

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 121.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,207	2,266	5,241	4,900	2,693	122%
Household Population	2,197	2,259	5,231	4,890	2,693	123%
Group Quarters Population	10	7	10	10	0	0%
Civilian	10	7	10	10	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	686	687	1,857	1,786	1,100	160%
Single Family	437	438	438	446	9	2%
Multiple Family	249	249	1,419	1,340	1,091	438%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	674	658	1,826	1,729	1,055	157%
Single Family	432	416	427	411	-21	-5%
Multiple Family	242	242	1,399	1,318	1,076	445%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.7%	4.2%	1.7%	3.2%	1.5	88%
Single Family	1.1%	5.0%	2.5%	7.8%	6.7	609%
Multiple Family	2.8%	2.8%	1.4%	1.6%	-1.2	-43%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.26	3.43	2.86	2.83	-0.4	-13%

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	84	102	171	121	37	44%
\$15,000-\$29,999	105	149	311	223	118	112%
\$30,000-\$44,999	95	103	292	269	174	183%
\$45,000-\$59,999	125	94	240	250	125	100%
\$60,000-\$74,999	74	62	206	188	114	154%
\$75,000-\$99,999	58	76	239	239	181	312%
\$100,000-\$124,999	30	28	159	167	137	457%
\$125,000-\$149,999	38	24	69	97	59	155%
\$150,000-\$199,999	37	18	91	109	72	195%
\$200,000 or more	28	2	48	66	38	136%
Total Households	674	658	1,826	1,729	1,055	157%

*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.

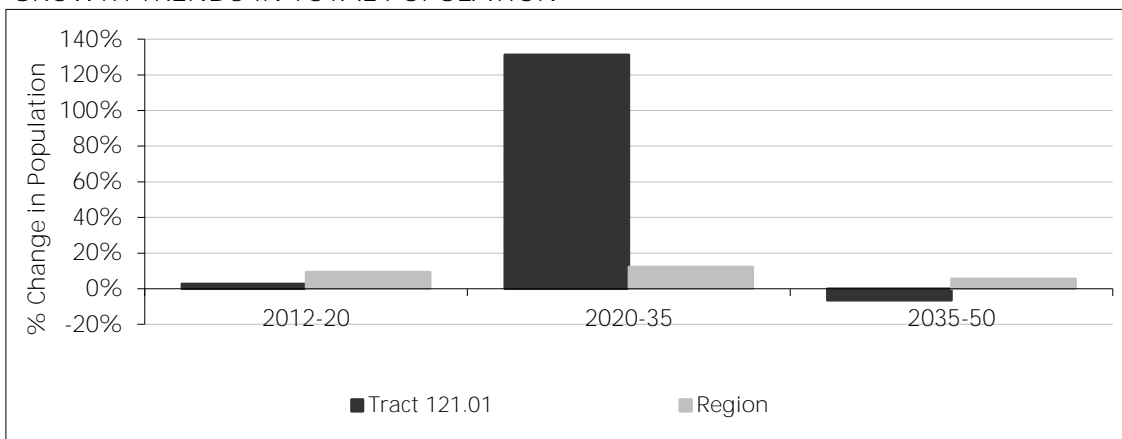
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,207	2,266	5,241	4,900	2,693	122%
Under 5	181	205	408	331	150	83%
5 to 9	188	185	397	328	140	74%
10 to 14	168	157	343	300	132	79%
15 to 17	110	94	196	175	65	59%
18 to 19	64	48	99	90	26	41%
20 to 24	162	157	283	262	100	62%
25 to 29	127	145	277	236	109	86%
30 to 34	151	151	349	281	130	86%
35 to 39	138	140	361	269	131	95%
40 to 44	119	107	303	231	112	94%
45 to 49	154	150	347	334	180	117%
50 to 54	120	118	245	270	150	125%
55 to 59	118	132	241	285	167	142%
60 to 61	26	33	77	86	60	231%
62 to 64	64	78	174	167	103	161%
65 to 69	80	100	252	231	151	189%
70 to 74	67	89	277	244	177	264%
75 to 79	67	70	262	268	201	300%
80 to 84	51	49	195	251	200	392%
85 and over	52	58	155	261	209	402%
Median Age	33.4	34.7	38.7	43.9	10.5	31%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,207	2,266	5,241	4,900	2,693	122%
Hispanic	1,745	1,888	4,738	4,476	2,731	157%
Non-Hispanic	462	378	503	424	-38	-8%
White	266	179	2	0	-266	-100%
Black	27	23	19	0	-27	-100%
American Indian	8	10	29	27	19	238%
Asian	119	119	317	264	145	122%
Hawaiian / Pacific Islander	19	20	47	42	23	121%
Other	2	4	20	22	20	1000%
Two or More Races	21	23	69	69	48	229%

GROWTH TRENDS IN TOTAL POPULATION



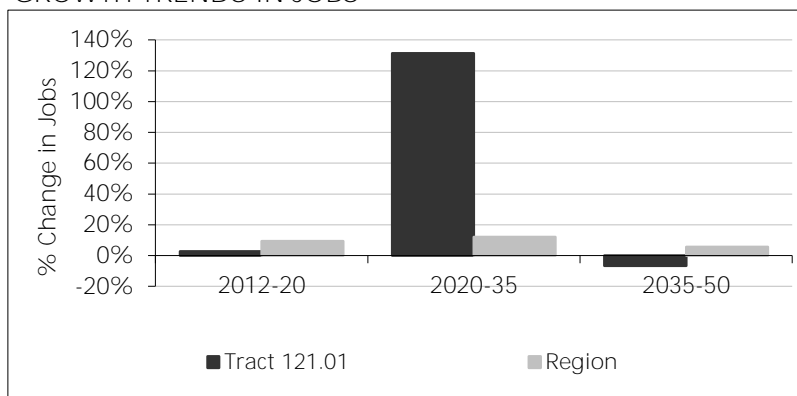
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	387	861	1,017	1,175	788	204%
Civilian Jobs	387	861	1,017	1,175	788	204%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	157	157	157	157	0	0%
Developed Acres	148	148	149	156	8	5%
Low Density Single Family	0	0	0	0	0	0%
Single Family	84	84	84	89	6	7%
Multiple Family	8	8	8	6	-2	-24%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	11	17	22	22	--
Industrial	0	0	0	0	0	0%
Commercial/Services	20	9	4	2	-18	-88%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	36	36	36	36	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	9	9	8	1	-8	-90%
Low Density Single Family	0	0	0	0	0	0%
Single Family	7	7	7	0	-7	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	1	1	0	0	-1	-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	1	1	1	1	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density ³	19.1	58.4	81.3	87.5	68.4	358%
Residential Density ⁴	7.5	7.1	18.5	16.8	9.3	124%

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