

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 131.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,753	2,814	2,871	5,512	2,759	100%
Household Population	2,681	2,749	2,794	5,426	2,745	102%
Group Quarters Population	72	65	77	86	14	19%
Civilian	72	65	77	86	14	19%
Military	0	0	0	0	0	0%
Total Housing Units	796	801	789	1,601	805	101%
Single Family	240	245	244	211	-29	-12%
Multiple Family	311	311	300	1,145	834	268%
Mobile Homes	245	245	245	245	0	0%
Occupied Housing Units	770	775	782	1,582	812	105%
Single Family	237	242	242	209	-28	-12%
Multiple Family	288	288	295	1,130	842	292%
Mobile Homes	245	245	245	243	-2	-1%
Vacancy Rate	3.3%	3.2%	0.9%	1.2%	-2.1	-64%
Single Family	1.3%	1.2%	0.8%	0.9%	-0.4	-31%
Multiple Family	7.4%	7.4%	1.7%	1.3%	-6.1	-82%
Mobile Homes	0.0%	0.0%	0.0%	0.8%	0.8	0%
Persons per Household	3.48	3.55	3.57	3.43	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	129	100	82	146	17	13%
\$15,000-\$29,999	162	166	166	320	158	98%
\$30,000-\$44,999	240	142	136	249	9	4%
\$45,000-\$59,999	80	141	129	275	195	244%
\$60,000-\$74,999	59	72	75	167	108	183%
\$75,000-\$99,999	63	71	96	197	134	213%
\$100,000-\$124,999	27	32	39	106	79	293%
\$125,000-\$149,999	6	24	25	40	34	567%
\$150,000-\$199,999	4	21	28	57	53	1325%
\$200,000 or more	0	6	6	25	25	0%
Total Households	770	775	782	1,582	812	105%
Median Household Income						
Adjusted for inflation (\$2010)	\$35,875	\$42,835	\$45,814	\$49,145	\$13,270	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.

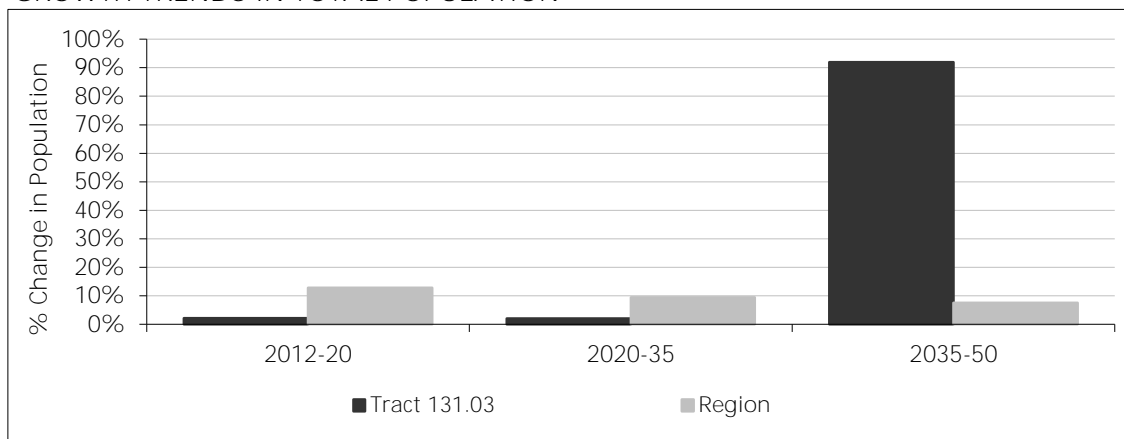
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,753	2,814	2,871	5,512	2,759	100%
Under 5	182	202	173	295	113	62%
5 to 9	221	213	204	345	124	56%
10 to 14	188	169	157	289	101	54%
15 to 17	138	113	101	188	50	36%
18 to 19	99	78	68	125	26	26%
20 to 24	232	224	188	356	124	53%
25 to 29	197	213	172	312	115	58%
30 to 34	189	187	184	309	120	63%
35 to 39	171	166	183	283	112	65%
40 to 44	178	151	180	284	106	60%
45 to 49	189	172	174	339	150	79%
50 to 54	214	221	209	465	251	117%
55 to 59	140	165	142	355	215	154%
60 to 61	47	64	61	130	83	177%
62 to 64	53	71	73	151	98	185%
65 to 69	105	151	192	375	270	257%
70 to 74	73	105	157	280	207	284%
75 to 79	48	57	102	204	156	325%
80 to 84	46	46	84	222	176	383%
85 and over	43	46	67	205	162	377%
Median Age	33.2	35.2	40.2	44.5	11.3	34%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,753	2,814	2,871	5,512	2,759	100%
Hispanic	2,214	2,328	2,436	4,758	2,544	115%
Non-Hispanic	539	486	435	754	215	40%
White	322	277	219	333	11	3%
Black	57	54	45	70	13	23%
American Indian	9	7	6	10	1	11%
Asian	83	83	100	210	127	153%
Hawaiian / Pacific Islander	39	36	34	66	27	69%
Other	1	1	0	0	-1	-100%
Two or More Races	28	28	31	65	37	132%

GROWTH TRENDS IN TOTAL POPULATION



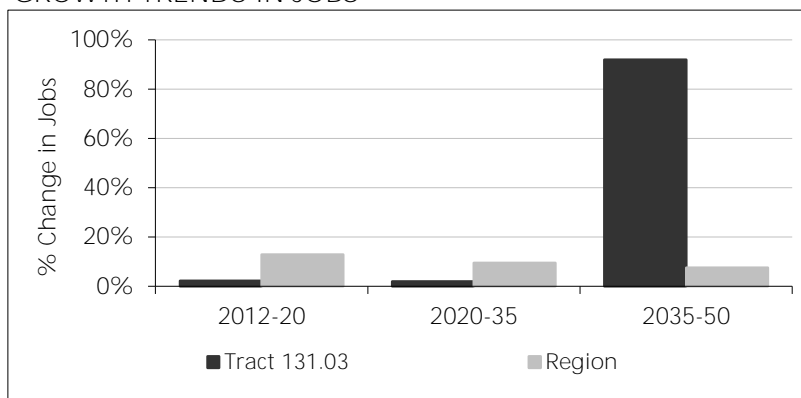
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	3,702	3,959	4,468	5,657	1,955	53%
Civilian Jobs	3,702	3,959	4,468	5,657	1,955	53%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	480	480	480	480	0	0%
Developed Acres	406	412	413	415	9	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	36	37	36	34	-2	-7%
Multiple Family	8	8	8	8	0	4%
Mobile Homes	25	25	25	25	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	1	25	34	34	--
Industrial	140	133	133	130	-10	-7%
Commercial/Services	93	93	70	68	-24	-26%
Office	12	12	12	12	0	-1%
Schools	8	8	8	8	0	0%
Roads and Freeways	78	89	89	89	12	15%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	6	6	6	6	0	0%
Vacant Developable Acres	7	1	1	0	-7	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-100%
Multiple Family	1	1	1	0	-1	-100%
Mixed Use	0	0	0	0	0	-100%
Industrial	5	0	0	0	-5	-100%
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	66	66	66	66	0	0%
Employment Density ³	14.7	16.1	19.0	24.1	9.4	64%
Residential Density ⁴	11.5	11.4	9.6	19.0	7.5	65%

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