

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 100.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,967	6,009	6,082	6,066	99	2%
Household Population	5,935	5,994	6,054	6,032	97	2%
Group Quarters Population	32	15	28	34	2	6%
Civilian	32	15	28	34	2	6%
Military	0	0	0	0	0	0%
Total Housing Units	1,478	1,478	1,478	1,478	0	0%
Single Family	1,478	1,478	1,478	1,478	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,450	1,450	1,451	1,450	0	0%
Single Family	1,450	1,450	1,451	1,450	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.9%	1.9%	1.8%	1.9%	0.0	0%
Single Family	1.9%	1.9%	1.8%	1.9%	0.0	0%
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	4.09	4.13	4.17	4.16	0.1	2%

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	105	104	81	56	-49	-47%
\$15,000-\$29,999	177	196	147	124	-53	-30%
\$30,000-\$44,999	268	177	213	204	-64	-24%
\$45,000-\$59,999	222	209	170	123	-99	-45%
\$60,000-\$74,999	231	207	172	219	-12	-5%
\$75,000-\$99,999	258	256	266	282	24	9%
\$100,000-\$124,999	127	144	181	182	55	43%
\$125,000-\$149,999	35	60	102	103	68	194%
\$150,000-\$199,999	16	69	69	88	72	450%
\$200,000 or more	11	28	50	69	58	527%
Total Households	1,450	1,450	1,451	1,450	0	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$56,824	\$62,826	\$69,985	\$74,932	\$18,108	32%

*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.

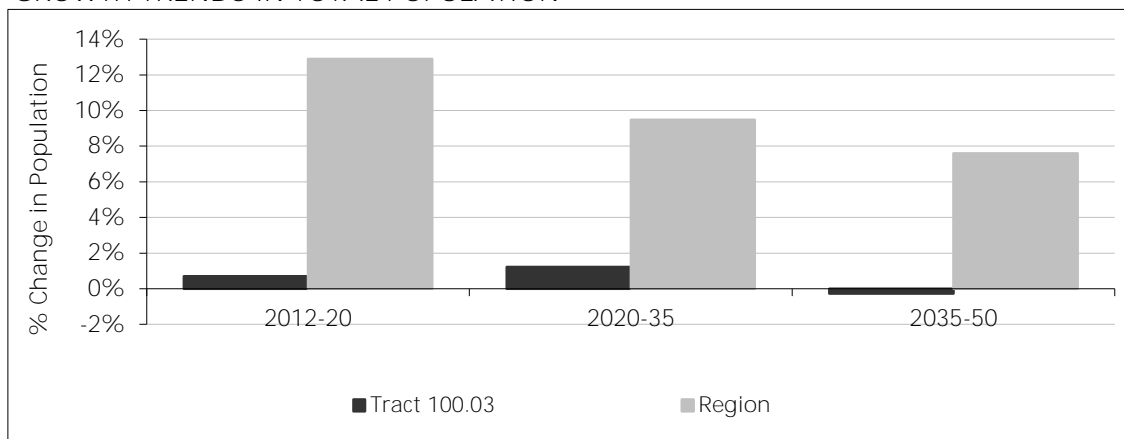
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,967	6,009	6,082	6,066	99	2%
Under 5	388	414	350	305	-83	-21%
5 to 9	375	353	320	283	-92	-25%
10 to 14	439	382	325	307	-132	-30%
15 to 17	285	231	208	207	-78	-27%
18 to 19	264	205	184	175	-89	-34%
20 to 24	551	512	393	383	-168	-30%
25 to 29	385	392	314	280	-105	-27%
30 to 34	357	323	308	281	-76	-21%
35 to 39	321	298	324	272	-49	-15%
40 to 44	352	292	344	293	-59	-17%
45 to 49	393	350	348	362	-31	-8%
50 to 54	348	343	312	367	19	5%
55 to 59	321	354	317	397	76	24%
60 to 61	99	132	130	147	48	48%
62 to 64	202	255	251	255	53	26%
65 to 69	306	424	501	506	200	65%
70 to 74	259	373	505	469	210	81%
75 to 79	152	181	355	390	238	157%
80 to 84	126	134	239	292	166	132%
85 and over	44	61	54	95	51	116%
Median Age	34.2	38.2	44.6	48.4	14.2	42%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,967	6,009	6,082	6,066	99	2%
Hispanic	3,926	4,289	4,508	4,788	862	22%
Non-Hispanic	2,041	1,720	1,574	1,278	-763	-37%
White	645	515	305	87	-558	-87%
Black	193	159	155	137	-56	-29%
American Indian	12	7	0	0	-12	-100%
Asian	982	846	923	884	-98	-10%
Hawaiian / Pacific Islander	46	39	26	10	-36	-78%
Other	1	1	1	0	-1	-100%
Two or More Races	162	153	164	160	-2	-1%

GROWTH TRENDS IN TOTAL POPULATION



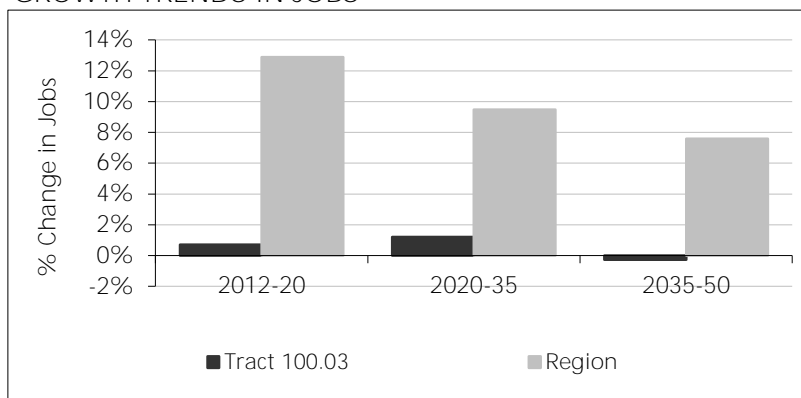
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	157	158	158	158	1	1%
Civilian Jobs	157	158	158	158	1	1%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	301	301	301	301	0	0%
Developed Acres	301	301	301	301	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	204	204	204	204	0	0%
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	2	2	2	2	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	77	77	77	77	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	0%
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	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	13.2	13.2	13.2	13.2	--	#VALUE!
Residential Density ⁴	7.3	7.3	7.3	7.3	0.0	0%

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