

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 89.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,820	5,253	5,631	5,557	737	15%
Household Population	4,818	5,252	5,621	5,538	720	15%
Group Quarters Population	2	1	10	19	17	850%
Civilian	2	1	10	19	17	850%
Military	0	0	0	0	0	0%
Total Housing Units	2,550	2,663	2,879	2,946	396	16%
Single Family	721	726	786	786	65	9%
Multiple Family	1,829	1,937	2,093	2,160	331	18%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,376	2,519	2,688	2,667	291	12%
Single Family	701	708	776	767	66	9%
Multiple Family	1,675	1,811	1,912	1,900	225	13%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.8%	5.4%	6.6%	9.5%	2.7	40%
Single Family	2.8%	2.5%	1.3%	2.4%	-0.4	-14%
Multiple Family	8.4%	6.5%	8.6%	12.0%	3.6	43%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.03	2.08	2.09	2.08	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	155	156	132	102	-53	-34%
\$15,000-\$29,999	303	355	320	281	-22	-7%
\$30,000-\$44,999	461	344	381	341	-120	-26%
\$45,000-\$59,999	374	320	280	254	-120	-32%
\$60,000-\$74,999	288	327	332	325	37	13%
\$75,000-\$99,999	391	372	473	461	70	18%
\$100,000-\$124,999	199	264	257	267	68	34%
\$125,000-\$149,999	89	129	168	231	142	160%
\$150,000-\$199,999	91	119	180	200	109	120%
\$200,000 or more	25	133	165	205	180	720%
Total Households	2,376	2,519	2,688	2,667	291	12%
Median Household Income						
Adjusted for inflation (\$2010)	\$55,789	\$63,876	\$70,437	\$76,654	\$20,865	37%

*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.

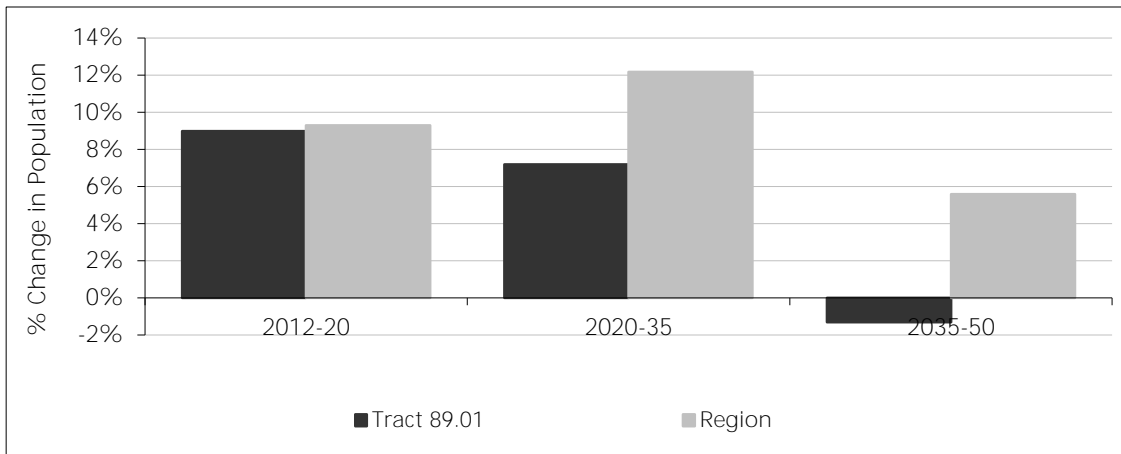
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,820	5,253	5,631	5,557	737	15%
Under 5	279	344	319	318	39	14%
5 to 9	174	200	219	214	40	23%
10 to 14	141	146	166	164	23	16%
15 to 17	102	97	115	119	17	17%
18 to 19	60	48	57	58	-2	-3%
20 to 24	318	311	313	294	-24	-8%
25 to 29	669	679	580	567	-102	-15%
30 to 34	566	580	538	560	-6	-1%
35 to 39	445	512	488	468	23	5%
40 to 44	363	353	424	352	-11	-3%
45 to 49	326	304	354	320	-6	-2%
50 to 54	316	303	335	330	14	4%
55 to 59	238	260	236	277	39	16%
60 to 61	92	116	98	102	10	11%
62 to 64	157	198	187	196	39	25%
65 to 69	197	285	311	327	130	66%
70 to 74	124	211	306	292	168	135%
75 to 79	121	165	315	268	147	121%
80 to 84	73	76	161	171	98	134%
85 and over	59	65	109	160	101	171%
Median Age	36.1	37.2	40.2	40.2	4.1	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,820	5,253	5,631	5,557	737	15%
Hispanic	1,306	1,655	2,140	2,414	1,108	85%
Non-Hispanic	3,514	3,598	3,491	3,143	-371	-11%
White	2,469	2,426	2,042	1,586	-883	-36%
Black	193	216	231	234	41	21%
American Indian	19	19	18	16	-3	-16%
Asian	624	701	909	984	360	58%
Hawaiian / Pacific Islander	20	25	32	39	19	95%
Other	17	16	15	15	-2	-12%
Two or More Races	172	195	244	269	97	56%

GROWTH TRENDS IN TOTAL POPULATION



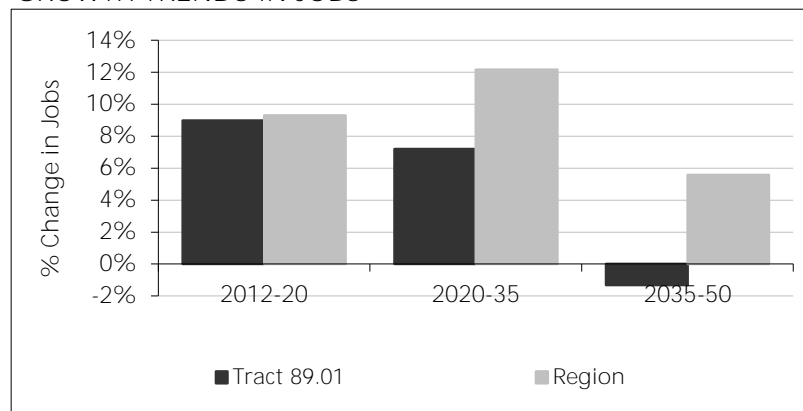
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	868	1,046	1,046	1,046	178	21%
Civilian Jobs	868	1,046	1,046	1,046	178	21%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	324	324	324	324	0	0%
Developed Acres	315	316	317	318	3	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	77	77	77	77	0	-1%
Multiple Family	78	77	78	79	2	2%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	3	3	3	3	--
Industrial	0	0	0	0	0	0%
Commercial/Services	10	7	7	7	-2	-25%
Office	2	2	2	2	0	0%
Schools	41	42	42	42	1	2%
Roads and Freeways	62	62	62	62	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	45	45	45	45	0	0%
Vacant Developable Acres	3	2	1	0	-3	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	2	2	1	0	-2	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	1	0	0	0	-1	-100%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	6	6	6	6	0	0%
Employment Density ³	16.3	19.6	19.6	19.6	3.3	20%
Residential Density ⁴	16.4	17.1	18.4	18.7	2.2	13%

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