

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 79.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,549	4,816	5,623	5,503	954	21%
Household Population	4,540	4,811	5,610	5,484	944	21%
Group Quarters Population	9	5	13	19	10	111%
Civilian	9	5	13	19	10	111%
Military	0	0	0	0	0	0%
Total Housing Units	2,587	2,667	3,111	3,111	524	20%
Single Family	586	445	271	271	-315	-54%
Multiple Family	2,001	2,222	2,840	2,840	839	42%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,483	2,557	2,997	2,917	434	17%
Single Family	574	437	265	259	-315	-55%
Multiple Family	1,909	2,120	2,732	2,658	749	39%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.0%	4.1%	3.7%	6.2%	2.2	55%
Single Family	2.0%	1.8%	2.2%	4.4%	2.4	120%
Multiple Family	4.6%	4.6%	3.8%	6.4%	1.8	39%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.83	1.88	1.87	1.88	0.0	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	286	181	164	142	-144	-50%
\$15,000-\$29,999	432	279	309	227	-205	-47%
\$30,000-\$44,999	478	300	338	290	-188	-39%
\$45,000-\$59,999	446	252	219	270	-176	-39%
\$60,000-\$74,999	84	242	292	250	166	198%
\$75,000-\$99,999	314	327	385	336	22	7%
\$100,000-\$124,999	171	226	333	334	163	95%
\$125,000-\$149,999	54	224	190	205	151	280%
\$150,000-\$199,999	111	247	330	357	246	222%
\$200,000 or more	107	279	437	506	399	373%
Total Households	2,483	2,557	2,997	2,917	434	17%
Median Household Income						
Adjusted for inflation (\$2010)	\$46,530	\$76,873	\$86,461	\$95,796	\$49,266	106%

*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.

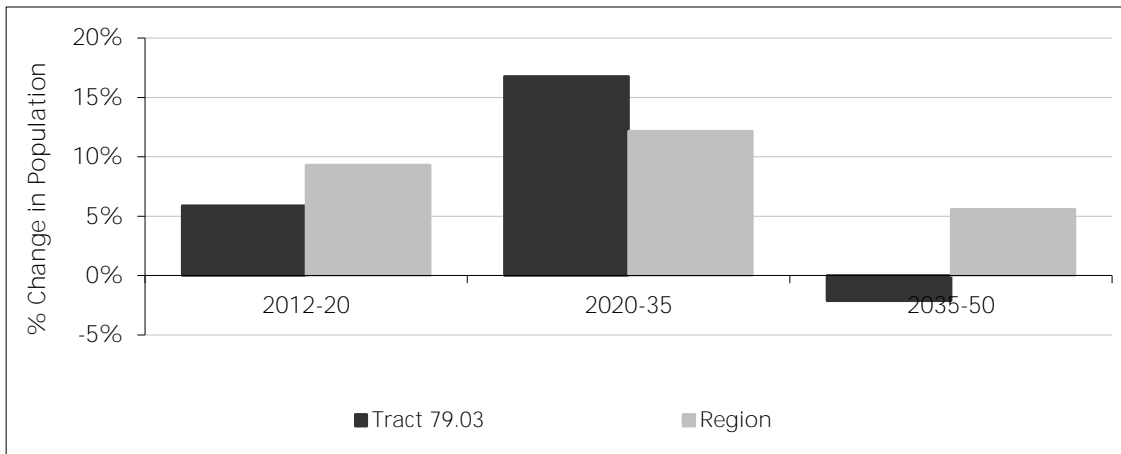
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,549	4,816	5,623	5,503	954	21%
Under 5	165	173	208	204	39	24%
5 to 9	70	70	74	71	1	1%
10 to 14	53	61	68	68	15	28%
15 to 17	33	33	48	48	15	45%
18 to 19	35	35	35	35	0	0%
20 to 24	837	896	1,086	1,063	226	27%
25 to 29	1,152	1,220	1,412	1,381	229	20%
30 to 34	705	739	849	831	126	18%
35 to 39	347	361	413	403	56	16%
40 to 44	228	237	271	266	38	17%
45 to 49	173	190	233	225	52	30%
50 to 54	158	168	188	186	28	18%
55 to 59	149	158	185	179	30	20%
60 to 61	53	57	70	70	17	32%
62 to 64	64	73	87	85	21	33%
65 to 69	74	80	86	86	12	16%
70 to 74	98	105	138	130	32	33%
75 to 79	51	51	60	60	9	18%
80 to 84	56	57	60	60	4	7%
85 and over	48	52	52	52	4	8%
Median Age	29.7	29.7	29.6	29.6	-0.1	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,549	4,816	5,623	5,503	954	21%
Hispanic	543	572	654	645	102	19%
Non-Hispanic	4,006	4,244	4,969	4,858	852	21%
White	3,643	3,856	4,502	4,405	762	21%
Black	46	49	57	57	11	24%
American Indian	7	7	15	14	7	100%
Asian	180	190	208	205	25	14%
Hawaiian / Pacific Islander	7	7	15	15	8	114%
Other	10	10	10	8	-2	-20%
Two or More Races	113	125	162	154	41	36%

GROWTH TRENDS IN TOTAL POPULATION



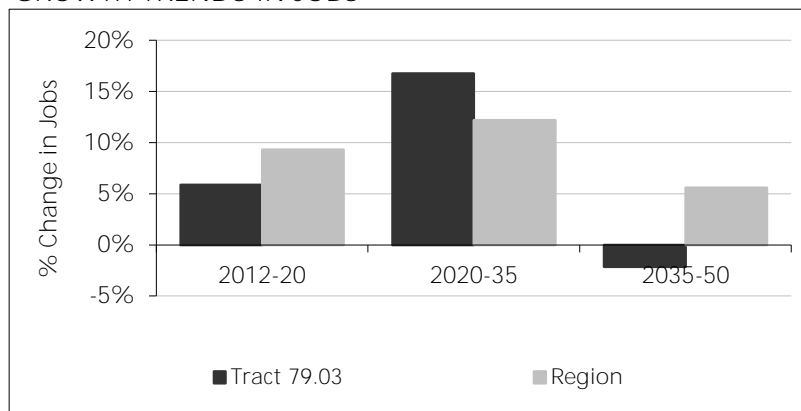
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,461	1,541	1,610	1,620	159	11%
Civilian Jobs	1,461	1,541	1,610	1,620	159	11%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	189	189	189	189	0	0%
Developed Acres	188	189	189	189	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	43	33	22	22	-20	-48%
Multiple Family	46	55	65	65	20	43%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	5	23	23	23	--
Industrial	0	0	0	0	0	0%
Commercial/Services	25	21	4	4	-21	-85%
Office	0	0	0	0	0	-27%
Schools	14	14	14	14	0	0%
Roads and Freeways	59	59	59	59	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	1	0	0	0	-1	-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	0%
Mixed Use	1	0	0	0	-1	-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	37.5	40.6	55.2	55.6	18.0	48%
Residential Density ⁴	29.3	29.6	31.4	31.4	2.1	7%

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