

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 134.17

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,109	2,126	2,126	2,113	4	0%
Household Population	2,109	2,126	2,126	2,113	4	0%
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	623	623	623	623	0	0%
Single Family	623	623	623	623	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	621	619	621	620	-1	0%
Single Family	621	619	621	620	-1	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.3%	0.6%	0.3%	0.5%	0.2	67%
Single Family	0.3%	0.6%	0.3%	0.5%	0.2	67%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.40	3.43	3.42	3.41	0.0	0%

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	40	17	11	9	-31	-78%
\$15,000-\$29,999	62	20	21	12	-50	-81%
\$30,000-\$44,999	38	40	30	29	-9	-24%
\$45,000-\$59,999	23	57	47	39	16	70%
\$60,000-\$74,999	69	55	46	48	-21	-30%
\$75,000-\$99,999	81	92	82	74	-7	-9%
\$100,000-\$124,999	125	97	95	85	-40	-32%
\$125,000-\$149,999	49	70	85	83	34	69%
\$150,000-\$199,999	99	108	112	123	24	24%
\$200,000 or more	35	63	92	118	83	237%
Total Households	621	619	621	620	-1	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$99,228	\$107,345	\$119,342	\$129,217	\$29,989	30%

*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.

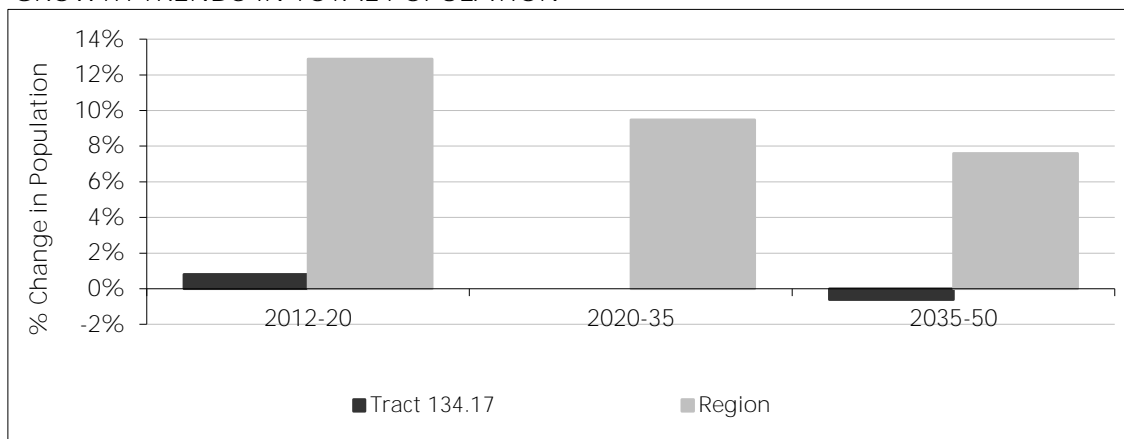
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,109	2,126	2,126	2,113	4	0%
Under 5	89	88	63	54	-35	-39%
5 to 9	97	91	80	70	-27	-28%
10 to 14	163	143	126	118	-45	-28%
15 to 17	96	76	63	53	-43	-45%
18 to 19	65	44	36	33	-32	-49%
20 to 24	133	118	97	89	-44	-33%
25 to 29	107	102	78	76	-31	-29%
30 to 34	110	99	88	81	-29	-26%
35 to 39	94	91	90	75	-19	-20%
40 to 44	150	131	154	130	-20	-13%
45 to 49	158	140	138	130	-28	-18%
50 to 54	189	177	163	163	-26	-14%
55 to 59	205	235	208	262	57	28%
60 to 61	77	96	82	86	9	12%
62 to 64	99	118	103	100	1	1%
65 to 69	86	126	144	147	61	71%
70 to 74	72	114	167	161	89	124%
75 to 79	53	64	121	124	71	134%
80 to 84	23	25	52	62	39	170%
85 and over	43	48	73	99	56	130%
Median Age	43.4	47.9	51.5	54.5	11.1	26%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,109	2,126	2,126	2,113	4	0%
Hispanic	943	1,042	1,145	1,250	307	33%
Non-Hispanic	1,166	1,084	981	863	-303	-26%
White	586	517	327	137	-449	-77%
Black	118	121	137	156	38	32%
American Indian	5	6	9	9	4	80%
Asian	356	329	358	374	18	5%
Hawaiian / Pacific Islander	15	20	32	44	29	193%
Other	1	2	3	3	2	200%
Two or More Races	85	89	115	140	55	65%

GROWTH TRENDS IN TOTAL POPULATION



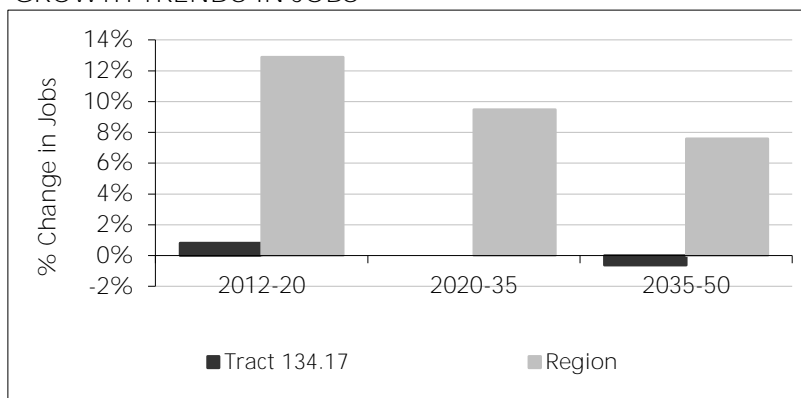
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	100	100	100	100	0	0%
Civilian Jobs	100	100	100	100	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	526	526	526	526	0	0%
Developed Acres	310	310	310	310	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	141	141	141	141	0	0%
Multiple Family	0	0	0	0	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	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	11	11	11	11	0	0%
Roads and Freeways	100	100	100	100	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	58	58	58	58	0	0%
Vacant Developable Acres	0	0	0	0	0	0%
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	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	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	215	215	215	215	0	0%
Employment Density ³	8.8	8.8	8.8	8.8	--	#VALUE!
Residential Density ⁴	4.4	4.4	4.4	4.4	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