

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 2.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,923	2,189	2,703	2,617	694	36%
Household Population	1,923	2,189	2,703	2,617	694	36%
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	1,116	1,171	1,448	1,449	333	30%
Single Family	609	614	593	594	-15	-2%
Multiple Family	507	557	855	855	348	69%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,054	1,143	1,404	1,365	311	30%
Single Family	554	592	570	564	10	2%
Multiple Family	500	551	834	801	301	60%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.6%	2.4%	3.0%	5.8%	0.2	4%
Single Family	9.0%	3.6%	3.9%	5.1%	-3.9	-43%
Multiple Family	1.4%	1.1%	2.5%	6.3%	4.9	350%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.82	1.92	1.93	1.92	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	224	108	129	110	-114	-51%
\$15,000-\$29,999	157	155	129	122	-35	-22%
\$30,000-\$44,999	127	75	145	128	1	1%
\$45,000-\$59,999	96	134	155	84	-12	-13%
\$60,000-\$74,999	72	96	127	132	60	83%
\$75,000-\$99,999	91	153	123	152	61	67%
\$100,000-\$124,999	65	93	145	156	91	140%
\$125,000-\$149,999	50	80	113	88	38	76%
\$150,000-\$199,999	66	103	117	155	89	135%
\$200,000 or more	106	146	221	238	132	125%
Total Households	1,054	1,143	1,404	1,365	311	30%

*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.

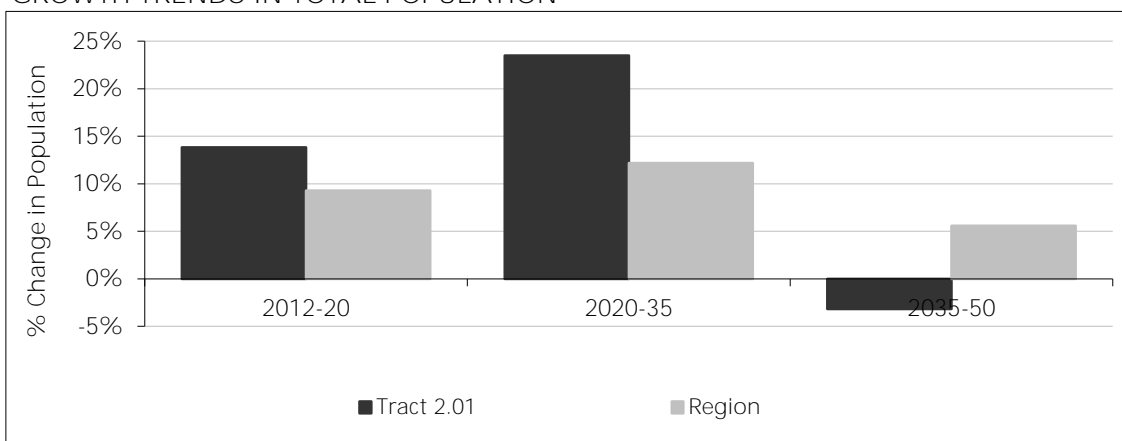
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,923	2,189	2,703	2,617	694	36%
Under 5	97	130	175	200	103	106%
5 to 9	90	108	151	176	86	96%
10 to 14	73	64	96	114	41	56%
15 to 17	46	49	68	71	25	54%
18 to 19	20	18	29	31	11	55%
20 to 24	55	56	69	76	21	38%
25 to 29	114	119	38	35	-79	-69%
30 to 34	172	168	150	181	9	5%
35 to 39	141	183	170	123	-18	-13%
40 to 44	126	132	177	151	25	20%
45 to 49	171	158	231	192	21	12%
50 to 54	141	125	164	142	1	1%
55 to 59	128	130	131	142	14	11%
60 to 61	48	61	70	81	33	69%
62 to 64	124	159	169	194	70	56%
65 to 69	132	195	215	214	82	62%
70 to 74	79	138	199	148	69	87%
75 to 79	53	79	151	101	48	91%
80 to 84	62	64	146	109	47	76%
85 and over	51	53	104	136	85	167%
Median Age	45.8	47.1	49.9	48.9	3.1	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,923	2,189	2,703	2,617	694	36%
Hispanic	225	317	539	633	408	181%
Non-Hispanic	1,698	1,872	2,164	1,984	286	17%
White	1,542	1,684	1,893	1,682	140	9%
Black	22	25	25	22	0	0%
American Indian	9	9	1	0	-9	-100%
Asian	81	101	166	189	108	133%
Hawaiian / Pacific Islander	0	0	0	0	0	0%
Other	0	0	0	2	2	--
Two or More Races	44	53	79	89	45	102%

GROWTH TRENDS IN TOTAL POPULATION



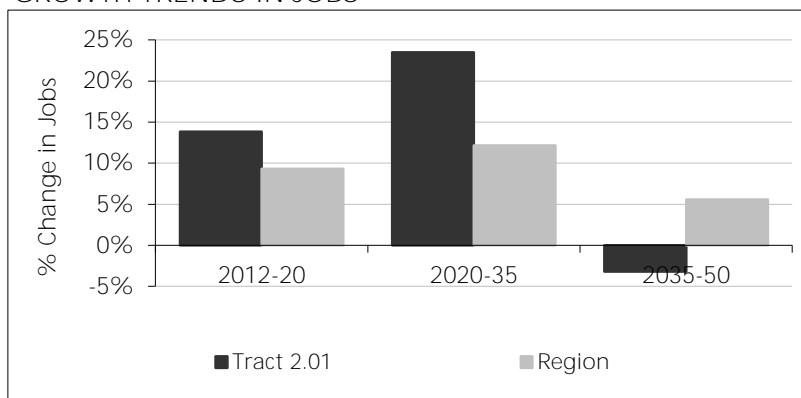
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	721	825	825	825	104	14%
Civilian Jobs	721	825	825	825	104	14%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	188	188	188	188	0	0%
Developed Acres	181	182	182	182	1	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	72	72	70	70	-2	-3%
Multiple Family	6	6	8	8	1	23%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	5	7	7	7	--
Industrial	0	0	0	0	0	-100%
Commercial/Services	6	4	2	2	-3	-60%
Office	2	1	0	0	-1	-85%
Schools	4	4	4	4	0	0%
Roads and Freeways	38	38	38	38	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	54	54	54	54	0	0%
Vacant Developable Acres	2	1	1	1	-1	-63%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	1	0	-47%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	-100%
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	5	5	5	5	0	0%
Employment Density ³	62.2	75.1	83.1	83.1	20.9	34%
Residential Density ⁴	14.3	14.7	17.9	17.8	3.6	25%

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