

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 148.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,695	2,454	4,758	4,798	2,103	78%
Household Population	2,693	2,454	4,758	4,798	2,105	78%
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	1,404	1,221	2,307	2,387	983	70%
Single Family	200	193	196	196	-4	-2%
Multiple Family	924	923	2,111	2,191	1,267	137%
Mobile Homes	280	105	0	0	-280	-100%
Occupied Housing Units	1,317	1,170	2,213	2,227	910	69%
Single Family	190	176	179	174	-16	-8%
Multiple Family	919	916	2,034	2,053	1,134	123%
Mobile Homes	208	78	0	0	-208	-100%
Vacancy Rate	6.2%	4.2%	4.1%	6.7%	0.5	8%
Single Family	5.0%	8.8%	8.7%	11.2%	6.2	124%
Multiple Family	0.5%	0.8%	3.6%	6.3%	5.8	1160%
Mobile Homes	25.7%	25.7%	0.0%	0.0%	-25.7	-100%
Persons per Household	2.04	2.10	2.15	2.15	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	348	115	202	169	-179	-51%
\$15,000-\$29,999	301	188	290	285	-16	-5%
\$30,000-\$44,999	280	180	263	244	-36	-13%
\$45,000-\$59,999	207	104	332	276	69	33%
\$60,000-\$74,999	77	151	219	214	137	178%
\$75,000-\$99,999	56	184	319	366	310	554%
\$100,000-\$124,999	23	91	233	239	216	939%
\$125,000-\$149,999	1	54	117	147	146	14600%
\$150,000-\$199,999	7	83	150	145	138	1971%
\$200,000 or more	17	20	88	142	125	735%
Total Households	1,317	1,170	2,213	2,227	910	69%
Median Household Income						
Adjusted for inflation (\$2010)	\$30,509	\$59,712	\$61,336	\$69,778	\$39,269	129%

*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.

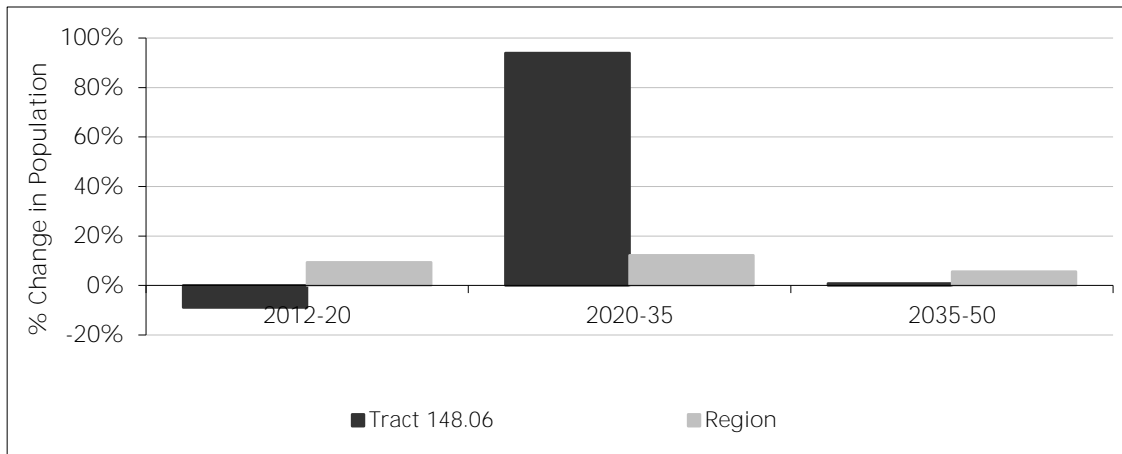
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,695	2,454	4,758	4,798	2,103	78%
Under 5	151	158	271	279	128	85%
5 to 9	165	151	289	300	135	82%
10 to 14	98	82	162	161	63	64%
15 to 17	64	44	81	77	13	20%
18 to 19	47	32	64	61	14	30%
20 to 24	205	172	309	301	96	47%
25 to 29	260	245	402	413	153	59%
30 to 34	239	213	390	408	169	71%
35 to 39	189	189	346	324	135	71%
40 to 44	198	156	336	288	90	45%
45 to 49	211	159	329	294	83	39%
50 to 54	224	170	325	326	102	46%
55 to 59	189	174	269	328	139	74%
60 to 61	68	71	89	93	25	37%
62 to 64	73	76	107	117	44	60%
65 to 69	104	126	236	252	148	142%
70 to 74	59	83	219	192	133	225%
75 to 79	50	61	231	201	151	302%
80 to 84	48	41	147	139	91	190%
85 and over	53	51	156	244	191	360%
Median Age	38.1	38.4	41.0	41.3	3.2	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,695	2,454	4,758	4,798	2,103	78%
Hispanic	735	749	1,652	1,849	1,114	152%
Non-Hispanic	1,960	1,705	3,106	2,949	989	50%
White	1,284	1,057	1,677	1,355	71	6%
Black	358	347	724	792	434	121%
American Indian	20	15	22	18	-2	-10%
Asian	165	160	405	478	313	190%
Hawaiian / Pacific Islander	19	20	45	52	33	174%
Other	8	7	11	11	3	38%
Two or More Races	106	99	222	243	137	129%

GROWTH TRENDS IN TOTAL POPULATION



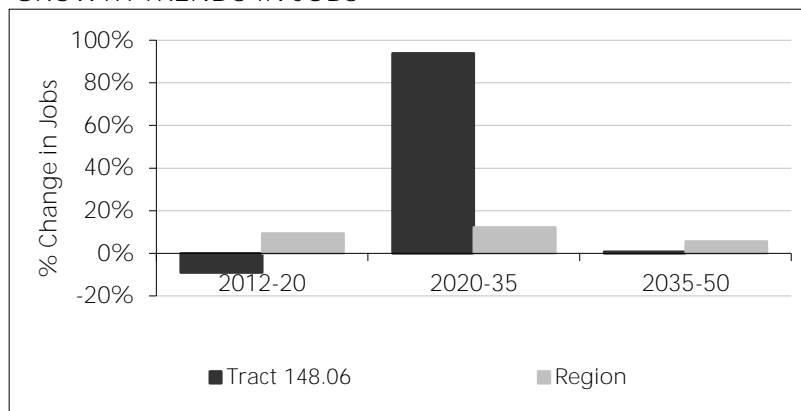
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,959	3,560	3,769	3,799	1,840	94%
Civilian Jobs	1,959	3,560	3,769	3,799	1,840	94%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	251	251	251	251	0	0%
Developed Acres	242	245	250	251	9	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	32	30	30	30	-2	-6%
Multiple Family	36	36	44	44	8	23%
Mobile Homes	18	5	0	0	-18	-100%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	25	35	36	36	--
Industrial	8	2	2	2	-7	-80%
Commercial/Services	38	34	28	28	-10	-27%
Office	8	7	6	6	-2	-26%
Schools	3	0	0	0	-3	-100%
Roads and Freeways	96	102	102	102	7	7%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	3	3	3	3	0	0%
Vacant Developable Acres	9	6	1	0	-9	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-100%
Multiple Family	3	3	0	0	-3	-100%
Mixed Use	5	3	1	0	-5	-100%
Industrial	0	0	0	0	0	-100%
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	34.5	64.2	71.3	71.6	37.0	107%
Residential Density ⁴	16.3	14.6	25.1	25.9	9.6	59%

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