

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 199.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,413	4,666	5,996	6,452	2,039	46%
Household Population	4,337	4,596	5,910	6,355	2,018	47%
Group Quarters Population	76	70	86	97	21	28%
Civilian	76	70	86	97	21	28%
Military	0	0	0	0	0	0%
Total Housing Units	1,520	1,575	1,923	2,142	622	41%
Single Family	1,197	1,255	1,639	1,735	538	45%
Multiple Family	282	279	243	366	84	30%
Mobile Homes	41	41	41	41	0	0%
Occupied Housing Units	1,485	1,537	1,903	2,096	611	41%
Single Family	1,168	1,224	1,624	1,717	549	47%
Multiple Family	276	272	239	342	66	24%
Mobile Homes	41	41	40	37	-4	-10%
Vacancy Rate	2.3%	2.4%	1.0%	2.1%	-0.2	-9%
Single Family	2.4%	2.5%	0.9%	1.0%	-1.4	-58%
Multiple Family	2.1%	2.5%	1.6%	6.6%	4.5	214%
Mobile Homes	0.0%	0.0%	2.4%	9.8%	9.8	0%
Persons per Household	2.92	2.99	3.11	3.03	0.1	4%

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	146	115	118	109	-37	-25%
\$15,000-\$29,999	212	219	229	239	27	13%
\$30,000-\$44,999	204	212	218	232	28	14%
\$45,000-\$59,999	235	222	269	275	40	17%
\$60,000-\$74,999	137	178	184	193	56	41%
\$75,000-\$99,999	163	205	291	330	167	102%
\$100,000-\$124,999	153	129	197	211	58	38%
\$125,000-\$149,999	90	84	125	140	50	56%
\$150,000-\$199,999	92	135	158	179	87	95%
\$200,000 or more	53	38	114	188	135	255%
Total Households	1,485	1,537	1,903	2,096	611	41%
Median Household Income						
Adjusted for inflation (\$2010)	\$56,521	\$60,042	\$69,579	\$75,000	\$18,479	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.

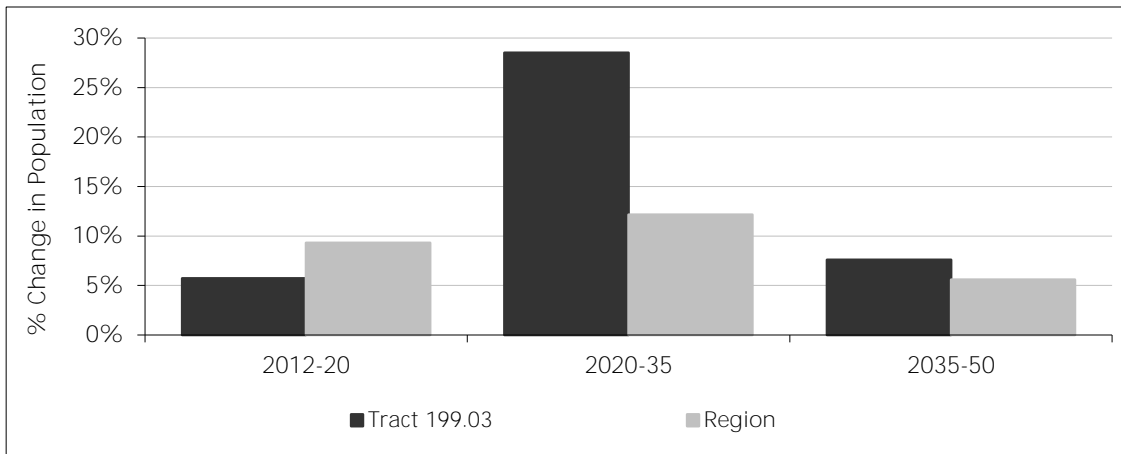
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,413	4,666	5,996	6,452	2,039	46%
Under 5	234	287	348	377	143	61%
5 to 9	252	279	353	382	130	52%
10 to 14	222	220	300	329	107	48%
15 to 17	185	158	206	215	30	16%
18 to 19	118	89	117	109	-9	-8%
20 to 24	322	325	380	407	85	26%
25 to 29	351	383	433	478	127	36%
30 to 34	280	296	373	409	129	46%
35 to 39	234	269	347	345	111	47%
40 to 44	276	257	366	334	58	21%
45 to 49	313	277	375	380	67	21%
50 to 54	364	330	429	495	131	36%
55 to 59	356	369	381	488	132	37%
60 to 61	118	143	136	164	46	39%
62 to 64	176	205	205	236	60	34%
65 to 69	202	266	308	341	139	69%
70 to 74	126	196	286	250	124	98%
75 to 79	126	159	320	276	150	119%
80 to 84	68	65	153	155	87	128%
85 and over	90	93	180	282	192	213%
Median Age	40.2	40.5	41.9	42.6	2.4	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,413	4,666	5,996	6,452	2,039	46%
Hispanic	1,519	1,909	3,048	3,891	2,372	156%
Non-Hispanic	2,894	2,757	2,948	2,561	-333	-12%
White	2,496	2,328	2,310	1,780	-716	-29%
Black	110	115	137	141	31	28%
American Indian	23	21	22	22	-1	-4%
Asian	127	142	247	324	197	155%
Hawaiian / Pacific Islander	18	20	26	32	14	78%
Other	5	5	5	5	0	0%
Two or More Races	115	126	201	257	142	123%

GROWTH TRENDS IN TOTAL POPULATION



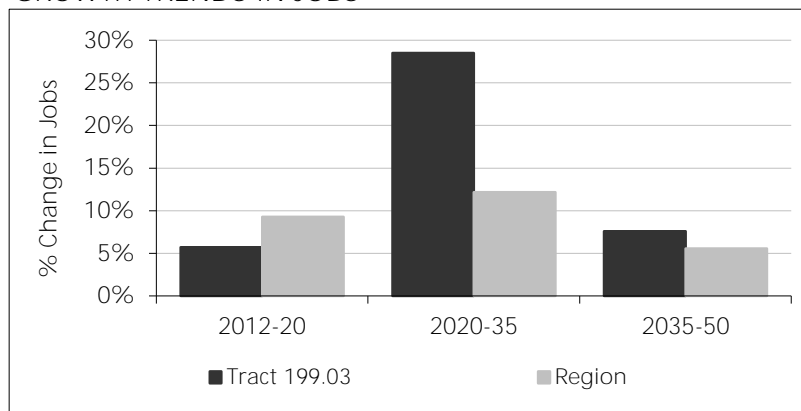
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	681	733	835	835	154	23%
Civilian Jobs	681	733	835	835	154	23%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,975	1,975	1,975	1,975	0	0%
Developed Acres	1,148	1,384	1,667	1,796	648	56%
Low Density Single Family	170	370	406	464	294	173%
Single Family	666	701	947	1,031	365	55%
Multiple Family	12	12	10	14	2	19%
Mobile Homes	3	3	3	3	0	-15%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	68	50	53	53	-15	-22%
Commercial/Services	2	4	4	4	2	78%
Office	0	0	2	2	2	--
Schools	5	5	5	0	-5	-100%
Roads and Freeways	88	105	105	105	18	20%
Agricultural and Extractive ²	128	128	128	114	-14	-11%
Parks and Military Use	4	4	4	4	0	0%
Vacant Developable Acres	769	532	249	121	-648	-84%
Low Density Single Family	363	162	127	69	-294	-81%
Single Family	354	318	73	8	-346	-98%
Multiple Family	48	48	48	44	-4	-9%
Mixed Use	0	0	0	0	0	0%
Industrial	3	3	0	0	-3	-100%
Commercial/Services	0	0	0	0	0	-100%
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	58	58	58	58	0	0%
Employment Density ³	9.1	12.3	13.0	14.1	5.0	55%
Residential Density ⁴	1.8	1.4	1.4	1.4	-0.4	-21%

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