

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 68.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,084	5,230	6,135	6,744	1,660	33%
Household Population	4,831	4,980	5,871	6,468	1,637	34%
Group Quarters Population	253	250	264	276	23	9%
Civilian	253	250	264	276	23	9%
Military	0	0	0	0	0	0%
Total Housing Units	2,477	2,492	2,931	3,203	726	29%
Single Family	217	218	215	218	1	0%
Multiple Family	2,260	2,274	2,716	2,985	725	32%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,270	2,283	2,708	2,970	700	31%
Single Family	208	208	205	207	-1	0%
Multiple Family	2,062	2,075	2,503	2,763	701	34%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	8.4%	8.4%	7.6%	7.3%	-1.1	-13%
Single Family	4.1%	4.6%	4.7%	5.0%	0.9	22%
Multiple Family	8.8%	8.8%	7.8%	7.4%	-1.4	-16%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.13	2.18	2.17	2.18	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	288	200	207	183	-105	-36%
\$15,000-\$29,999	345	294	305	303	-42	-12%
\$30,000-\$44,999	404	359	404	379	-25	-6%
\$45,000-\$59,999	289	235	240	321	32	11%
\$60,000-\$74,999	269	246	300	269	0	0%
\$75,000-\$99,999	308	310	389	427	119	39%
\$100,000-\$124,999	158	184	243	316	158	100%
\$125,000-\$149,999	89	170	195	184	95	107%
\$150,000-\$199,999	72	136	206	283	211	293%
\$200,000 or more	48	149	219	305	257	535%
Total Households	2,270	2,283	2,708	2,970	700	31%
Median Household Income						
Adjusted for inflation (\$2010)	\$50,087	\$63,262	\$69,900	\$76,756	\$26,669	53%

*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.

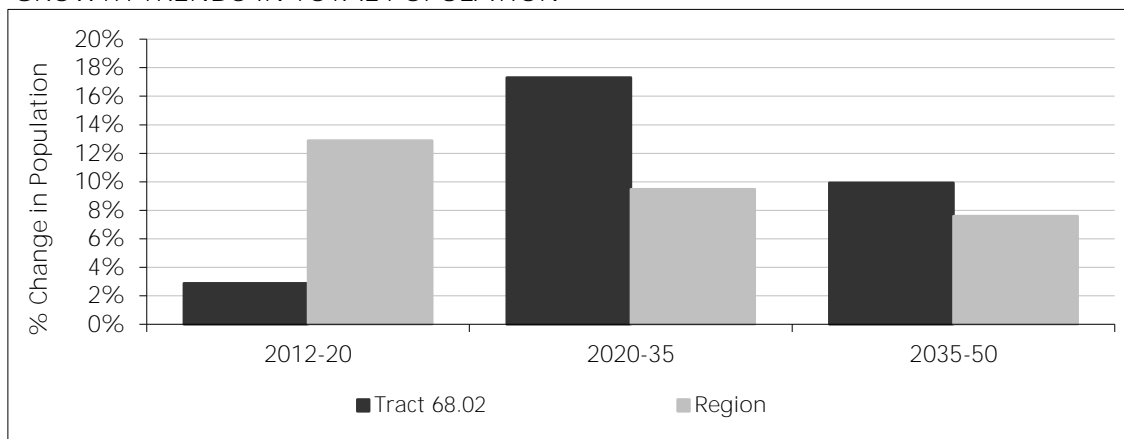
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,084	5,230	6,135	6,744	1,660	33%
Under 5	361	417	462	538	177	49%
5 to 9	208	219	246	288	80	38%
10 to 14	210	202	235	252	42	20%
15 to 17	121	102	134	138	17	14%
18 to 19	104	75	95	85	-19	-18%
20 to 24	469	443	521	510	41	9%
25 to 29	831	830	824	945	114	14%
30 to 34	629	635	634	758	129	21%
35 to 39	424	491	527	580	156	37%
40 to 44	281	267	379	356	75	27%
45 to 49	300	270	346	332	32	11%
50 to 54	260	228	293	304	44	17%
55 to 59	243	243	245	286	43	18%
60 to 61	62	72	56	62	0	0%
62 to 64	124	153	161	196	72	58%
65 to 69	158	219	252	293	135	85%
70 to 74	70	113	182	178	108	154%
75 to 79	59	76	155	105	46	78%
80 to 84	58	58	149	158	100	172%
85 and over	112	117	239	380	268	239%
Median Age	31.9	32.6	34.3	34.1	2.2	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,084	5,230	6,135	6,744	1,660	33%
Hispanic	1,307	1,508	1,862	2,199	892	68%
Non-Hispanic	3,777	3,722	4,273	4,545	768	20%
White	2,968	2,863	3,224	3,322	354	12%
Black	264	269	212	177	-87	-33%
American Indian	8	7	7	7	-1	-13%
Asian	253	293	461	594	341	135%
Hawaiian / Pacific Islander	25	32	47	64	39	156%
Other	57	41	24	22	-35	-61%
Two or More Races	202	217	298	359	157	78%

GROWTH TRENDS IN TOTAL POPULATION



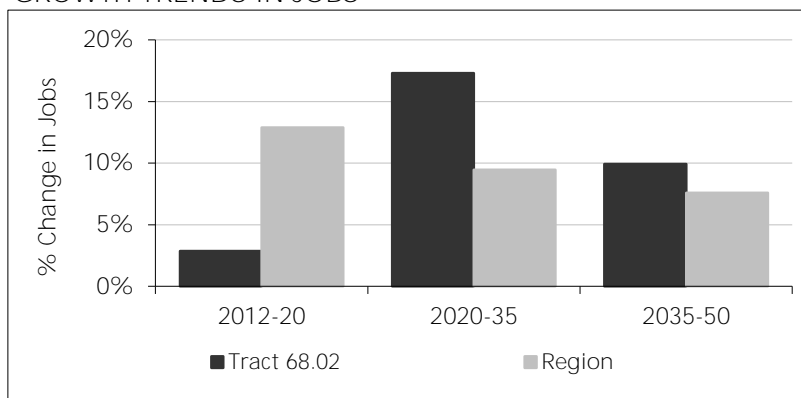
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,358	2,410	2,506	2,605	247	10%
Civilian Jobs	2,358	2,410	2,506	2,605	247	10%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	247	247	247	247	0	0%
Developed Acres	239	241	243	245	5	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	40	40	39	40	0	0%
Multiple Family	72	72	80	80	8	12%
Mobile Homes	0	0	0	0	0	0%
Other Residential	10	10	10	10	0	0%
Mixed Use	0	1	3	3	3	--
Industrial	1	1	1	1	0	0%
Commercial/Services	43	42	43	43	1	1%
Office	3	2	2	2	-1	-44%
Schools	9	11	2	4	-6	-62%
Roads and Freeways	38	38	38	38	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	24	24	24	24	0	0%
Vacant Developable Acres	7	6	4	2	-5	-69%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-100%
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	2	2	1	0	-1	-72%
Office	0	0	0	0	0	0%
Schools	5	4	3	2	-4	-66%
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	41.8	42.3	50.4	50.6	8.8	21%
Residential Density ⁴	20.5	20.4	22.4	24.4	4.0	19%

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