

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 199.05

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,373	4,468	4,524	4,486	113	3%
Household Population	4,217	4,315	4,368	4,327	110	3%
Group Quarters Population	156	153	156	159	3	2%
Civilian	156	153	156	159	3	2%
Military	0	0	0	0	0	0%
Total Housing Units	1,895	1,894	1,905	1,906	11	1%
Single Family	1,212	1,211	1,214	1,215	3	0%
Multiple Family	683	683	691	691	8	1%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,780	1,784	1,800	1,788	8	0%
Single Family	1,144	1,143	1,155	1,147	3	0%
Multiple Family	636	641	645	641	5	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.1%	5.8%	5.5%	6.2%	0.1	2%
Single Family	5.6%	5.6%	4.9%	5.6%	0.0	0%
Multiple Family	6.9%	6.1%	6.7%	7.2%	0.3	4%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.37	2.42	2.43	2.42	0.0	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	109	128	106	71	-38	-35%
\$15,000-\$29,999	206	216	189	169	-37	-18%
\$30,000-\$44,999	341	202	201	175	-166	-49%
\$45,000-\$59,999	239	296	220	177	-62	-26%
\$60,000-\$74,999	186	166	220	268	82	44%
\$75,000-\$99,999	279	255	268	254	-25	-9%
\$100,000-\$124,999	194	190	164	174	-20	-10%
\$125,000-\$149,999	89	88	143	172	83	93%
\$150,000-\$199,999	110	154	138	152	42	38%
\$200,000 or more	27	89	151	176	149	552%
Total Households	1,780	1,784	1,800	1,788	8	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$59,686	\$64,518	\$72,545	\$78,346	\$18,660	31%

*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.

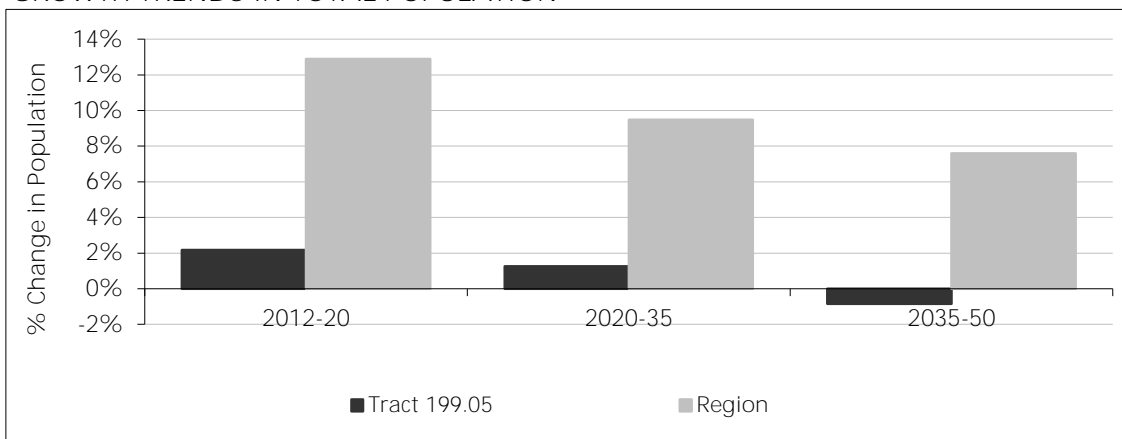
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,373	4,468	4,524	4,486	113	3%
Under 5	258	301	265	274	16	6%
5 to 9	201	217	205	214	13	6%
10 to 14	203	192	203	203	0	0%
15 to 17	130	108	118	107	-23	-18%
18 to 19	99	75	79	70	-29	-29%
20 to 24	297	274	260	229	-68	-23%
25 to 29	373	373	313	321	-52	-14%
30 to 34	321	320	277	297	-24	-7%
35 to 39	227	258	230	224	-3	-1%
40 to 44	293	271	294	247	-46	-16%
45 to 49	308	268	291	264	-44	-14%
50 to 54	374	317	323	309	-65	-17%
55 to 59	319	316	255	286	-33	-10%
60 to 61	109	127	92	105	-4	-4%
62 to 64	128	147	114	116	-12	-9%
65 to 69	199	263	231	253	54	27%
70 to 74	127	198	235	197	70	55%
75 to 79	139	177	282	217	78	56%
80 to 84	119	112	212	184	65	55%
85 and over	149	154	245	369	220	148%
Median Age	41.3	42.1	45.3	46.1	4.8	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,373	4,468	4,524	4,486	113	3%
Hispanic	843	1,062	1,404	1,743	900	107%
Non-Hispanic	3,530	3,406	3,120	2,743	-787	-22%
White	2,920	2,740	2,254	1,689	-1,231	-42%
Black	125	133	130	130	5	4%
American Indian	13	11	11	11	-2	-15%
Asian	303	338	488	621	318	105%
Hawaiian / Pacific Islander	11	11	14	17	6	55%
Other	10	9	9	9	-1	-10%
Two or More Races	148	164	214	266	118	80%

GROWTH TRENDS IN TOTAL POPULATION



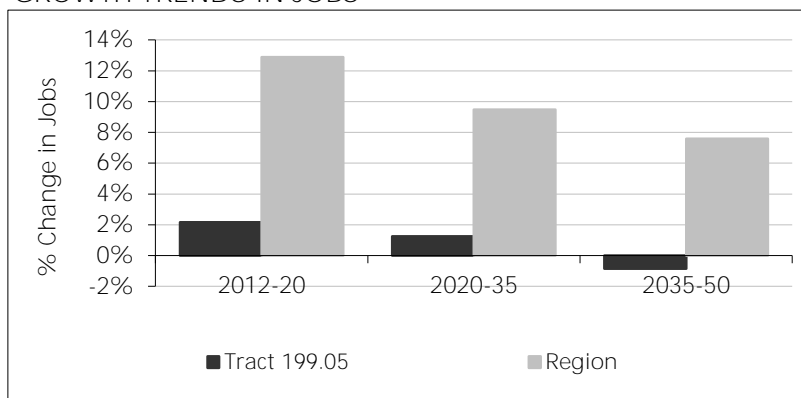
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,967	3,545	3,806	3,806	839	28%
Civilian Jobs	2,967	3,545	3,806	3,806	839	28%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	871	871	871	871	0	0%
Developed Acres	689	715	724	724	34	5%
Low Density Single Family	3	3	3	3	0	0%
Single Family	197	196	192	192	-5	-2%
Multiple Family	37	37	37	37	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	63	63	63	63	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	169	187	189	189	20	12%
Commercial/Services	88	94	105	105	17	19%
Office	0	2	2	2	2	--
Schools	0	0	0	0	0	0%
Roads and Freeways	110	110	110	110	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	23	23	23	23	0	0%
Vacant Developable Acres	34	9	0	0	-34	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	4	4	0	0	-4	-97%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	18	1	0	0	-18	-100%
Commercial/Services	9	3	0	0	-9	-100%
Office	2	1	0	0	-2	-100%
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	147	147	147	147	0	0%
Employment Density ³	11.6	12.5	12.9	12.9	1.3	11%
Residential Density ⁴	6.3	6.3	6.4	6.4	0.1	2%

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