

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 101.12

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,775	4,831	5,238	5,406	631	13%
Household Population	4,775	4,831	5,238	5,406	631	13%
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	1,513	1,513	1,607	1,698	185	12%
Single Family	35	35	35	35	0	0%
Multiple Family	1,379	1,379	1,473	1,564	185	13%
Mobile Homes	99	99	99	99	0	0%
Occupied Housing Units	1,408	1,406	1,523	1,588	180	13%
Single Family	33	31	31	28	-5	-15%
Multiple Family	1,281	1,279	1,419	1,493	212	17%
Mobile Homes	94	96	73	67	-27	-29%
Vacancy Rate	6.9%	7.1%	5.2%	6.5%	-0.4	-6%
Single Family	5.7%	11.4%	11.4%	20.0%	14.3	251%
Multiple Family	7.1%	7.3%	3.7%	4.5%	-2.6	-37%
Mobile Homes	5.1%	3.0%	26.3%	32.3%	27.2	533%
Persons per Household	3.39	3.44	3.44	3.40	0.0	0%

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	178	188	173	161	-17	-10%
\$15,000-\$29,999	411	239	249	203	-208	-51%
\$30,000-\$44,999	351	337	339	305	-46	-13%
\$45,000-\$59,999	232	166	189	251	19	8%
\$60,000-\$74,999	110	101	122	158	48	44%
\$75,000-\$99,999	100	167	202	182	82	82%
\$100,000-\$124,999	16	101	97	113	97	606%
\$125,000-\$149,999	5	63	66	98	93	1860%
\$150,000-\$199,999	4	43	83	106	102	2550%
\$200,000 or more	1	1	3	11	10	1000%
Total Households	1,408	1,406	1,523	1,588	180	13%
Median Household Income						
Adjusted for inflation (\$2010)	\$34,915	\$42,285	\$45,040	\$52,470	\$17,555	50%

*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.

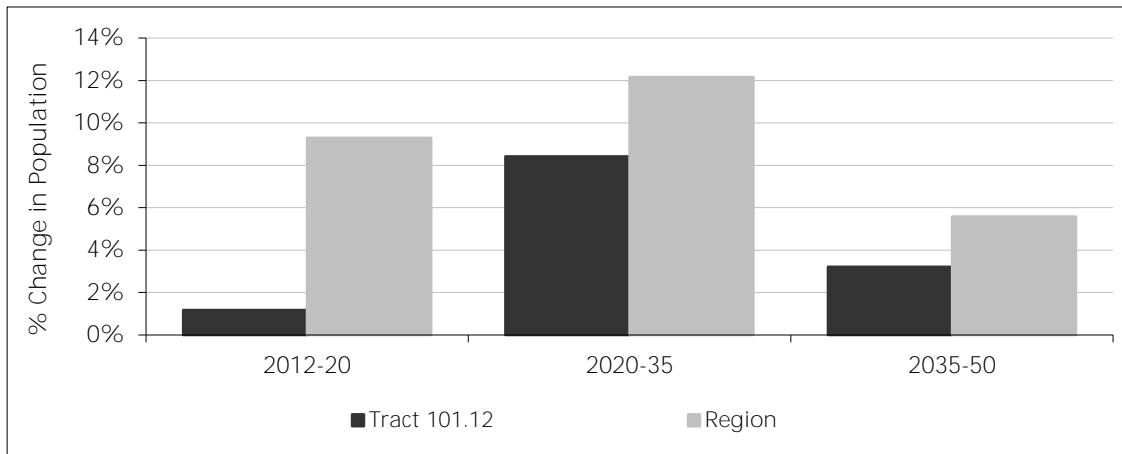
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,775	4,831	5,238	5,406	631	13%
Under 5	480	535	510	459	-21	-4%
5 to 9	394	379	393	375	-19	-5%
10 to 14	403	364	357	361	-42	-10%
15 to 17	307	261	248	263	-44	-14%
18 to 19	206	165	154	160	-46	-22%
20 to 24	410	405	352	367	-43	-10%
25 to 29	400	422	379	361	-39	-10%
30 to 34	340	321	356	318	-22	-6%
35 to 39	314	301	376	318	4	1%
40 to 44	330	278	364	327	-3	-1%
45 to 49	293	276	298	335	42	14%
50 to 54	275	293	310	387	112	41%
55 to 59	190	233	234	327	137	72%
60 to 61	66	92	101	120	54	82%
62 to 64	74	105	119	131	57	77%
65 to 69	96	143	210	222	126	131%
70 to 74	68	104	189	186	118	174%
75 to 79	48	60	127	140	92	192%
80 to 84	40	43	83	114	74	185%
85 and over	41	51	78	135	94	229%
Median Age	27.3	28.6	33.2	35.6	8.3	30%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,775	4,831	5,238	5,406	631	13%
Hispanic	4,010	4,217	4,681	4,979	969	24%
Non-Hispanic	765	614	557	427	-338	-44%
White	284	219	134	38	-246	-87%
Black	206	164	167	147	-59	-29%
American Indian	9	5	2	1	-8	-89%
Asian	173	143	163	155	-18	-10%
Hawaiian / Pacific Islander	8	6	5	3	-5	-63%
Other	0	0	0	0	0	0%
Two or More Races	85	77	86	83	-2	-2%

GROWTH TRENDS IN TOTAL POPULATION



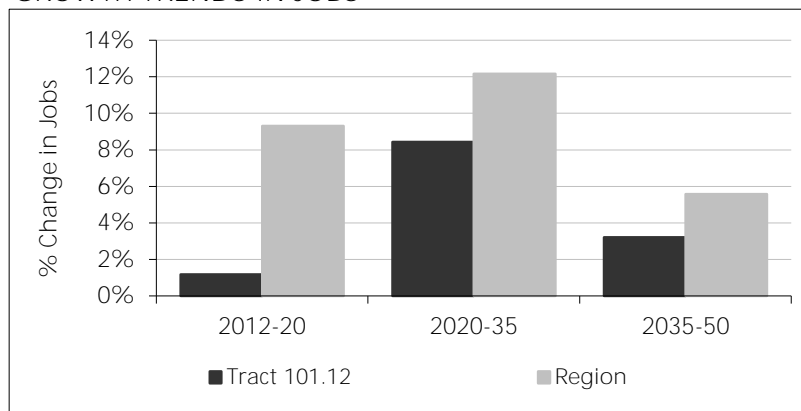
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	364	364	368	368	4	1%
Civilian Jobs	364	364	368	368	4	1%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	222	222	222	222	0	0%
Developed Acres	221	221	222	222	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	4	4	4	4	0	0%
Multiple Family	82	82	82	83	1	1%
Mobile Homes	5	5	5	5	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	3	3	3	3	0	0%
Commercial/Services	2	2	2	2	0	0%
Office	0	0	0	0	0	0%
Schools	58	58	58	58	0	0%
Roads and Freeways	61	61	61	61	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	6	6	7	6	0	0%
Vacant Developable Acres	1	1	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
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	1	1	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density ³	5.8	5.8	5.8	5.8	0.1	1%
Residential Density ⁴	16.6	16.6	17.6	18.4	1.9	11%

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