

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 77.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,764	3,899	4,429	4,407	643	17%
Household Population	3,762	3,899	4,429	4,407	645	17%
Group Quarters Population	2	0	0	0	-2	-100%
Civilian	2	0	0	0	-2	-100%
Military	0	0	0	0	0	0%
Total Housing Units	2,335	2,347	2,414	2,414	79	3%
Single Family	549	549	347	347	-202	-37%
Multiple Family	1,786	1,798	2,067	2,067	281	16%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,092	2,109	2,362	2,336	244	12%
Single Family	524	520	337	332	-192	-37%
Multiple Family	1,568	1,589	2,025	2,004	436	28%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	10.4%	10.1%	2.2%	3.2%	-7.2	-69%
Single Family	4.6%	5.3%	2.9%	4.3%	-0.3	-7%
Multiple Family	12.2%	11.6%	2.0%	3.0%	-9.2	-75%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.80	1.85	1.88	1.89	0.1	5%

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	240	155	142	98	-142	-59%
\$15,000-\$29,999	252	215	212	220	-32	-13%
\$30,000-\$44,999	226	253	270	218	-8	-4%
\$45,000-\$59,999	186	134	185	220	34	18%
\$60,000-\$74,999	184	226	180	98	-86	-47%
\$75,000-\$99,999	191	290	289	350	159	83%
\$100,000-\$124,999	172	234	307	239	67	39%
\$125,000-\$149,999	128	98	160	227	99	77%
\$150,000-\$199,999	202	210	249	239	37	18%
\$200,000 or more	311	294	368	427	116	37%
Total Households	2,092	2,109	2,362	2,336	244	12%

*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.

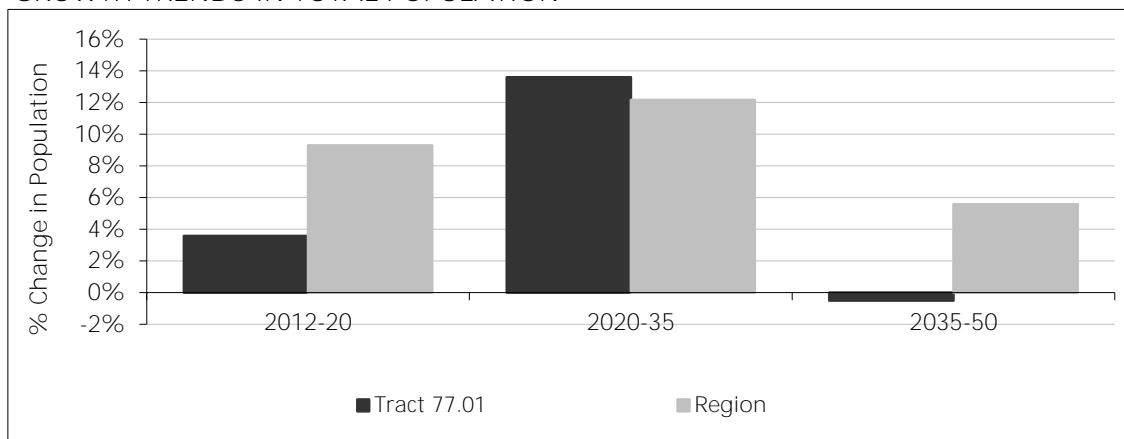
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,764	3,899	4,429	4,407	643	17%
Under 5	102	104	117	117	15	15%
5 to 9	63	63	68	67	4	6%
10 to 14	43	47	56	56	13	30%
15 to 17	22	22	27	27	5	23%
18 to 19	40	43	47	45	5	13%
20 to 24	650	670	773	772	122	19%
25 to 29	810	849	969	965	155	19%
30 to 34	496	509	569	566	70	14%
35 to 39	247	256	291	288	41	17%
40 to 44	192	197	219	219	27	14%
45 to 49	167	168	180	178	11	7%
50 to 54	167	176	199	197	30	18%
55 to 59	156	163	192	191	35	22%
60 to 61	78	84	93	93	15	19%
62 to 64	98	101	122	121	23	23%
65 to 69	137	140	155	155	18	13%
70 to 74	92	94	116	116	24	26%
75 to 79	75	79	84	84	9	12%
80 to 84	73	77	93	91	18	25%
85 and over	56	57	59	59	3	5%
Median Age	31.5	31.5	31.4	31.4	-0.1	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,764	3,899	4,429	4,407	643	17%
Hispanic	387	399	443	440	53	14%
Non-Hispanic	3,377	3,500	3,986	3,967	590	17%
White	3,072	3,181	3,616	3,600	528	17%
Black	38	40	45	45	7	18%
American Indian	18	20	25	24	6	33%
Asian	127	130	142	142	15	12%
Hawaiian / Pacific Islander	5	5	5	5	0	0%
Other	21	22	27	27	6	29%
Two or More Races	96	102	126	124	28	29%

GROWTH TRENDS IN TOTAL POPULATION



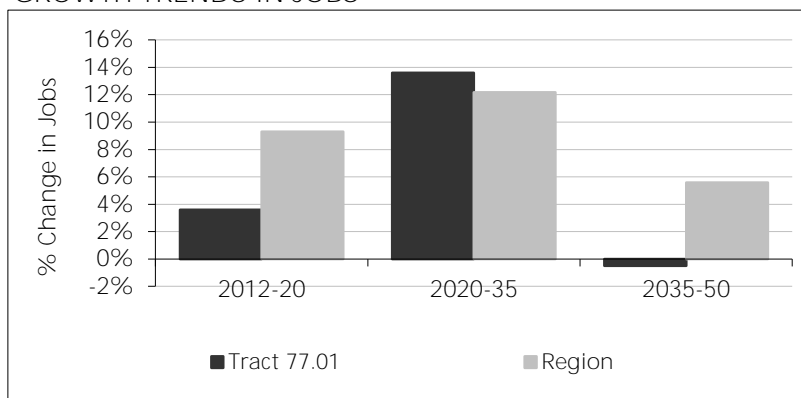
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	276	276	276	280	4	1%
Civilian Jobs	276	276	276	280	4	1%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	139	139	139	139	0	0%
Developed Acres	137	137	137	137	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	49	49	38	38	-12	-24%
Multiple Family	42	42	54	54	12	29%
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	0	0	0	0	0	0%
Commercial/Services	2	2	2	2	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	37	37	37	37	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	8	8	8	8	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	0%
Multiple Family	0	0	0	0	0	-100%
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	2	2	2	2	0	0%
Employment Density ³	150.9	150.9	150.9	153.1	--	#VALUE!
Residential Density ⁴	25.7	25.8	26.5	26.5	0.8	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