

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 105.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,592	6,079	7,730	8,739	3,147	56%
Household Population	5,592	6,079	7,730	8,739	3,147	56%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	2,003	2,121	2,705	3,083	1,080	54%
Single Family	1,070	969	981	958	-112	-10%
Multiple Family	809	1,028	1,600	2,001	1,192	147%
Mobile Homes	124	124	124	124	0	0%
Occupied Housing Units	1,894	2,015	2,590	2,930	1,036	55%
Single Family	1,016	924	954	911	-105	-10%
Multiple Family	777	989	1,535	1,920	1,143	147%
Mobile Homes	101	102	101	99	-2	-2%
Vacancy Rate	5.4%	5.0%	4.3%	5.0%	-0.4	-7%
Single Family	5.0%	4.6%	2.8%	4.9%	-0.1	-2%
Multiple Family	4.0%	3.8%	4.1%	4.0%	0.0	0%
Mobile Homes	18.5%	17.7%	18.5%	20.2%	1.7	9%
Persons per Household	2.95	3.02	2.98	2.98	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	208	235	272	250	42	20%
\$15,000-\$29,999	432	389	466	448	16	4%
\$30,000-\$44,999	413	461	566	565	152	37%
\$45,000-\$59,999	239	272	339	433	194	81%
\$60,000-\$74,999	230	182	244	321	91	40%
\$75,000-\$99,999	169	223	308	396	227	134%
\$100,000-\$124,999	121	141	184	205	84	69%
\$125,000-\$149,999	38	84	129	151	113	297%
\$150,000-\$199,999	31	25	74	144	113	365%
\$200,000 or more	13	3	8	17	4	31%
Total Households	1,894	2,015	2,590	2,930	1,036	55%
Median Household Income						
Adjusted for inflation (\$2010)	\$41,150	\$42,478	\$44,761	\$51,998	\$10,848	26%

*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.

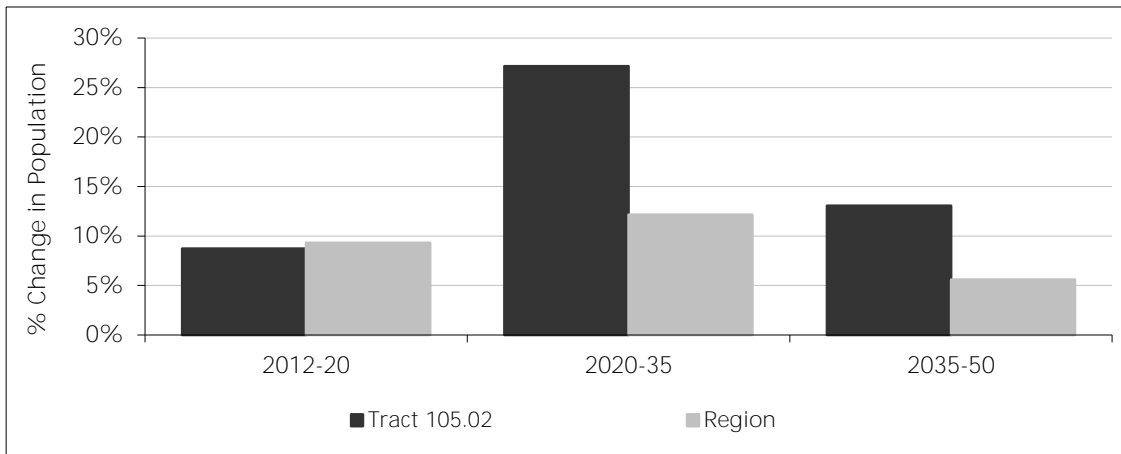
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,592	6,079	7,730	8,739	3,147	56%
Under 5	464	563	641	654	190	41%
5 to 9	441	471	586	637	196	44%
10 to 14	396	393	472	540	144	36%
15 to 17	248	224	257	298	50	20%
18 to 19	169	150	178	219	50	30%
20 to 24	488	509	532	593	105	22%
25 to 29	521	574	614	643	122	23%
30 to 34	452	458	573	589	137	30%
35 to 39	363	373	505	480	117	32%
40 to 44	349	319	471	450	101	29%
45 to 49	314	296	374	438	124	39%
50 to 54	360	354	436	542	182	51%
55 to 59	307	376	426	645	338	110%
60 to 61	98	137	166	213	115	117%
62 to 64	132	181	216	256	124	94%
65 to 69	161	243	358	417	256	159%
70 to 74	101	167	302	317	216	214%
75 to 79	106	144	316	335	229	216%
80 to 84	56	58	138	175	119	213%
85 and over	66	89	169	298	232	352%
Median Age	30.8	31.7	35.1	37.0	6.2	20%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,592	6,079	7,730	8,739	3,147	56%
Hispanic	3,334	4,037	5,704	7,299	3,965	119%
Non-Hispanic	2,258	2,042	2,026	1,440	-818	-36%
White	1,505	1,333	1,058	356	-1,149	-76%
Black	226	204	276	301	75	33%
American Indian	19	12	5	2	-17	-89%
Asian	286	275	402	462	176	62%
Hawaiian / Pacific Islander	34	32	29	24	-10	-29%
Other	21	11	4	2	-19	-90%
Two or More Races	167	175	252	293	126	75%

GROWTH TRENDS IN TOTAL POPULATION



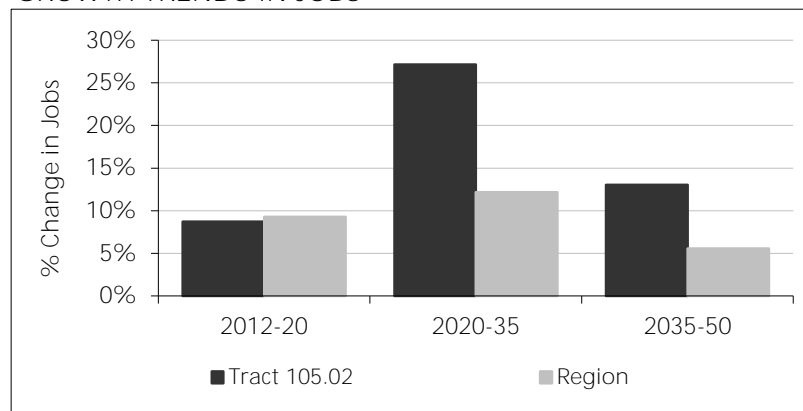
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	976	1,844	1,914	1,914	938	96%
Civilian Jobs	976	1,844	1,914	1,914	938	96%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	281	281	281	281	0	0%
Developed Acres	237	241	242	243	6	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	80	72	74	72	-8	-10%
Multiple Family	20	12	11	9	-12	-58%
Mobile Homes	10	10	9	9	0	-3%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	23	25	33	33	--
Industrial	7	3	2	2	-5	-69%
Commercial/Services	31	31	31	28	-2	-8%
Office	0	0	0	0	0	0%
Schools	6	6	6	6	0	0%
Roads and Freeways	79	80	80	80	1	1%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	4	4	4	4	0	-5%
Vacant Developable Acres	7	3	2	1	-6	-81%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	1	0	0	-2	-93%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	5	2	1	1	-4	-78%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	-40%
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	37	37	37	37	0	0%
Employment Density ³	22.4	35.8	36.9	36.2	13.8	62%
Residential Density ⁴	18.2	20.1	25.3	29.0	10.9	60%

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 residential acre (single family, multiple