

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 142.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,348	6,753	6,998	7,142	794	13%
Household Population	6,210	6,626	6,844	6,966	756	12%
Group Quarters Population	138	127	154	176	38	28%
Civilian	138	127	154	176	38	28%
Military	0	0	0	0	0	0%
Total Housing Units	1,971	2,065	2,111	2,154	183	9%
Single Family	1,971	2,065	2,111	2,120	149	8%
Multiple Family	0	0	0	34	34	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,909	1,999	2,067	2,110	201	11%
Single Family	1,909	1,999	2,067	2,076	167	9%
Multiple Family	0	0	0	34	34	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.1%	3.2%	2.1%	2.0%	-1.1	-35%
Single Family	3.1%	3.2%	2.1%	2.1%	-1.0	-32%
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	3.25	3.31	3.31	3.30	0.0	2%

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	254	182	147	109	-145	-57%
\$15,000-\$29,999	261	266	240	212	-49	-19%
\$30,000-\$44,999	289	253	257	222	-67	-23%
\$45,000-\$59,999	263	321	295	269	6	2%
\$60,000-\$74,999	233	238	244	284	51	22%
\$75,000-\$99,999	271	288	337	363	92	34%
\$100,000-\$124,999	141	181	211	218	77	55%
\$125,000-\$149,999	85	110	128	155	70	82%
\$150,000-\$199,999	76	149	180	197	121	159%
\$200,000 or more	36	11	28	81	45	125%
Total Households	1,909	1,999	2,067	2,110	201	11%
Median Household Income						
Adjusted for inflation (\$2010)	\$53,584	\$58,949	\$65,809	\$72,835	\$19,251	36%

*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.

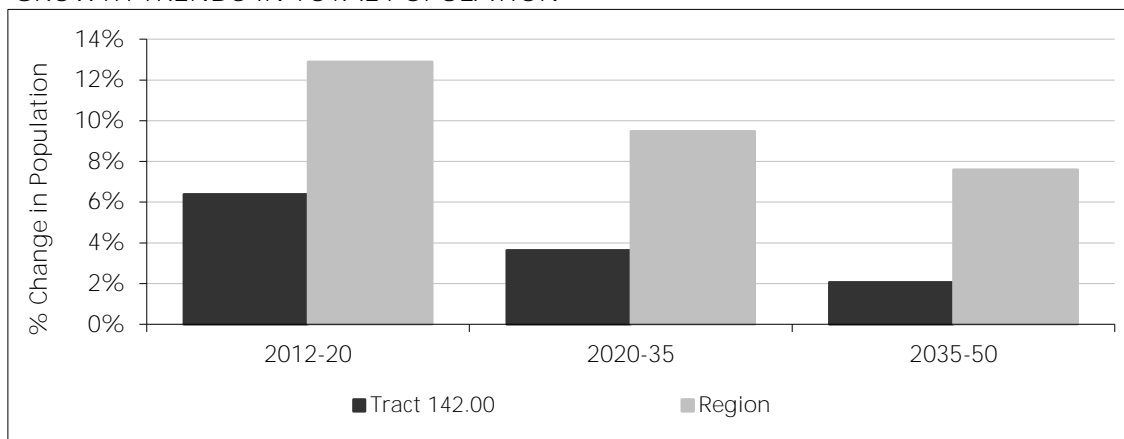
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,348	6,753	6,998	7,142	794	13%
Under 5	360	441	401	386	26	7%
5 to 9	430	461	482	470	40	9%
10 to 14	486	469	496	503	17	3%
15 to 17	314	280	286	296	-18	-6%
18 to 19	209	161	167	177	-32	-15%
20 to 24	469	479	416	421	-48	-10%
25 to 29	394	430	356	337	-57	-14%
30 to 34	424	453	459	442	18	4%
35 to 39	359	402	424	368	9	3%
40 to 44	420	401	493	435	15	4%
45 to 49	441	408	428	445	4	1%
50 to 54	544	511	509	562	18	3%
55 to 59	422	475	399	510	88	21%
60 to 61	158	201	163	186	28	18%
62 to 64	175	227	207	224	49	28%
65 to 69	208	308	333	353	145	70%
70 to 74	120	189	253	226	106	88%
75 to 79	138	175	304	293	155	112%
80 to 84	118	120	218	248	130	110%
85 and over	159	162	204	260	101	64%
Median Age	36.2	37.5	40.1	42.0	5.8	16%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,348	6,753	6,998	7,142	794	13%
Hispanic	2,823	3,308	3,960	4,600	1,777	63%
Non-Hispanic	3,525	3,445	3,038	2,542	-983	-28%
White	2,160	1,902	1,074	214	-1,946	-90%
Black	618	696	816	916	298	48%
American Indian	23	24	26	25	2	9%
Asian	419	482	699	883	464	111%
Hawaiian / Pacific Islander	74	81	92	107	33	45%
Other	18	23	30	37	19	106%
Two or More Races	213	237	301	360	147	69%

GROWTH TRENDS IN TOTAL POPULATION



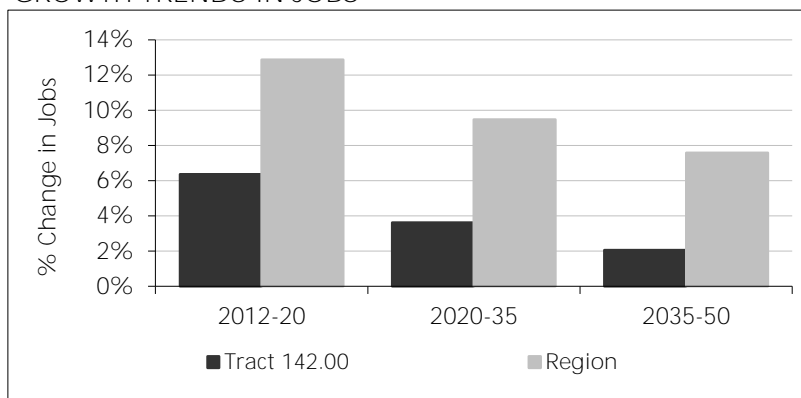
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	326	347	347	621	295	90%
Civilian Jobs	326	347	347	621	295	90%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	557	557	557	557	0	0%
Developed Acres	530	546	555	557	28	5%
Low Density Single Family	0	0	0	0	0	0%
Single Family	368	384	393	395	28	8%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	7	7	7	7	0	0%
Mixed Use	0	0	0	7	7	--
Industrial	21	8	8	1	-20	-96%
Commercial/Services	1	1	1	1	0	0%
Office	0	0	0	0	0	0%
Schools	18	18	18	18	0	0%
Roads and Freeways	105	118	118	118	13	12%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	11	11	11	11	0	0%
Vacant Developable Acres	28	11	2	0	-28	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	28	11	2	0	-28	-99%
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	0	0	0	0	0	0%
Employment Density ³	8.4	13.2	13.2	27.4	19.0	227%
Residential Density ⁴	5.3	5.3	5.3	5.3	0.0	1%

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