

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 153.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,219	3,303	3,330	3,264	45	1%
Household Population	3,219	3,303	3,330	3,264	45	1%
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	1,065	1,065	1,065	1,065	0	0%
Single Family	590	590	590	590	0	0%
Multiple Family	475	475	475	475	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,032	1,032	1,032	1,025	-7	-1%
Single Family	576	576	576	576	0	0%
Multiple Family	456	456	456	449	-7	-2%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.1%	3.1%	3.1%	3.8%	0.7	23%
Single Family	2.4%	2.4%	2.4%	2.4%	0.0	0%
Multiple Family	4.0%	4.0%	4.0%	5.5%	1.5	38%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.12	3.20	3.23	3.18	0.1	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	116	104	87	76	-40	-34%
\$15,000-\$29,999	287	195	179	128	-159	-55%
\$30,000-\$44,999	146	150	140	133	-13	-9%
\$45,000-\$59,999	139	135	114	171	32	23%
\$60,000-\$74,999	115	133	155	98	-17	-15%
\$75,000-\$99,999	79	142	143	144	65	82%
\$100,000-\$124,999	52	58	80	110	58	112%
\$125,000-\$149,999	36	40	41	55	19	53%
\$150,000-\$199,999	40	33	38	36	-4	-10%
\$200,000 or more	22	42	55	74	52	236%
Total Households	1,032	1,032	1,032	1,025	-7	-1%

*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.

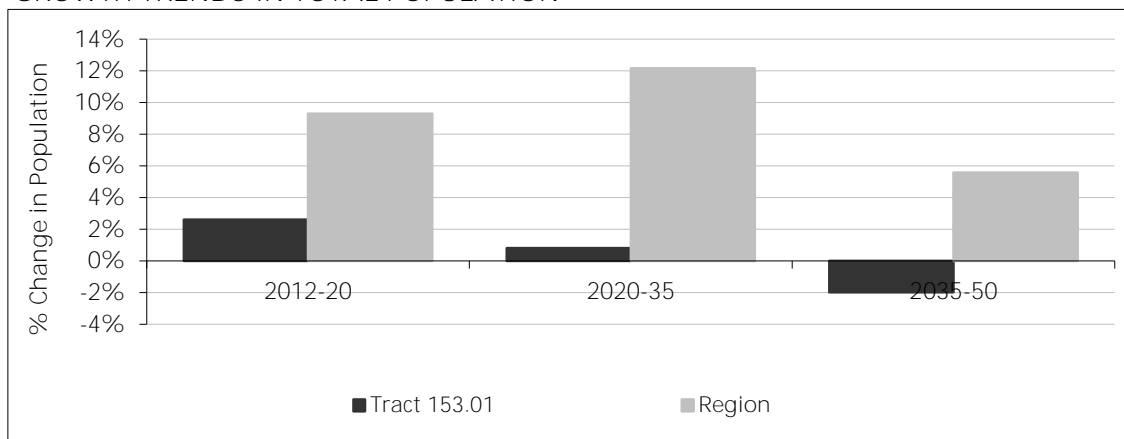
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,219	3,303	3,330	3,264	45	1%
Under 5	262	324	321	369	107	41%
5 to 9	281	320	348	392	111	40%
10 to 14	265	267	298	346	81	31%
15 to 17	213	182	200	208	-5	-2%
18 to 19	133	101	128	137	4	3%
20 to 24	233	204	188	193	-40	-17%
25 to 29	200	243	218	261	61	31%
30 to 34	209	239	245	235	26	12%
35 to 39	197	227	258	251	54	27%
40 to 44	191	182	218	188	-3	-2%
45 to 49	228	205	226	199	-29	-13%
50 to 54	193	157	132	64	-129	-67%
55 to 59	179	168	109	91	-88	-49%
60 to 61	53	64	48	47	-6	-11%
62 to 64	73	76	35	12	-61	-84%
65 to 69	75	95	89	74	-1	-1%
70 to 74	74	107	100	61	-13	-18%
75 to 79	55	67	60	53	-2	-4%
80 to 84	55	30	56	34	-21	-38%
85 and over	50	45	53	49	-1	-2%
Median Age	30.5	30.2	29.2	24.7	-5.8	-19%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,219	3,303	3,330	3,264	45	1%
Hispanic	1,011	1,204	1,498	1,691	680	67%
Non-Hispanic	2,208	2,099	1,832	1,573	-635	-29%
White	1,721	1,537	1,053	660	-1,061	-62%
Black	122	145	195	231	109	89%
American Indian	23	20	4	3	-20	-87%
Asian	150	178	258	294	144	96%
Hawaiian / Pacific Islander	56	73	117	163	107	191%
Other	8	6	25	32	24	300%
Two or More Races	128	140	180	190	62	48%

GROWTH TRENDS IN TOTAL POPULATION



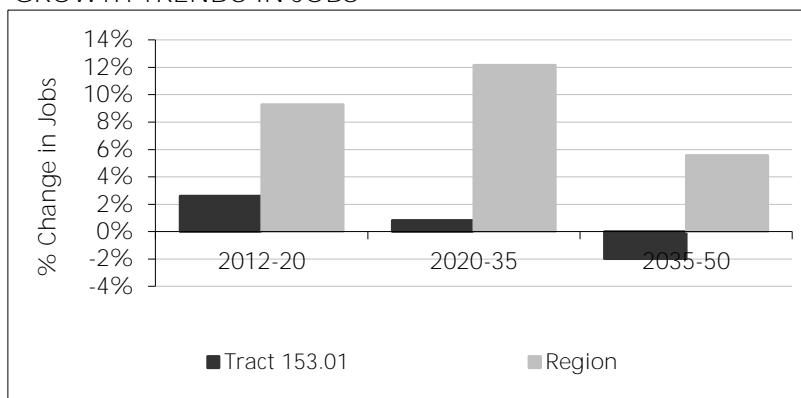
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	256	256	256	256	0	0%
Civilian Jobs	256	256	256	256	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	158	158	158	158	0	0%
Developed Acres	157	157	157	157	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	93	93	93	93	0	0%
Multiple Family	18	18	18	18	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	6	6	6	6	0	0%
Office	1	1	1	1	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	39	39	39	39	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	1	1	1	1	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	1	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	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	37.9	37.9	37.9	37.9	--	#VALUE!
Residential Density ⁴	9.6	9.6	9.6	9.6	0.0	0%

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