

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 157.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,054	4,080	4,126	4,236	182	4%
Household Population	4,029	4,060	4,105	4,215	186	5%
Group Quarters Population	25	20	21	21	-4	-16%
Civilian	25	20	21	21	-4	-16%
Military	0	0	0	0	0	0%
Total Housing Units	1,480	1,481	1,481	1,524	44	3%
Single Family	493	494	494	490	-3	-1%
Multiple Family	726	726	726	775	49	7%
Mobile Homes	261	261	261	259	-2	-1%
Occupied Housing Units	1,373	1,364	1,377	1,425	52	4%
Single Family	472	472	476	474	2	0%
Multiple Family	689	680	688	749	60	9%
Mobile Homes	212	212	213	202	-10	-5%
Vacancy Rate	7.2%	7.9%	7.0%	6.5%	-0.7	-10%
Single Family	4.3%	4.5%	3.6%	3.3%	-1.0	-23%
Multiple Family	5.1%	6.3%	5.2%	3.4%	-1.7	-33%
Mobile Homes	18.8%	18.8%	18.4%	22.0%	3.2	17%
Persons per Household	2.93	2.98	2.98	2.96	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	161	267	236	207	46	29%
\$15,000-\$29,999	232	263	218	219	-13	-6%
\$30,000-\$44,999	394	287	320	327	-67	-17%
\$45,000-\$59,999	206	145	154	158	-48	-23%
\$60,000-\$74,999	133	120	95	109	-24	-18%
\$75,000-\$99,999	149	121	159	176	27	18%
\$100,000-\$124,999	56	85	81	80	24	43%
\$125,000-\$149,999	24	65	79	68	44	183%
\$150,000-\$199,999	15	11	35	78	63	420%
\$200,000 or more	3	0	0	3	0	0%
Total Households	1,373	1,364	1,377	1,425	52	4%
Median Household Income						
Adjusted for inflation (\$2010)	\$41,174	\$37,944	\$40,992	\$43,142	\$1,968	5%

*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.

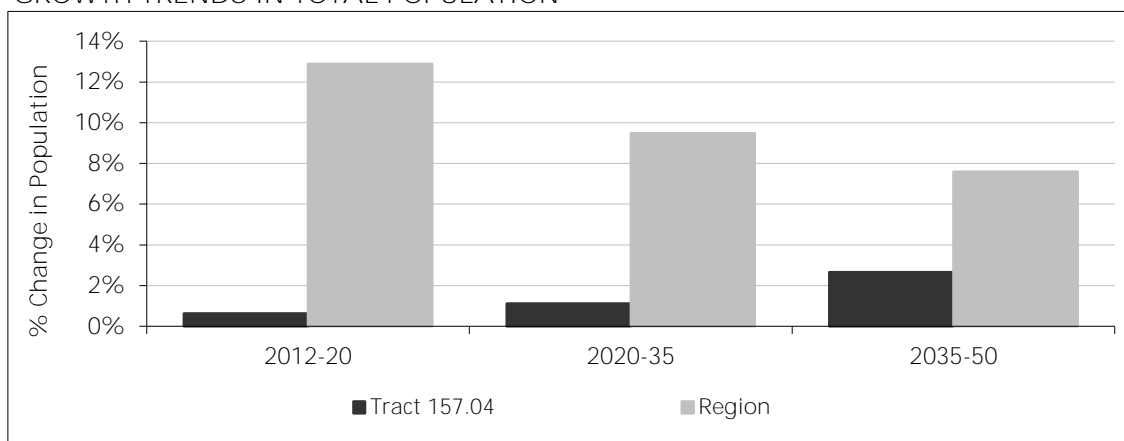
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,054	4,080	4,126	4,236	182	4%
Under 5	301	349	324	339	38	13%
5 to 9	274	289	290	304	30	11%
10 to 14	324	295	304	305	-19	-6%
15 to 17	197	163	163	157	-40	-20%
18 to 19	105	78	79	78	-27	-26%
20 to 24	315	297	271	267	-48	-15%
25 to 29	315	327	291	308	-7	-2%
30 to 34	335	334	311	332	-3	-1%
35 to 39	263	294	311	297	34	13%
40 to 44	265	242	288	259	-6	-2%
45 to 49	295	258	277	280	-15	-5%
50 to 54	292	244	250	256	-36	-12%
55 to 59	232	234	202	246	14	6%
60 to 61	85	98	74	82	-3	-4%
62 to 64	123	146	124	139	16	13%
65 to 69	119	159	157	172	53	45%
70 to 74	88	138	190	185	97	110%
75 to 79	47	58	96	81	34	72%
80 to 84	41	38	65	61	20	49%
85 and over	38	39	59	88	50	132%
Median Age	32.9	33.6	35.5	35.5	2.6	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,054	4,080	4,126	4,236	182	4%
Hispanic	1,334	1,555	1,945	2,336	1,002	75%
Non-Hispanic	2,720	2,525	2,181	1,900	-820	-30%
White	2,127	1,884	1,382	970	-1,157	-54%
Black	259	284	337	390	131	51%
American Indian	15	13	13	12	-3	-20%
Asian	134	153	226	279	145	108%
Hawaiian / Pacific Islander	11	13	18	23	12	109%
Other	9	9	9	9	0	0%
Two or More Races	165	169	196	217	52	32%

GROWTH TRENDS IN TOTAL POPULATION



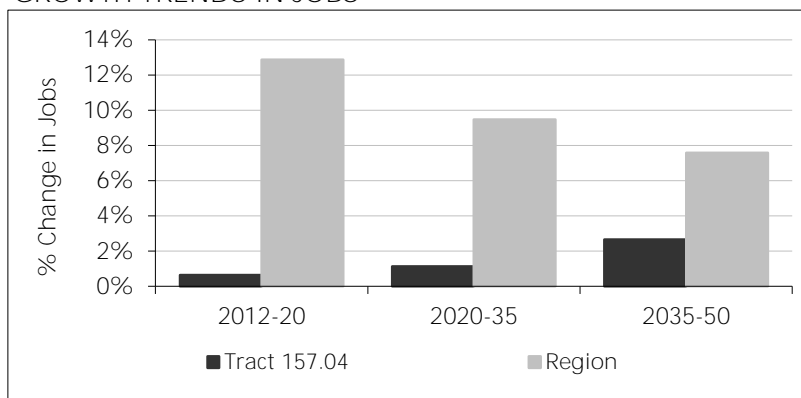
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	928	938	956	956	28	3%
Civilian Jobs	928	938	956	956	28	3%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	229	229	229	229	0	0%
Developed Acres	229	229	229	229	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	86	86	86	85	-1	-1%
Multiple Family	31	31	31	33	2	5%
Mobile Homes	15	15	15	14	-1	-5%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	2	2	2	2	0	0%
Commercial/Services	29	29	29	29	0	0%
Office	0	0	0	0	0	0%
Schools	19	19	19	19	0	0%
Roads and Freeways	47	47	47	47	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	0	0%
Vacant Developable Acres	0	0	0	0	0	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-100%
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	0	0	0	0	0	0%
Employment Density ³	18.7	18.9	19.2	19.2	--	#VALUE!
Residential Density ⁴	11.2	11.2	11.2	11.5	0.3	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