

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 106.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,211	2,225	2,240	2,231	20	1%
Household Population	2,211	2,225	2,240	2,231	20	1%
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	1,203	1,204	1,204	1,204	1	0%
Single Family	1,120	1,121	1,121	1,121	1	0%
Multiple Family	83	83	83	83	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	907	893	897	895	-12	-1%
Single Family	856	836	838	836	-20	-2%
Multiple Family	51	57	59	59	8	16%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	24.6%	25.8%	25.5%	25.7%	1.1	4%
Single Family	23.6%	25.4%	25.2%	25.4%	1.8	8%
Multiple Family	38.6%	31.3%	28.9%	28.9%	-9.7	-25%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.44	2.49	2.50	2.49	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	13	16	13	10	-3	-23%
\$15,000-\$29,999	22	39	32	26	4	18%
\$30,000-\$44,999	59	56	47	40	-19	-32%
\$45,000-\$59,999	51	65	57	50	-1	-2%
\$60,000-\$74,999	52	68	62	55	3	6%
\$75,000-\$99,999	145	111	104	95	-50	-34%
\$100,000-\$124,999	152	100	97	92	-60	-39%
\$125,000-\$149,999	62	85	85	84	22	35%
\$150,000-\$199,999	127	128	134	137	10	8%
\$200,000 or more	224	225	266	306	82	37%
Total Households	907	893	897	895	-12	-1%
Median Household Income						
Adjusted for inflation (\$2010)	\$118,339	\$122,875	\$135,735	\$148,661	\$30,322	26%

*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.

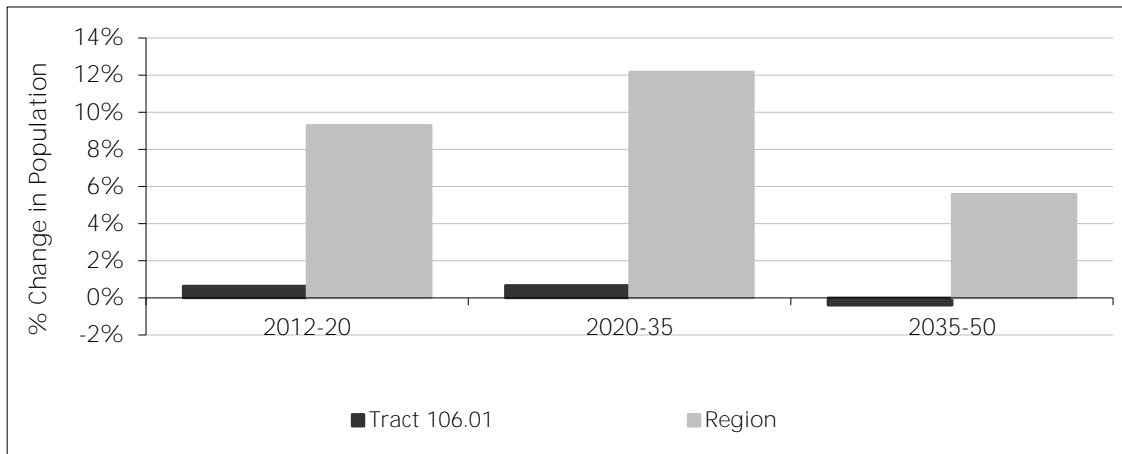
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,211	2,225	2,240	2,231	20	1%
Under 5	126	138	114	114	-12	-10%
5 to 9	125	129	113	108	-17	-14%
10 to 14	138	112	104	105	-33	-24%
15 to 17	98	80	89	88	-10	-10%
18 to 19	77	54	61	55	-22	-29%
20 to 24	103	96	86	87	-16	-16%
25 to 29	58	61	59	56	-2	-3%
30 to 34	69	68	64	75	6	9%
35 to 39	78	83	71	77	-1	-1%
40 to 44	136	118	116	100	-36	-26%
45 to 49	141	111	111	98	-43	-30%
50 to 54	142	120	124	133	-9	-6%
55 to 59	172	168	134	166	-6	-3%
60 to 61	58	63	43	52	-6	-10%
62 to 64	108	122	100	118	10	9%
65 to 69	167	207	176	201	34	20%
70 to 74	138	206	213	172	34	25%
75 to 79	127	154	230	168	41	32%
80 to 84	87	78	146	129	42	48%
85 and over	63	57	86	129	66	105%
Median Age	48.5	52.6	55.3	55.6	7.1	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,211	2,225	2,240	2,231	20	1%
Hispanic	518	585	661	718	200	39%
Non-Hispanic	1,693	1,640	1,579	1,513	-180	-11%
White	1,532	1,473	1,383	1,300	-232	-15%
Black	27	28	22	15	-12	-44%
American Indian	6	4	0	0	-6	-100%
Asian	68	75	106	124	56	82%
Hawaiian / Pacific Islander	1	1	1	1	0	0%
Other	2	1	0	0	-2	-100%
Two or More Races	57	58	67	73	16	28%

GROWTH TRENDS IN TOTAL POPULATION



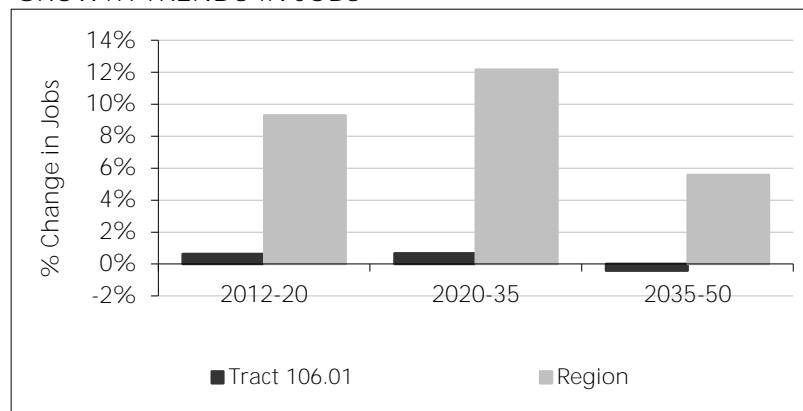
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	686	686	734	735	49	7%
Civilian Jobs	686	686	734	735	49	7%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	2,268	2,268	2,268	2,268	0	0%
Developed Acres	865	866	869	869	4	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	110	110	110	110	0	0%
Multiple Family	3	3	3	3	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	74	74	77	77	4	5%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	126	126	126	126	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	552	552	552	552	0	0%
Vacant Developable Acres	10	10	6	6	-4	-38%
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	10	10	6	6	-4	-37%
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	1,393	1,393	1,393	1,393	0	0%
Employment Density ³	9.3	9.3	9.5	9.5	0.2	2%
Residential Density ⁴	10.6	10.6	10.6	10.6	0.0	0%

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