244	45	23%
\$60,000-\$74,999	257	203	199	144	-113	-44%
\$75,000-\$99,999	278	209	236	247	-31	-11%
\$100,000-\$124,999	93	107	133	177	84	90%
\$125,000-\$149,999	68	48	66	83	15	22%
\$150,000-\$199,999	83	89	83	77	-6	-7%
\$200,000 or more	25	50	77	110	85	340%
Total Households	1,552	1,555	1,570	1,575	23	1%
Median Household Income						
Adjusted for inflation (\$2010)	\$61,634	\$54,611	\$60,678	\$65,260	\$3,626	6%

*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.

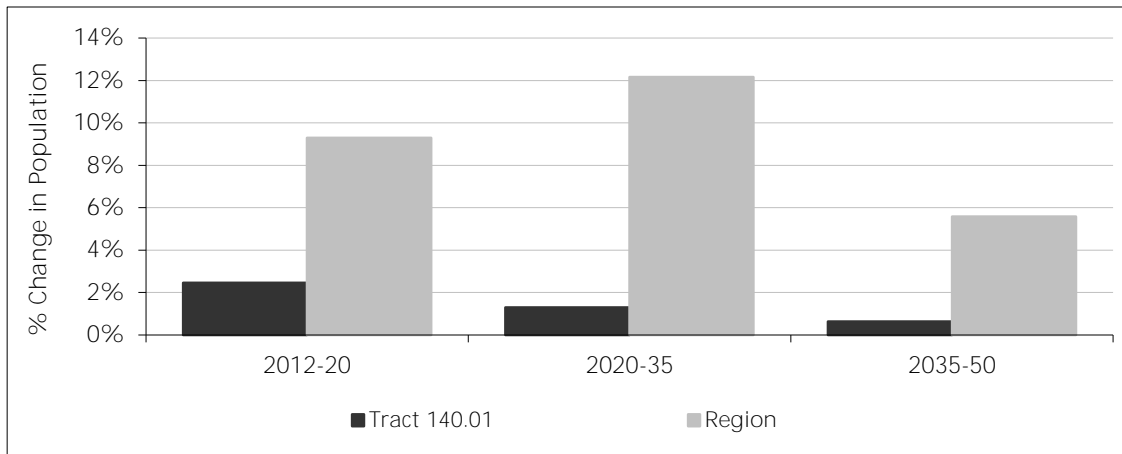
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,691	4,806	4,868	4,899	208	4%
Under 5	317	367	332	312	-5	-2%
5 to 9	306	314	320	341	35	11%
10 to 14	300	287	306	319	19	6%
15 to 17	230	201	210	238	8	3%
18 to 19	193	150	151	166	-27	-14%
20 to 24	374	369	340	352	-22	-6%
25 to 29	301	316	287	276	-25	-8%
30 to 34	342	341	317	294	-48	-14%
35 to 39	273	300	315	289	16	6%
40 to 44	284	257	308	269	-15	-5%
45 to 49	318	281	311	314	-4	-1%
50 to 54	348	313	323	375	27	8%
55 to 59	316	344	291	374	58	18%
60 to 61	98	121	109	120	22	22%
62 to 64	160	189	161	175	15	9%
65 to 69	155	205	200	186	31	20%
70 to 74	131	200	233	187	56	43%
75 to 79	87	108	180	173	86	99%
80 to 84	86	74	93	51	-35	-41%
85 and over	72	69	81	88	16	22%
Median Age	34.7	36.0	37.7	37.6	2.9	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,691	4,806	4,868	4,899	208	4%
Hispanic	1,918	2,196	2,639	3,111	1,193	62%
Non-Hispanic	2,773	2,610	2,229	1,788	-985	-36%
White	1,855	1,598	908	185	-1,670	-90%
Black	373	412	477	538	165	44%
American Indian	19	20	25	20	1	5%
Asian	325	360	531	683	358	110%
Hawaiian / Pacific Islander	32	32	39	51	19	59%
Other	13	17	23	26	13	100%
Two or More Races	156	171	226	285	129	83%

GROWTH TRENDS IN TOTAL POPULATION



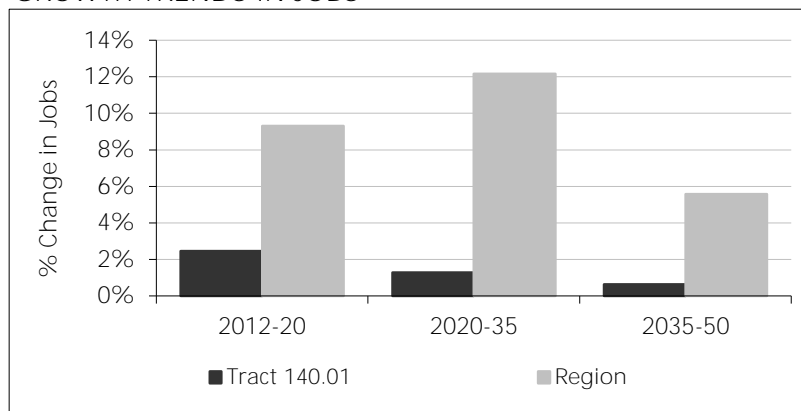
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	424	424	425	426	2	0%
Civilian Jobs	424	424	425	426	2	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	458	458	458	458	0	0%
Developed Acres	446	446	447	447	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	274	274	274	275	1	0%
Multiple Family	5	5	5	6	0	8%
Mobile Homes	0	0	0	0	0	0%
Other Residential	3	3	3	3	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	--
Commercial/Services	14	14	14	14	0	0%
Office	2	2	2	2	0	0%
Schools	20	20	20	20	0	0%
Roads and Freeways	123	123	123	123	0	0%
Agricultural and Extractive ²	4	4	4	4	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	12	11	11	10	-1	-10%
Low Density Single Family	0	0	0	0	0	0%
Single Family	10	10	10	10	-1	-6%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	-40%
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	0	0	0	0	0	0%
Employment Density ³	11.7	11.7	11.7	11.7	0.0	0%
Residential Density ⁴	5.7	5.7	5.7	5.7	0.0	0%

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