

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 91.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,721	3,830	3,983	4,493	772	21%
Household Population	3,711	3,827	3,968	4,469	758	20%
Group Quarters Population	10	3	15	24	14	140%
Civilian	10	3	15	24	14	140%
Military	0	0	0	0	0	0%
Total Housing Units	1,700	1,706	1,719	1,971	271	16%
Single Family	1,282	1,282	1,295	1,298	16	1%
Multiple Family	418	424	424	673	255	61%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,639	1,641	1,680	1,897	258	16%
Single Family	1,242	1,236	1,275	1,260	18	1%
Multiple Family	397	405	405	637	240	60%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.6%	3.8%	2.3%	3.8%	0.2	6%
Single Family	3.1%	3.6%	1.5%	2.9%	-0.2	-6%
Multiple Family	5.0%	4.5%	4.5%	5.3%	0.3	6%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.26	2.33	2.36	2.36	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	147	126	125	110	-37	-25%
\$15,000-\$29,999	225	152	130	104	-121	-54%
\$30,000-\$44,999	113	187	173	175	62	55%
\$45,000-\$59,999	168	246	196	170	2	1%
\$60,000-\$74,999	154	133	180	243	89	58%
\$75,000-\$99,999	253	263	224	235	-18	-7%
\$100,000-\$124,999	155	171	173	238	83	54%
\$125,000-\$149,999	105	84	146	170	65	62%
\$150,000-\$199,999	166	144	137	210	44	27%
\$200,000 or more	153	135	196	242	89	58%
Total Households	1,639	1,641	1,680	1,897	258	16%
Median Household Income						
Adjusted for inflation (\$2010)	\$76,235	\$72,350	\$79,018	\$90,585	\$14,350	19%

*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.

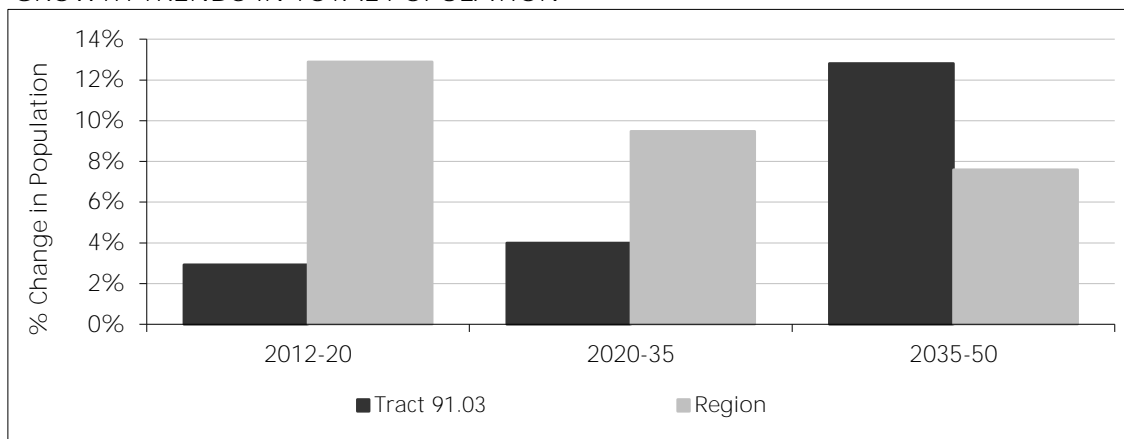
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,721	3,830	3,983	4,493	772	21%
Under 5	172	193	166	204	32	19%
5 to 9	175	196	177	213	38	22%
10 to 14	161	158	174	192	31	19%
15 to 17	97	83	103	101	4	4%
18 to 19	59	41	42	37	-22	-37%
20 to 24	149	131	129	124	-25	-17%
25 to 29	289	269	218	259	-30	-10%
30 to 34	288	278	227	295	7	2%
35 to 39	276	316	268	316	40	14%
40 to 44	289	265	282	259	-30	-10%
45 to 49	271	232	263	249	-22	-8%
50 to 54	258	212	233	237	-21	-8%
55 to 59	274	275	235	292	18	7%
60 to 61	90	105	77	92	2	2%
62 to 64	155	181	144	186	31	20%
65 to 69	201	269	250	306	105	52%
70 to 74	125	201	245	231	106	85%
75 to 79	120	157	274	248	128	107%
80 to 84	121	118	239	279	158	131%
85 and over	151	150	237	373	222	147%
Median Age	43.4	44.7	48.9	49.9	6.5	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,721	3,830	3,983	4,493	772	21%
Hispanic	452	570	805	1,154	702	155%
Non-Hispanic	3,269	3,260	3,178	3,339	70	2%
White	2,892	2,839	2,618	2,574	-318	-11%
Black	47	51	57	70	23	49%
American Indian	6	6	6	6	0	0%
Asian	175	196	274	376	201	115%
Hawaiian / Pacific Islander	17	21	30	44	27	159%
Other	16	16	16	20	4	25%
Two or More Races	116	131	177	249	133	115%

GROWTH TRENDS IN TOTAL POPULATION



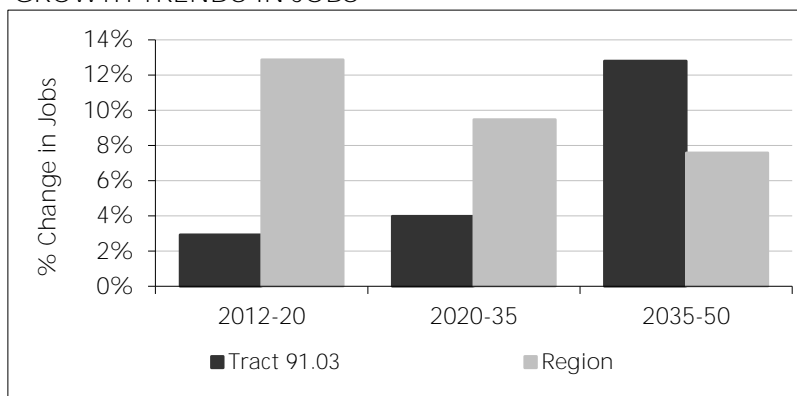
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	555	555	555	557	2	0%
Civilian Jobs	555	555	555	557	2	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	431	431	431	431	0	0%
Developed Acres	429	429	430	431	2	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	221	221	222	223	2	1%
Multiple Family	12	12	12	12	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	9	9	--
Industrial	0	0	0	0	0	-100%
Commercial/Services	40	40	40	32	-8	-19%
Office	1	1	1	0	-1	-100%
Schools	5	5	5	5	0	0%
Roads and Freeways	107	107	107	107	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	43	43	43	43	0	0%
Vacant Developable Acres	2	2	1	0	-2	-88%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	2	0	0	-2	-100%
Multiple Family	0	0	0	0	0	0%
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	0	0	0	0	0	0%
Employment Density ³	12.2	12.2	12.2	13.4	1.3	10%
Residential Density ⁴	7.3	7.3	7.3	8.3	1.0	13%

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