

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 80.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,532	2,581	2,575	2,507	-25	-1%
Household Population	2,532	2,581	2,575	2,507	-25	-1%
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	1,088	1,107	1,109	1,109	21	2%
Single Family	997	968	934	934	-63	-6%
Multiple Family	91	139	175	175	84	92%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,066	1,067	1,056	1,023	-43	-4%
Single Family	975	945	912	909	-66	-7%
Multiple Family	91	122	144	114	23	25%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.0%	3.6%	4.8%	7.8%	5.8	290%
Single Family	2.2%	2.4%	2.4%	2.7%	0.5	23%
Multiple Family	0.0%	12.2%	17.7%	34.9%	34.9	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.38	2.42	2.44	2.45	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	45	84	79	75	30	67%
\$15,000-\$29,999	33	114	111	84	51	155%
\$30,000-\$44,999	91	133	118	108	17	19%
\$45,000-\$59,999	75	173	143	95	20	27%
\$60,000-\$74,999	51	85	73	143	92	180%
\$75,000-\$99,999	126	130	171	111	-15	-12%
\$100,000-\$124,999	153	103	54	72	-81	-53%
\$125,000-\$149,999	70	57	93	98	28	40%
\$150,000-\$199,999	179	80	87	67	-112	-63%
\$200,000 or more	243	108	127	170	-73	-30%
Total Households	1,066	1,067	1,056	1,023	-43	-4%
Median Household Income						
Adjusted for inflation (\$2010)	\$118,301	\$65,206	\$75,585	\$76,464	(\$41,837)	-35%

*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.

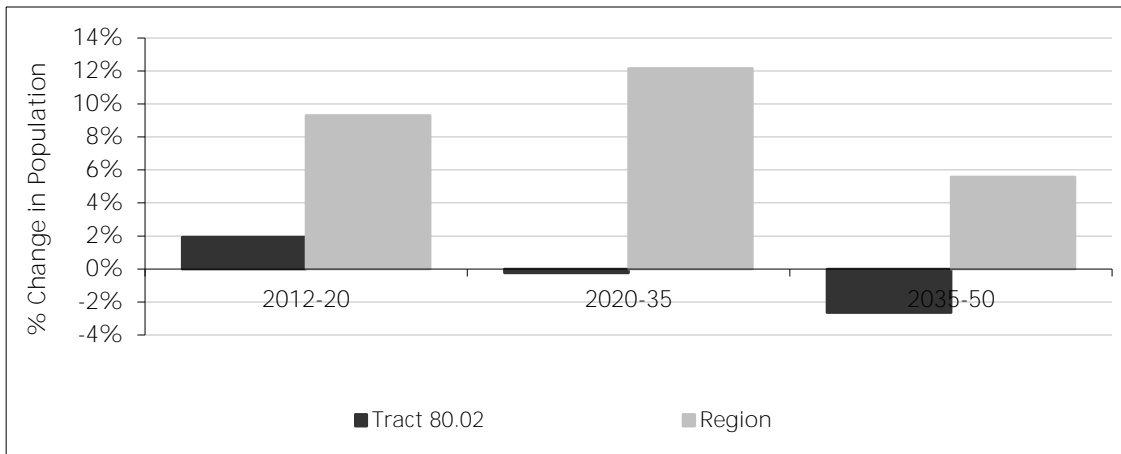
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,532	2,581	2,575	2,507	-25	-1%
Under 5	106	120	124	133	27	25%
5 to 9	142	165	156	178	36	25%
10 to 14	112	113	140	138	26	23%
15 to 17	79	72	99	93	14	18%
18 to 19	35	25	46	29	-6	-17%
20 to 24	114	104	101	62	-52	-46%
25 to 29	263	246	167	144	-119	-45%
30 to 34	231	223	129	156	-75	-32%
35 to 39	184	204	146	138	-46	-25%
40 to 44	227	206	209	170	-57	-25%
45 to 49	167	138	155	120	-47	-28%
50 to 54	170	140	140	97	-73	-43%
55 to 59	135	136	121	127	-8	-6%
60 to 61	61	73	56	69	8	13%
62 to 64	82	84	71	82	0	0%
65 to 69	140	186	170	208	68	49%
70 to 74	80	133	162	136	56	70%
75 to 79	60	79	138	112	52	87%
80 to 84	67	64	132	115	48	72%
85 and over	77	70	113	200	123	160%
Median Age	40.0	40.4	44.3	45.5	5.5	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,532	2,581	2,575	2,507	-25	-1%
Hispanic	184	211	242	264	80	43%
Non-Hispanic	2,348	2,370	2,333	2,243	-105	-4%
White	2,213	2,214	2,122	2,015	-198	-9%
Black	13	14	19	14	1	8%
American Indian	1	3	7	1	0	0%
Asian	67	78	107	129	62	93%
Hawaiian / Pacific Islander	0	1	2	0	0	0%
Other	3	1	0	1	-2	-67%
Two or More Races	51	59	76	83	32	63%

GROWTH TRENDS IN TOTAL POPULATION



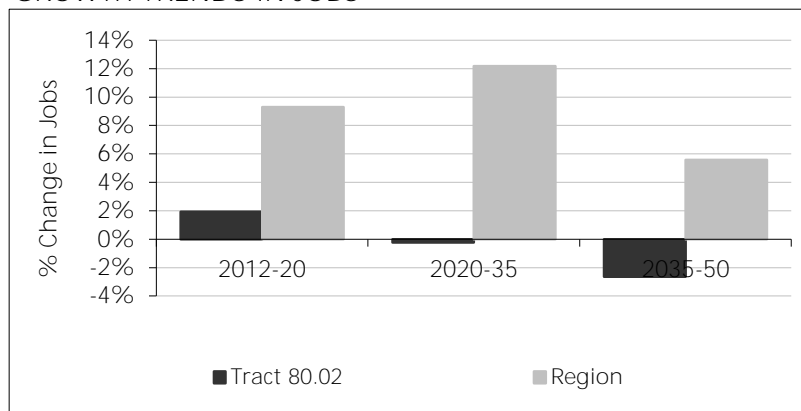
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	191	191	191	191	0	0%
Civilian Jobs	191	191	191	191	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	273	273	273	273	0	0%
Developed Acres	272	272	272	272	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	179	176	174	174	-5	-3%
Multiple Family	2	5	7	7	5	218%
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	5	5	5	5	0	0%
Commercial/Services	6	6	6	6	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	78	78	78	78	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	1	1	1	1	0	-13%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	1	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	0	0	0	0	0	0%
Employment Density ³	17.0	17.0	17.0	17.0	0.0	0%
Residential Density ⁴	6.0	6.1	6.1	6.1	0.1	2%

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