

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 101.09

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,646	4,695	4,691	4,758	112	2%
Household Population	4,625	4,688	4,676	4,737	112	2%
Group Quarters Population	21	7	15	21	0	0%
Civilian	21	7	15	21	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,197	1,197	1,197	1,203	6	1%
Single Family	1,035	1,035	1,035	1,035	0	0%
Multiple Family	162	162	162	168	6	4%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,162	1,162	1,158	1,178	16	1%
Single Family	1,014	1,014	1,014	1,014	0	0%
Multiple Family	148	148	144	164	16	11%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.9%	2.9%	3.3%	2.1%	-0.8	-28%
Single Family	2.0%	2.0%	2.0%	2.0%	0.0	0%
Multiple Family	8.6%	8.6%	11.1%	2.4%	-6.2	-72%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.98	4.03	4.04	4.02	0.0	1%

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	113	121	100	83	-30	-27%
\$15,000-\$29,999	99	199	177	162	63	64%
\$30,000-\$44,999	207	195	172	161	-46	-22%
\$45,000-\$59,999	158	162	172	158	0	0%
\$60,000-\$74,999	144	129	131	147	3	2%
\$75,000-\$99,999	105	145	148	152	47	45%
\$100,000-\$124,999	96	79	97	120	24	25%
\$125,000-\$149,999	98	54	60	66	-32	-33%
\$150,000-\$199,999	87	50	59	78	-9	-10%
\$200,000 or more	55	28	42	51	-4	-7%
Total Households	1,162	1,162	1,158	1,178	16	1%

*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.

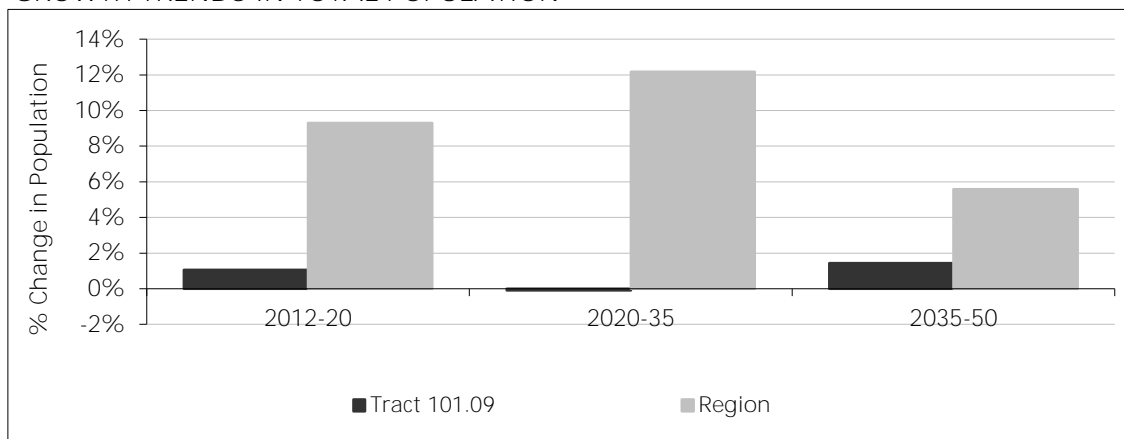
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,646	4,695	4,691	4,758	112	2%
Under 5	385	417	359	321	-64	-17%
5 to 9	328	314	290	267	-61	-19%
10 to 14	321	291	255	252	-69	-21%
15 to 17	229	190	163	170	-59	-26%
18 to 19	163	127	109	113	-50	-31%
20 to 24	405	390	307	311	-94	-23%
25 to 29	329	340	282	258	-71	-22%
30 to 34	308	289	285	258	-50	-16%
35 to 39	284	265	291	237	-47	-17%
40 to 44	275	223	259	217	-58	-21%
45 to 49	283	256	248	264	-19	-7%
50 to 54	315	302	285	319	4	1%
55 to 59	332	372	338	438	106	32%
60 to 61	98	117	121	130	32	33%
62 to 64	127	165	171	178	51	40%
65 to 69	186	273	355	367	181	97%
70 to 74	122	178	262	252	130	107%
75 to 79	62	71	131	136	74	119%
80 to 84	41	44	78	99	58	141%
85 and over	53	71	102	171	118	223%
Median Age	32.6	34.8	40.1	44.4	11.8	36%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,646	4,695	4,691	4,758	112	2%
Hispanic	3,354	3,615	3,703	3,928	574	17%
Non-Hispanic	1,292	1,080	988	830	-462	-36%
White	361	285	164	49	-312	-86%
Black	157	128	124	111	-46	-29%
American Indian	2	1	1	0	-2	-100%
Asian	626	534	566	544	-82	-13%
Hawaiian / Pacific Islander	8	7	6	6	-2	-25%
Other	11	5	3	1	-10	-91%
Two or More Races	127	120	124	119	-8	-6%

GROWTH TRENDS IN TOTAL POPULATION



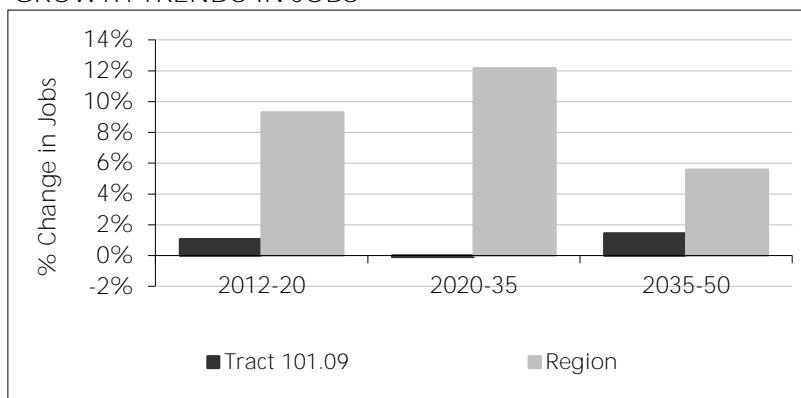
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	149	150	151	153	4	3%
Civilian Jobs	149	150	151	153	4	3%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	3,154	3,154	3,154	3,154	0	0%
Developed Acres	2,030	2,035	2,040	2,053	23	1%
Low Density Single Family	29	29	29	29	0	0%
Single Family	119	119	119	119	0	0%
Multiple Family	7	7	7	7	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	17	17	17	17	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	94	94	94	94	0	0%
Agricultural and Extractive ²	183	188	193	193	10	5%
Parks and Military Use	1,581	1,581	1,581	1,594	13	1%
Vacant Developable Acres	28	23	18	6	-23	-80%
Low Density Single Family	10	5	0	0	-10	-100%
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	18	18	18	6	-13	-69%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	1,096	1,096	1,096	1,096	0	0%
Employment Density ³	8.9	9.0	9.0	9.1	--	#VALUE!
Residential Density ⁴	7.7	7.7	7.7	7.8	0.0	1%

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