

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 79.08

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,833	3,562	4,120	3,995	1,162	41%
Household Population	2,833	3,562	4,120	3,995	1,162	41%
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	1,547	1,890	2,183	2,183	636	41%
Single Family	582	324	175	175	-407	-70%
Multiple Family	965	1,566	2,008	2,008	1,043	108%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,465	1,812	2,070	1,998	533	36%
Single Family	552	308	175	175	-377	-68%
Multiple Family	913	1,504	1,895	1,823	910	100%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.3%	4.1%	5.2%	8.5%	3.2	60%
Single Family	5.2%	4.9%	0.0%	0.0%	-5.2	-100%
Multiple Family	5.4%	4.0%	5.6%	9.2%	3.8	70%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.93	1.97	1.99	2.00	0.1	4%

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	97	145	140	102	5	5%
\$15,000-\$29,999	88	225	224	178	90	102%
\$30,000-\$44,999	186	188	212	229	43	23%
\$45,000-\$59,999	151	223	219	138	-13	-9%
\$60,000-\$74,999	140	119	194	219	79	56%
\$75,000-\$99,999	193	288	279	236	43	22%
\$100,000-\$124,999	202	135	168	241	39	19%
\$125,000-\$149,999	123	160	202	101	-22	-18%
\$150,000-\$199,999	146	135	179	235	89	61%
\$200,000 or more	139	194	253	319	180	129%
Total Households	1,465	1,812	2,070	1,998	533	36%

*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.

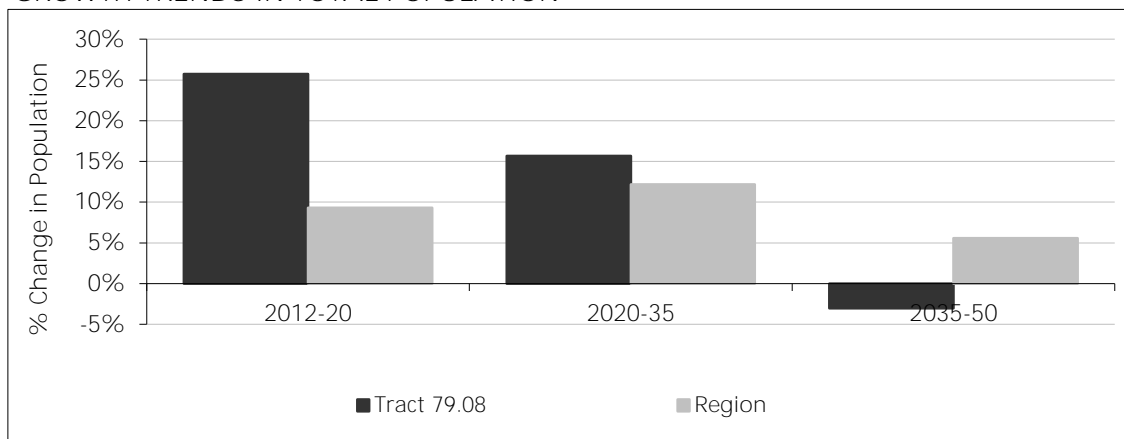
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,833	3,562	4,120	3,995	1,162	41%
Under 5	83	111	127	125	42	51%
5 to 9	61	61	66	66	5	8%
10 to 14	49	70	95	92	43	88%
15 to 17	23	23	34	30	7	30%
18 to 19	28	28	27	26	-2	-7%
20 to 24	538	693	812	788	250	46%
25 to 29	771	949	1,078	1,037	266	35%
30 to 34	427	546	607	591	164	38%
35 to 39	226	282	330	320	94	42%
40 to 44	134	153	185	180	46	34%
45 to 49	114	151	177	173	59	52%
50 to 54	113	145	165	163	50	44%
55 to 59	66	96	128	120	54	82%
60 to 61	26	26	35	35	9	35%
62 to 64	31	48	57	52	21	68%
65 to 69	46	60	66	66	20	43%
70 to 74	34	45	48	48	14	41%
75 to 79	21	21	22	22	1	5%
80 to 84	29	32	34	34	5	17%
85 and over	13	22	27	27	14	108%
Median Age	29.1	29.2	29.2	29.2	0.1	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,833	3,562	4,120	3,995	1,162	41%
Hispanic	555	696	803	789	234	42%
Non-Hispanic	2,278	2,866	3,317	3,206	928	41%
White	2,058	2,589	2,993	2,898	840	41%
Black	33	40	45	43	10	30%
American Indian	7	7	7	7	0	0%
Asian	87	110	123	121	34	39%
Hawaiian / Pacific Islander	12	17	25	23	11	92%
Other	8	8	7	6	-2	-25%
Two or More Races	73	95	117	108	35	48%

GROWTH TRENDS IN TOTAL POPULATION



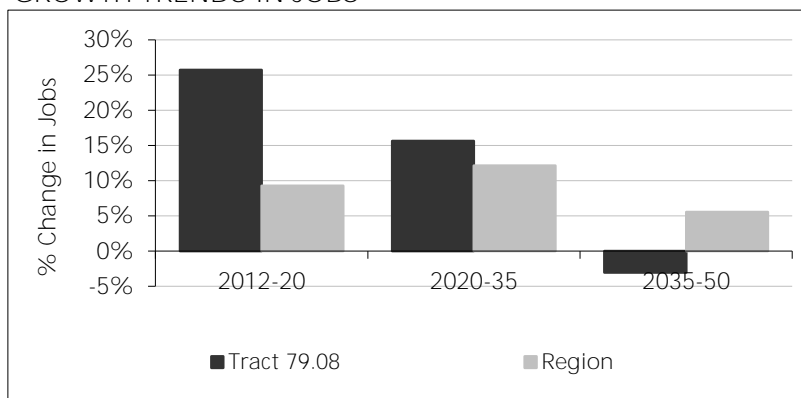
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	520	819	819	820	300	58%
Civilian Jobs	520	819	819	820	300	58%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	115	115	115	115	0	0%
Developed Acres	115	115	115	115	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	32	17	8	8	-24	-75%
Multiple Family	24	34	43	43	19	82%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	12	14	14	14	--
Industrial	0	0	0	0	0	0%
Commercial/Services	10	2	1	1	-9	-93%
Office	0	0	0	0	0	-100%
Schools	0	0	0	0	0	0%
Roads and Freeways	49	49	49	49	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	0	0	0	0	0	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	-100%
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	52.1	92.4	104.2	104.3	52.3	100%
Residential Density ⁴	27.7	32.9	37.3	37.3	9.7	35%

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