

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 154.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,539	2,585	2,728	2,721	182	7%
Household Population	2,529	2,577	2,711	2,698	169	7%
Group Quarters Population	10	8	17	23	13	130%
Civilian	10	8	17	23	13	130%
Military	0	0	0	0	0	0%
Total Housing Units	900	900	943	943	43	5%
Single Family	900	900	943	943	43	5%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	880	879	930	928	48	5%
Single Family	880	879	930	928	48	5%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.2%	2.3%	1.4%	1.6%	-0.6	-27%
Single Family	2.2%	2.3%	1.4%	1.6%	-0.6	-27%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.87	2.93	2.92	2.91	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	49	50	45	44	-5	-10%
\$15,000-\$29,999	27	53	42	38	11	41%
\$30,000-\$44,999	40	66	65	37	-3	-8%
\$45,000-\$59,999	93	86	82	67	-26	-28%
\$60,000-\$74,999	54	86	73	88	34	63%
\$75,000-\$99,999	78	136	143	149	71	91%
\$100,000-\$124,999	94	84	93	78	-16	-17%
\$125,000-\$149,999	96	63	89	81	-15	-16%
\$150,000-\$199,999	94	111	113	132	38	40%
\$200,000 or more	255	144	185	214	-41	-16%
Total Households	880	879	930	928	48	5%
Median Household Income						
Adjusted for inflation (\$2010)	\$126,302	\$93,107	\$104,032	\$113,141	(\$13,161)	-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.

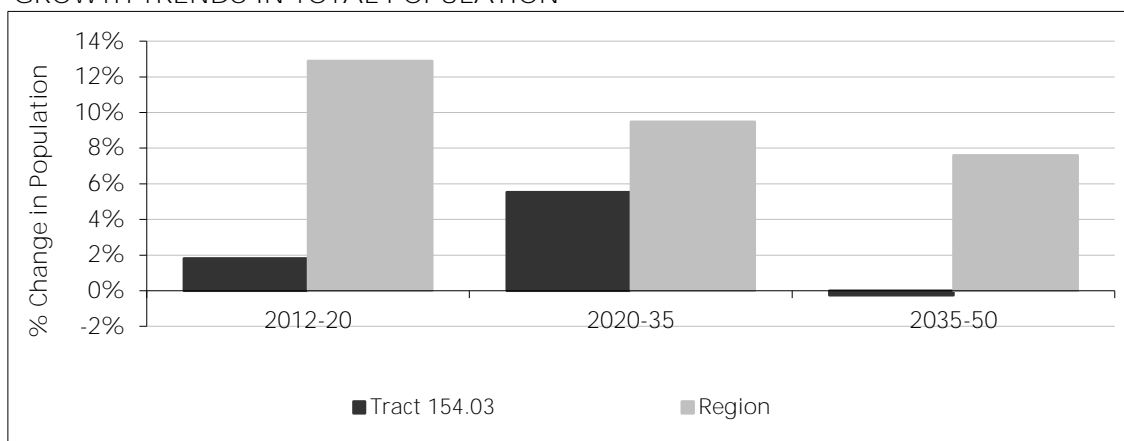
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,539	2,585	2,728	2,721	182	7%
Under 5	124	145	167	201	77	62%
5 to 9	104	116	128	148	44	42%
10 to 14	190	183	213	233	43	23%
15 to 17	126	101	123	95	-31	-25%
18 to 19	91	57	65	38	-53	-58%
20 to 24	171	151	164	156	-15	-9%
25 to 29	114	112	102	117	3	3%
30 to 34	73	77	71	91	18	25%
35 to 39	73	87	74	79	6	8%
40 to 44	115	106	123	115	0	0%
45 to 49	162	130	142	119	-43	-27%
50 to 54	217	179	200	211	-6	-3%
55 to 59	226	224	190	237	11	5%
60 to 61	85	96	68	79	-6	-7%
62 to 64	134	151	105	118	-16	-12%
65 to 69	153	200	156	164	11	7%
70 to 74	115	187	187	146	31	27%
75 to 79	99	126	187	115	16	16%
80 to 84	93	87	159	120	27	29%
85 and over	74	70	104	139	65	88%
Median Age	47.7	50.8	49.7	48.7	1.0	2%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,539	2,585	2,728	2,721	182	7%
Hispanic	245	312	485	677	432	176%
Non-Hispanic	2,294	2,273	2,243	2,044	-250	-11%
White	2,077	2,016	1,844	1,506	-571	-27%
Black	28	33	45	58	30	107%
American Indian	8	7	7	7	-1	-13%
Asian	82	103	189	271	189	230%
Hawaiian / Pacific Islander	13	16	23	31	18	138%
Other	4	4	4	4	0	0%
Two or More Races	82	94	131	167	85	104%

GROWTH TRENDS IN TOTAL POPULATION



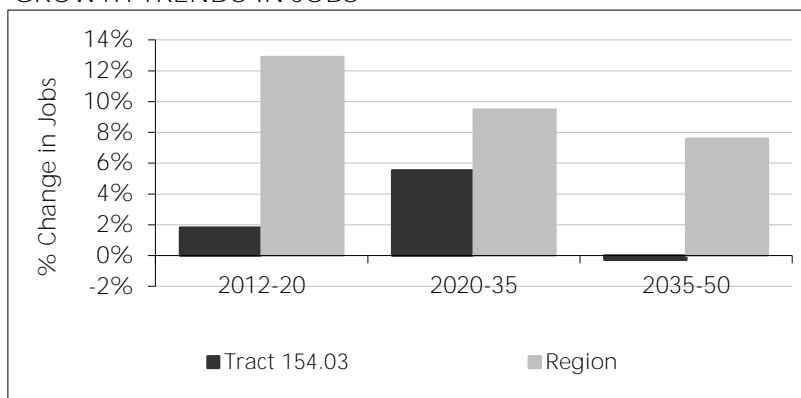
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	394	413	413	413	19	5%
Civilian Jobs	394	413	413	413	19	5%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	765	765	765	765	0	0%
Developed Acres	728	728	762	762	34	5%
Low Density Single Family	5	5	14	14	9	173%
Single Family	606	606	631	631	25	4%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	1	1	1	1	0	0%
Commercial/Services	15	15	15	15	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	100	100	100	100	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	2	2	2	2	0	0%
Vacant Developable Acres	36	36	3	3	-34	-92%
Low Density Single Family	10	10	1	1	-9	-89%
Single Family	26	26	2	2	-25	-93%
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	0	0	0	0	0	0%
Employment Density ³	24.9	26.1	26.1	26.1	--	#VALUE!
Residential Density ⁴	1.5	1.5	1.5	1.5	0.0	-1%

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