

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 198.08

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,514	4,623	4,700	4,649	135	3%
Household Population	4,514	4,623	4,700	4,649	135	3%
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	2,450	2,450	2,450	2,450	0	0%
Single Family	2,156	2,156	2,156	2,156	0	0%
Multiple Family	294	294	294	294	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,309	2,303	2,330	2,312	3	0%
Single Family	2,015	2,009	2,036	2,019	4	0%
Multiple Family	294	294	294	293	-1	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.8%	6.0%	4.9%	5.6%	-0.2	-3%
Single Family	6.5%	6.8%	5.6%	6.4%	-0.1	-2%
Multiple Family	0.0%	0.0%	0.0%	0.3%	0.3	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.95	2.01	2.02	2.01	0.1	3%

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	128	174	145	130	2	2%
\$15,000-\$29,999	267	262	225	178	-89	-33%
\$30,000-\$44,999	333	268	268	240	-93	-28%
\$45,000-\$59,999	341	259	205	212	-129	-38%
\$60,000-\$74,999	246	227	260	243	-3	-1%
\$75,000-\$99,999	332	342	346	325	-7	-2%
\$100,000-\$124,999	221	231	223	269	48	22%
\$125,000-\$149,999	103	166	213	183	80	78%
\$150,000-\$199,999	138	190	208	266	128	93%
\$200,000 or more	200	184	237	266	66	33%
Total Households	2,309	2,303	2,330	2,312	3	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$65,213	\$72,456	\$79,480	\$86,769	\$21,556	33%

*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.

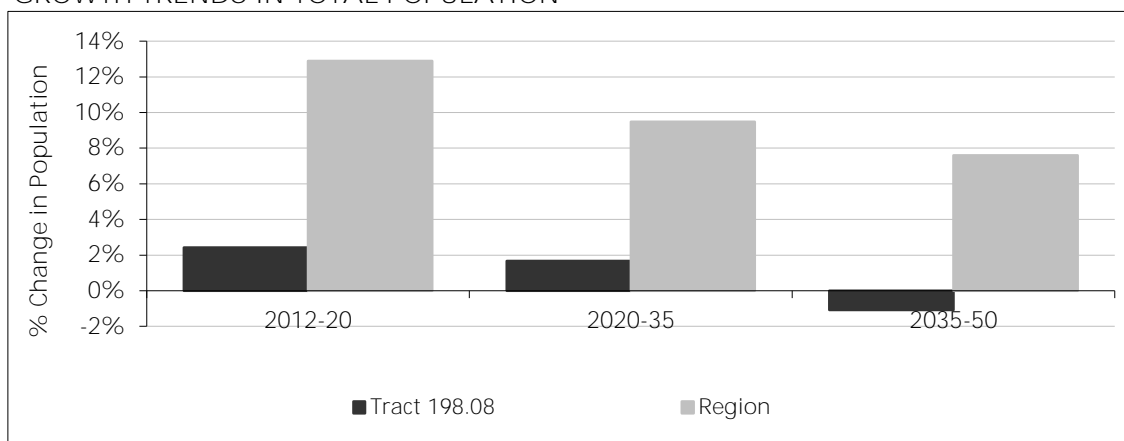
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,514	4,623	4,700	4,649	135	3%
Under 5	190	207	154	165	-25	-13%
5 to 9	159	164	135	139	-20	-13%
10 to 14	168	148	134	125	-43	-26%
15 to 17	90	70	65	54	-36	-40%
18 to 19	79	45	45	25	-54	-68%
20 to 24	236	197	162	137	-99	-42%
25 to 29	253	246	175	173	-80	-32%
30 to 34	173	167	127	131	-42	-24%
35 to 39	136	149	112	116	-20	-15%
40 to 44	156	138	127	105	-51	-33%
45 to 49	212	174	164	136	-76	-36%
50 to 54	194	151	134	113	-81	-42%
55 to 59	184	176	130	149	-35	-19%
60 to 61	57	66	42	47	-10	-18%
62 to 64	131	143	98	118	-13	-10%
65 to 69	298	382	278	310	12	4%
70 to 74	308	476	439	357	49	16%
75 to 79	381	477	648	470	89	23%
80 to 84	468	430	712	601	133	28%
85 and over	641	617	819	1,178	537	84%
Median Age	60.9	65.9	73.1	73.9	13.0	21%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,514	4,623	4,700	4,649	135	3%
Hispanic	494	569	631	673	179	36%
Non-Hispanic	4,020	4,054	4,069	3,976	-44	-1%
White	3,584	3,597	3,547	3,439	-145	-4%
Black	87	87	72	53	-34	-39%
American Indian	5	5	4	4	-1	-20%
Asian	240	256	323	350	110	46%
Hawaiian / Pacific Islander	8	10	10	11	3	38%
Other	7	5	3	3	-4	-57%
Two or More Races	89	94	110	116	27	30%

GROWTH TRENDS IN TOTAL POPULATION



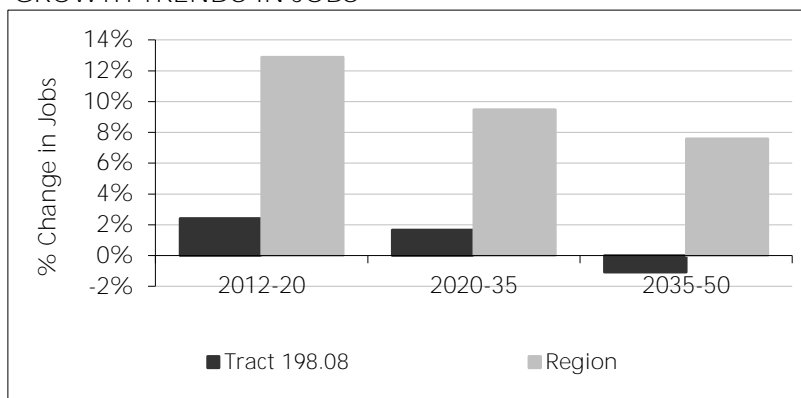
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	116	116	116	116	0	0%
Civilian Jobs	116	116	116	116	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	540	540	540	540	0	0%
Developed Acres	456	456	456	456	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	274	274	274	274	0	0%
Multiple Family	24	24	24	24	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	51	51	51	51	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	88	88	88	88	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	16	16	16	16	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	84	84	84	84	0	0%
Employment Density ³	2.2	2.2	2.2	2.2	--	#VALUE!
Residential Density ⁴	8.2	8.2	8.2	8.2	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