

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 204.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,397	2,582	2,837	2,834	437	18%
Household Population	2,389	2,579	2,831	2,825	436	18%
Group Quarters Population	8	3	6	9	1	13%
Civilian	8	3	6	9	1	13%
Military	0	0	0	0	0	0%
Total Housing Units	958	980	1,064	1,072	114	12%
Single Family	958	980	1,064	1,072	114	12%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	954	973	1,060	1,058	104	11%
Single Family	954	973	1,060	1,058	104	11%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.4%	0.7%	0.4%	1.3%	0.9	225%
Single Family	0.4%	0.7%	0.4%	1.3%	0.9	225%
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	2.50	2.65	2.67	2.67	0.2	7%

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	42	75	57	32	-10	-24%
\$15,000-\$29,999	15	48	57	70	55	367%
\$30,000-\$44,999	98	50	56	52	-46	-47%
\$45,000-\$59,999	91	65	73	51	-40	-44%
\$60,000-\$74,999	73	91	69	66	-7	-10%
\$75,000-\$99,999	54	79	92	111	57	106%
\$100,000-\$124,999	99	104	115	77	-22	-22%
\$125,000-\$149,999	122	74	87	97	-25	-20%
\$150,000-\$199,999	75	148	160	156	81	108%
\$200,000 or more	285	239	294	346	61	21%
Total Households	954	973	1,060	1,058	104	11%

*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.

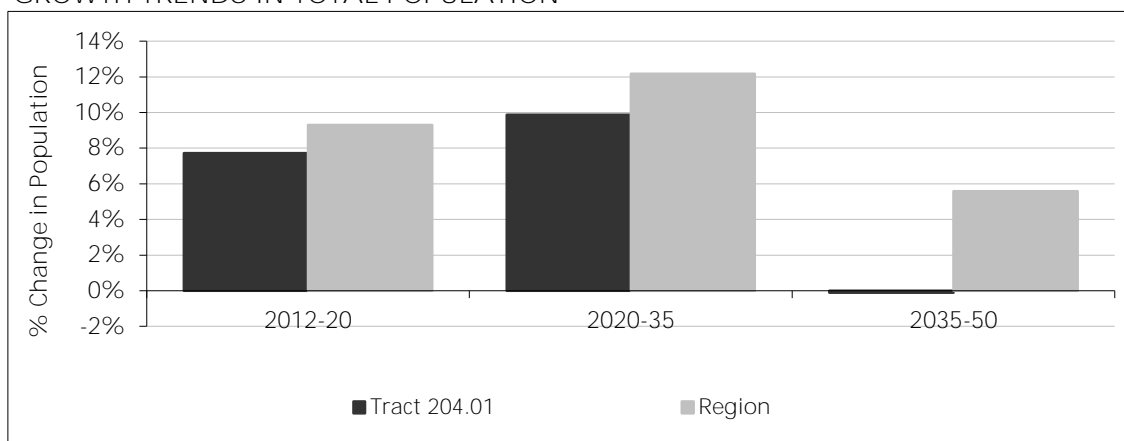
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,397	2,582	2,837	2,834	437	18%
Under 5	60	73	66	72	12	20%
5 to 9	92	104	106	116	24	26%
10 to 14	122	119	147	155	33	27%
15 to 17	76	63	80	61	-15	-20%
18 to 19	60	37	45	35	-25	-42%
20 to 24	95	88	93	87	-8	-8%
25 to 29	95	94	87	99	4	4%
30 to 34	86	88	93	117	31	36%
35 to 39	69	85	92	111	42	61%
40 to 44	137	132	160	155	18	13%
45 to 49	152	134	152	130	-22	-14%
50 to 54	214	172	198	180	-34	-16%
55 to 59	279	279	244	295	16	6%
60 to 61	107	129	103	120	13	12%
62 to 64	153	178	143	153	0	0%
65 to 69	221	301	258	271	50	23%
70 to 74	136	228	260	202	66	49%
75 to 79	101	136	233	167	66	65%
80 to 84	77	76	159	141	64	83%
85 and over	65	66	118	167	102	157%
Median Age	53.6	56.8	57.0	56.7	3.1	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,397	2,582	2,837	2,834	437	18%
Hispanic	202	269	523	923	721	357%
Non-Hispanic	2,195	2,313	2,314	1,911	-284	-13%
White	2,048	2,127	1,981	1,393	-655	-32%
Black	14	20	37	60	46	329%
American Indian	5	5	5	5	0	0%
Asian	86	109	198	303	217	252%
Hawaiian / Pacific Islander	2	3	8	15	13	650%
Other	6	6	8	11	5	83%
Two or More Races	34	43	77	124	90	265%

GROWTH TRENDS IN TOTAL POPULATION



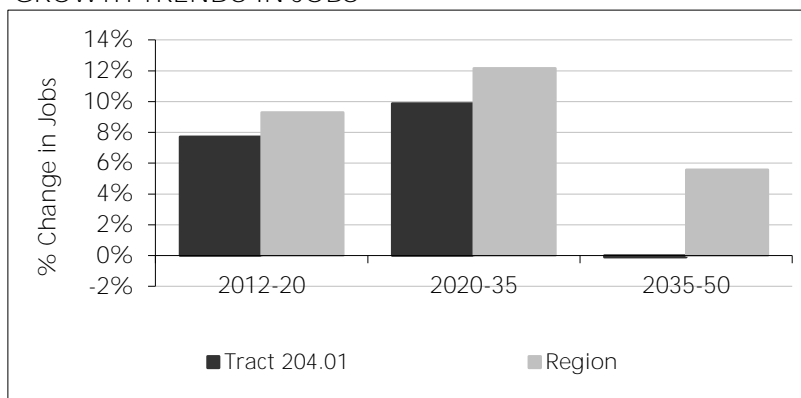
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	181	181	181	181	0	0%
Civilian Jobs	181	181	181	181	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	2,601	2,601	2,601	2,601	0	0%
Developed Acres	1,341	1,375	1,457	1,459	119	9%
Low Density Single Family	193	226	292	292	99	51%
Single Family	581	583	598	601	19	3%
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	3	3	3	3	0	0%
Commercial/Services	1	1	1	1	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	126	126	126	126	0	0%
Agricultural and Extractive ²	4	4	4	4	0	0%
Parks and Military Use	433	433	433	433	0	0%
Vacant Developable Acres	147	113	31	29	-119	-81%
Low Density Single Family	128	95	29	29	-99	-78%
Single Family	20	18	3	0	-19	-99%
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	1,113	1,113	1,113	1,113	0	0%
Employment Density ³	55.0	55.0	55.0	55.0	--	#VALUE!
Residential Density ⁴	1.2	1.2	1.2	1.2	0.0	-3%

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