

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 200.20

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,487	8,071	8,168	8,181	694	9%
Household Population	7,473	8,066	8,146	8,147	674	9%
Group Quarters Population	14	5	22	34	20	143%
Civilian	14	5	22	34	20	143%
Military	0	0	0	0	0	0%
Total Housing Units	2,077	2,211	2,236	2,252	175	8%
Single Family	2,077	2,211	2,236	2,252	175	8%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,075	2,205	2,232	2,241	166	8%
Single Family	2,075	2,205	2,232	2,241	166	8%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.1%	0.3%	0.2%	0.5%	0.4	400%
Single Family	0.1%	0.3%	0.2%	0.5%	0.4	400%
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	3.60	3.66	3.65	3.64	0.0	1%

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	121	121	98	79	-42	-35%
\$15,000-\$29,999	172	189	173	154	-18	-10%
\$30,000-\$44,999	105	263	213	207	102	97%
\$45,000-\$59,999	146	179	230	208	62	42%
\$60,000-\$74,999	262	236	179	137	-125	-48%
\$75,000-\$99,999	306	344	332	347	41	13%
\$100,000-\$124,999	261	262	312	287	26	10%
\$125,000-\$149,999	173	198	179	211	38	22%
\$150,000-\$199,999	276	211	270	286	10	4%
\$200,000 or more	253	202	246	325	72	28%
Total Households	2,075	2,205	2,232	2,241	166	8%
Median Household Income						
Adjusted for inflation (\$2010)	\$93,913	\$83,321	\$91,792	\$99,171	\$5,258	6%

*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.

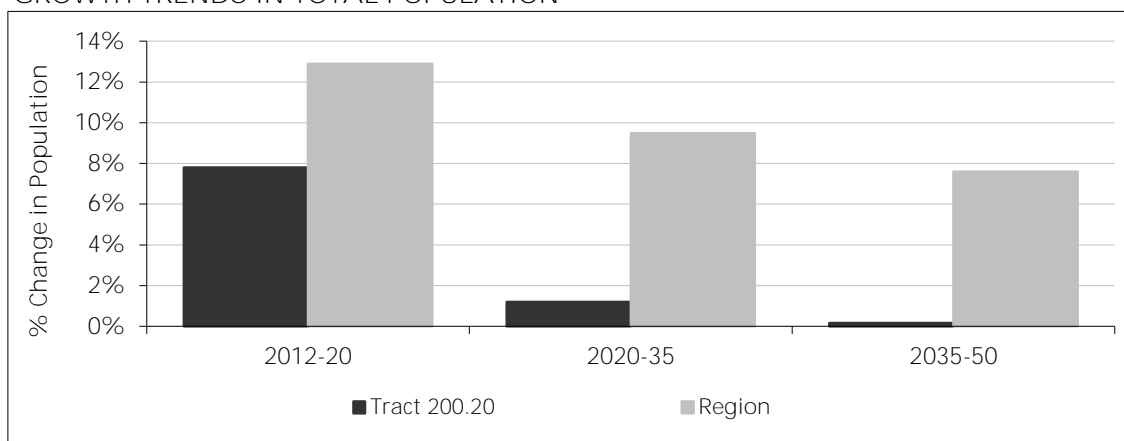
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,487	8,071	8,168	8,181	694	9%
Under 5	536	663	606	623	87	16%
5 to 9	635	720	677	695	60	9%
10 to 14	693	686	712	698	5	1%
15 to 17	399	363	398	378	-21	-5%
18 to 19	249	182	193	167	-82	-33%
20 to 24	556	559	533	495	-61	-11%
25 to 29	367	419	360	370	3	1%
30 to 34	457	491	445	476	19	4%
35 to 39	559	666	635	636	77	14%
40 to 44	749	735	827	717	-32	-4%
45 to 49	688	671	725	686	-2	0%
50 to 54	501	482	499	498	-3	-1%
55 to 59	359	400	335	394	35	10%
60 to 61	109	136	111	128	19	17%
62 to 64	164	217	201	218	54	33%
65 to 69	183	283	290	325	142	78%
70 to 74	117	197	264	265	148	126%
75 to 79	77	102	189	186	109	142%
80 to 84	40	44	87	106	66	165%
85 and over	49	55	81	120	71	145%
Median Age	33.4	34.5	36.3	36.5	3.1	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,487	8,071	8,168	8,181	694	9%
Hispanic	1,907	2,356	2,826	3,238	1,331	70%
Non-Hispanic	5,580	5,715	5,342	4,943	-637	-11%
White	3,529	3,411	2,544	1,892	-1,637	-46%
Black	165	194	219	238	73	44%
American Indian	20	19	18	16	-4	-20%
Asian	1,494	1,671	2,064	2,246	752	50%
Hawaiian / Pacific Islander	46	58	78	95	49	107%
Other	17	17	18	19	2	12%
Two or More Races	309	345	401	437	128	41%

GROWTH TRENDS IN TOTAL POPULATION



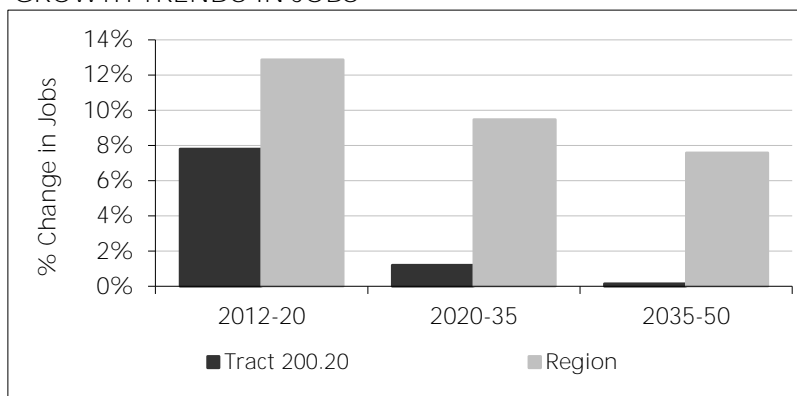
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	693	813	987	1,218	525	76%
Civilian Jobs	693	813	987	1,218	525	76%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,977	1,977	1,977	1,977	0	0%
Developed Acres	1,150	1,175	1,303	1,371	221	19%
Low Density Single Family	241	241	364	421	180	75%
Single Family	381	403	403	408	27	7%
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	24	21	22	23	-1	-3%
Commercial/Services	5	7	11	16	12	244%
Office	0	0	0	0	0	0%
Schools	5	5	5	5	0	0%
Roads and Freeways	153	156	156	156	3	2%
Agricultural and Extractive ²	268	268	268	268	0	0%
Parks and Military Use	74	74	74	74	0	0%
Vacant Developable Acres	497	472	344	276	-221	-44%
Low Density Single Family	374	374	251	194	-180	-48%
Single Family	102	80	80	75	-27	-27%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	4	3	3	1	-2	-62%
Commercial/Services	15	13	9	4	-12	-76%
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	2	2	2	2	0	0%
Constrained Acres	329	329	329	329	0	0%
Employment Density ³	20.7	24.6	25.8	27.4	6.7	33%
Residential Density ⁴	3.3	3.4	2.9	2.7	-0.6	-19%

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