

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 102.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,851	7,000	7,528	7,756	905	13%
Household Population	6,225	6,377	6,899	7,124	899	14%
Group Quarters Population	626	623	629	632	6	1%
Civilian	626	623	629	632	6	1%
Military	0	0	0	0	0	0%
Total Housing Units	2,949	2,950	3,125	3,249	300	10%
Single Family	1,439	1,440	1,339	1,236	-203	-14%
Multiple Family	1,400	1,400	1,696	1,923	523	37%
Mobile Homes	110	110	90	90	-20	-18%
Occupied Housing Units	2,631	2,632	2,835	2,928	297	11%
Single Family	1,341	1,331	1,248	1,141	-200	-15%
Multiple Family	1,191	1,202	1,503	1,705	514	43%
Mobile Homes	99	99	84	82	-17	-17%
Vacancy Rate	10.8%	10.8%	9.3%	9.9%	-0.9	-8%
Single Family	6.8%	7.6%	6.8%	7.7%	0.9	13%
Multiple Family	14.9%	14.1%	11.4%	11.3%	-3.6	-24%
Mobile Homes	10.0%	10.0%	6.7%	8.9%	-1.1	-11%
Persons per Household	2.37	2.42	2.43	2.43	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	241	224	207	201	-40	-17%
\$15,000-\$29,999	458	351	345	313	-145	-32%
\$30,000-\$44,999	417	369	336	304	-113	-27%
\$45,000-\$59,999	562	368	368	363	-199	-35%
\$60,000-\$74,999	229	353	373	352	123	54%
\$75,000-\$99,999	269	408	466	491	222	83%
\$100,000-\$124,999	178	231	293	348	170	96%
\$125,000-\$149,999	89	122	171	198	109	122%
\$150,000-\$199,999	105	115	141	185	80	76%
\$200,000 or more	83	91	135	173	90	108%
Total Households	2,631	2,632	2,835	2,928	297	11%
Median Household Income						
Adjusted for inflation (\$2010)	\$50,325	\$60,170	\$66,495	\$72,060	\$21,735	43%

*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.

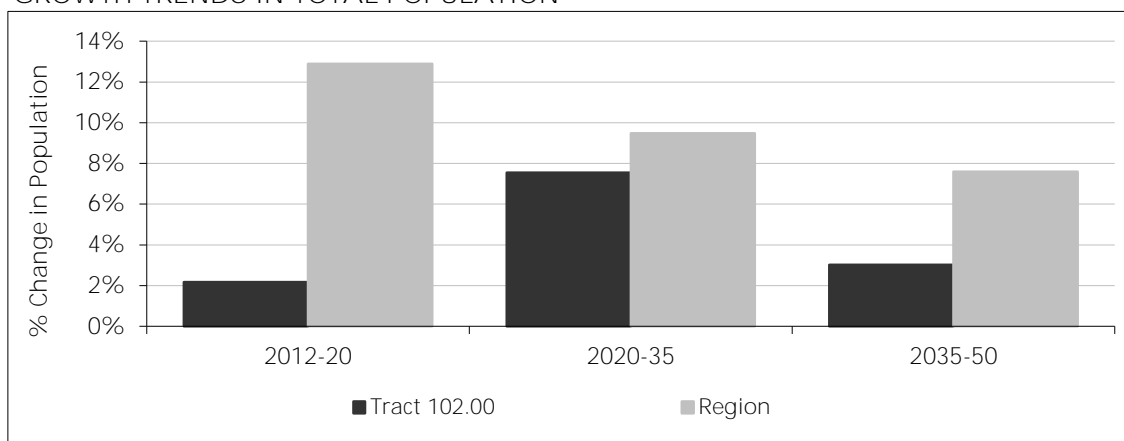
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,851	7,000	7,528	7,756	905	13%
Under 5	414	489	495	512	98	24%
5 to 9	370	378	388	396	26	7%
10 to 14	332	313	333	346	14	4%
15 to 17	218	192	193	201	-17	-8%
18 to 19	205	173	189	222	17	8%
20 to 24	763	750	754	834	71	9%
25 to 29	684	660	595	588	-96	-14%
30 to 34	529	495	498	494	-35	-7%
35 to 39	422	420	441	398	-24	-6%
40 to 44	417	358	450	420	3	1%
45 to 49	367	303	336	341	-26	-7%
50 to 54	476	400	424	438	-38	-8%
55 to 59	424	450	395	507	83	20%
60 to 61	155	184	135	141	-14	-9%
62 to 64	204	249	224	236	32	16%
65 to 69	273	377	386	375	102	37%
70 to 74	174	291	386	330	156	90%
75 to 79	168	233	424	386	218	130%
80 to 84	118	124	237	252	134	114%
85 and over	138	161	245	339	201	146%
Median Age	34.2	35.6	38.6	38.6	4.4	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,851	7,000	7,528	7,756	905	13%
Hispanic	2,407	2,958	3,980	5,474	3,067	127%
Non-Hispanic	4,444	4,042	3,548	2,282	-2,162	-49%
White	3,521	3,161	2,410	909	-2,612	-74%
Black	305	279	362	429	124	41%
American Indian	40	26	8	1	-39	-98%
Asian	303	294	410	508	205	68%
Hawaiian / Pacific Islander	40	37	31	26	-14	-35%
Other	9	5	2	1	-8	-89%
Two or More Races	226	240	325	408	182	81%

GROWTH TRENDS IN TOTAL POPULATION



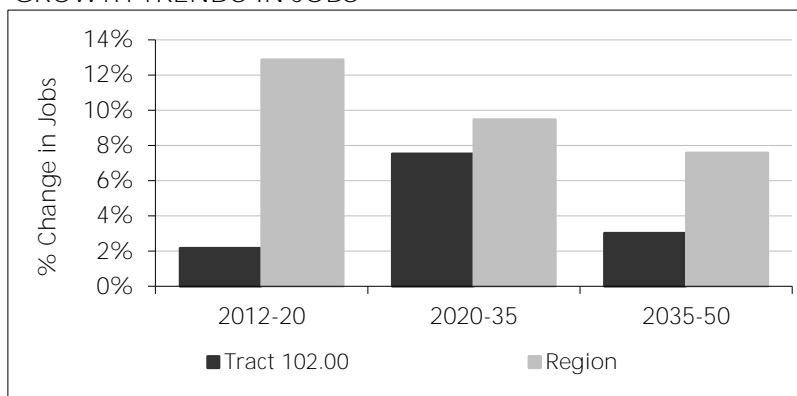
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,382	1,401	1,426	1,435	53	4%
Civilian Jobs	1,138	1,157	1,182	1,191	53	5%
Military Jobs	244	244	244	244	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,899	1,899	1,899	1,899	0	0%
Developed Acres	828	829	831	832	3	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	165	165	156	145	-20	-12%
Multiple Family	38	38	50	61	22	58%
Mobile Homes	5	5	4	4	-1	-19%
Other Residential	27	27	27	27	0	-1%
Mixed Use	0	0	1	2	2	--
Industrial	219	219	219	219	0	0%
Commercial/Services	28	29	29	29	0	0%
Office	0	0	0	0	0	0%
Schools	52	52	52	52	0	0%
Roads and Freeways	104	104	104	104	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	190	190	190	190	0	0%
Vacant Developable Acres	5	4	2	2	-3	-66%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	2	1	1	-1	-50%
Multiple Family	0	0	0	0	0	-92%
Mixed Use	1	1	1	0	-1	-77%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	1	0	0	-1	-69%
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	1,065	1,065	1,065	1,065	0	0%
Employment Density ³	3.8	3.9	3.9	4.0	0.2	4%
Residential Density ⁴	12.5	12.5	13.2	13.7	1.2	9%

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