

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 157.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,327	6,487	6,461	6,566	239	4%
Household Population	6,124	6,290	6,253	6,349	225	4%
Group Quarters Population	203	197	208	217	14	7%
Civilian	203	197	208	217	14	7%
Military	0	0	0	0	0	0%
Total Housing Units	2,285	2,289	2,263	2,316	31	1%
Single Family	34	46	46	33	-1	-3%
Multiple Family	1,756	1,759	1,759	1,825	69	4%
Mobile Homes	495	484	458	458	-37	-7%
Occupied Housing Units	2,148	2,167	2,146	2,194	46	2%
Single Family	34	43	43	20	-14	-41%
Multiple Family	1,651	1,671	1,674	1,750	99	6%
Mobile Homes	463	453	429	424	-39	-8%
Vacancy Rate	6.0%	5.3%	5.2%	5.3%	-0.7	-12%
Single Family	0.0%	6.5%	6.5%	39.4%	39.4	0%
Multiple Family	6.0%	5.0%	4.8%	4.1%	-1.9	-32%
Mobile Homes	6.5%	6.4%	6.3%	7.4%	0.9	14%
Persons per Household	2.85	2.90	2.91	2.89	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	434	335	296	257	-177	-41%
\$15,000-\$29,999	470	390	346	357	-113	-24%
\$30,000-\$44,999	463	353	336	296	-167	-36%
\$45,000-\$59,999	292	324	298	292	0	0%
\$60,000-\$74,999	207	160	227	268	61	29%
\$75,000-\$99,999	153	245	232	214	61	40%
\$100,000-\$124,999	76	151	151	186	110	145%
\$125,000-\$149,999	26	72	98	115	89	342%
\$150,000-\$199,999	14	108	114	125	111	793%
\$200,000 or more	13	29	48	84	71	546%
Total Households	2,148	2,167	2,146	2,194	46	2%
Median Household Income						
Adjusted for inflation (\$2010)	\$35,508	\$45,255	\$49,782	\$54,606	\$19,098	54%

*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.

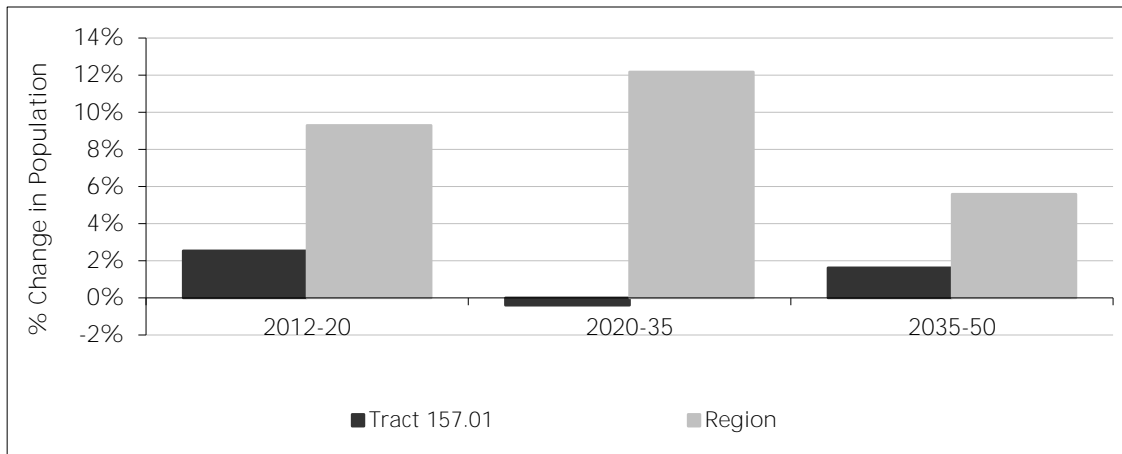
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,327	6,487	6,461	6,566	239	4%
Under 5	558	626	580	582	24	4%
5 to 9	497	515	495	497	0	0%
10 to 14	447	421	423	430	-17	-4%
15 to 17	284	241	236	231	-53	-19%
18 to 19	222	173	173	179	-43	-19%
20 to 24	574	556	497	490	-84	-15%
25 to 29	570	609	532	551	-19	-3%
30 to 34	495	508	501	511	16	3%
35 to 39	407	454	489	456	49	12%
40 to 44	381	352	407	363	-18	-5%
45 to 49	406	363	383	387	-19	-5%
50 to 54	372	331	334	365	-7	-2%
55 to 59	303	310	246	295	-8	-3%
60 to 61	102	127	107	126	24	24%
62 to 64	140	172	145	162	22	16%
65 to 69	209	287	297	329	120	57%
70 to 74	128	195	230	206	78	61%
75 to 79	93	111	168	139	46	49%
80 to 84	76	75	140	167	91	120%
85 and over	63	61	78	100	37	59%
Median Age	30.1	31.0	32.9	33.2	3.1	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,327	6,487	6,461	6,566	239	4%
Hispanic	2,256	2,632	3,119	3,596	1,340	59%
Non-Hispanic	4,071	3,855	3,342	2,970	-1,101	-27%
White	2,768	2,447	1,699	1,145	-1,623	-59%
Black	598	658	742	823	225	38%
American Indian	26	23	20	18	-8	-31%
Asian	225	258	364	429	204	91%
Hawaiian / Pacific Islander	21	25	30	35	14	67%
Other	41	37	39	43	2	5%
Two or More Races	392	407	448	477	85	22%

GROWTH TRENDS IN TOTAL POPULATION



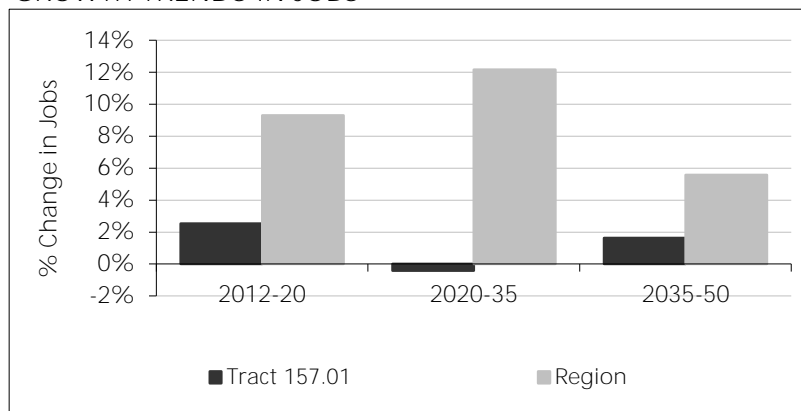
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,376	1,554	1,659	1,659	283	21%
Civilian Jobs	1,376	1,554	1,659	1,659	283	21%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	244	244	244	244	0	0%
Developed Acres	236	240	244	244	7	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	6	7	7	4	-2	-29%
Multiple Family	60	60	60	62	3	5%
Mobile Homes	30	30	28	28	-2	-6%
Other Residential	3	3	3	3	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	41	45	50	50	9	21%
Office	1	1	1	1	0	0%
Schools	40	40	40	40	0	0%
Roads and Freeways	37	37	37	37	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	18	18	18	18	0	0%
Vacant Developable Acres	8	4	0	0	-7	-95%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-100%
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	7	3	0	0	-7	-100%
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	16.7	18.0	18.3	18.3	1.6	9%
Residential Density ⁴	23.1	23.1	23.1	23.7	0.6	2%

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