

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 100.11

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,644	3,817	3,961	3,888	244	7%
Household Population	3,617	3,797	3,922	3,834	217	6%
Group Quarters Population	27	20	39	54	27	100%
Civilian	27	20	39	54	27	100%
Military	0	0	0	0	0	0%
Total Housing Units	932	949	974	974	42	5%
Single Family	775	775	775	775	0	0%
Multiple Family	157	174	199	199	42	27%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	905	938	955	941	36	4%
Single Family	766	766	766	763	-3	0%
Multiple Family	139	172	189	178	39	28%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.9%	1.2%	2.0%	3.4%	0.5	17%
Single Family	1.2%	1.2%	1.2%	1.5%	0.3	25%
Multiple Family	11.5%	1.1%	5.0%	10.6%	-0.9	-8%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.00	4.05	4.11	4.07	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	58	70	57	46	-12	-21%
\$15,000-\$29,999	73	111	98	74	1	1%
\$30,000-\$44,999	125	139	132	123	-2	-2%
\$45,000-\$59,999	184	141	141	140	-44	-24%
\$60,000-\$74,999	90	157	122	84	-6	-7%
\$75,000-\$99,999	159	145	183	187	28	18%
\$100,000-\$124,999	99	79	108	130	31	31%
\$125,000-\$149,999	77	50	42	71	-6	-8%
\$150,000-\$199,999	32	39	65	68	36	113%
\$200,000 or more	8	7	7	18	10	125%
Total Households	905	938	955	941	36	4%
Median Household Income						
Adjusted for inflation (\$2010)	\$62,083	\$60,764	\$66,086	\$75,468	\$13,385	22%

*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.

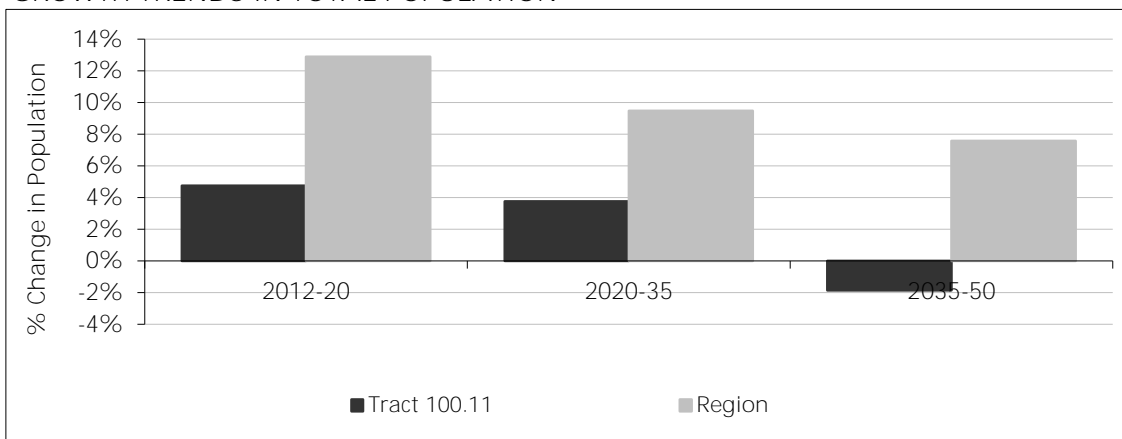
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,644	3,817	3,961	3,888	244	7%
Under 5	223	248	215	183	-40	-18%
5 to 9	223	214	204	180	-43	-19%
10 to 14	260	238	220	201	-59	-23%
15 to 17	204	168	154	154	-50	-25%
18 to 19	142	117	112	109	-33	-23%
20 to 24	314	305	257	241	-73	-23%
25 to 29	263	281	238	212	-51	-19%
30 to 34	202	192	195	169	-33	-16%
35 to 39	230	223	236	187	-43	-19%
40 to 44	203	168	196	155	-48	-24%
45 to 49	236	214	210	203	-33	-14%
50 to 54	225	233	235	262	37	16%
55 to 59	234	273	246	309	75	32%
60 to 61	79	106	108	113	34	43%
62 to 64	117	161	171	172	55	47%
65 to 69	154	231	283	274	120	78%
70 to 74	103	159	210	186	83	81%
75 to 79	98	118	204	208	110	112%
80 to 84	82	92	149	170	88	107%
85 and over	52	76	118	200	148	285%
Median Age	34.8	38.3	43.8	48.8	14.0	40%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,644	3,817	3,961	3,888	244	7%
Hispanic	2,266	2,599	2,810	2,947	681	30%
Non-Hispanic	1,378	1,218	1,151	941	-437	-32%
White	377	316	190	53	-324	-86%
Black	198	171	168	145	-53	-27%
American Indian	5	4	1	0	-5	-100%
Asian	630	572	640	604	-26	-4%
Hawaiian / Pacific Islander	26	24	15	9	-17	-65%
Other	17	8	1	0	-17	-100%
Two or More Races	125	123	136	130	5	4%

GROWTH TRENDS IN TOTAL POPULATION



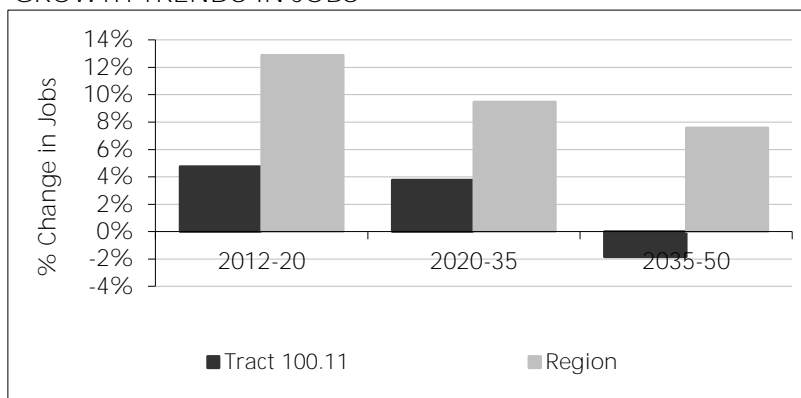
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	350	362	362	362	12	3%
Civilian Jobs	350	362	362	362	12	3%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	214	214	214	214	0	0%
Developed Acres	214	214	214	214	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	106	106	106	106	0	0%
Multiple Family	10	10	10	10	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	3	3	3	3	0	13%
Office	0	0	0	0	0	0%
Schools	40	40	40	40	0	0%
Roads and Freeways	42	42	42	42	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	13	13	13	13	0	0%
Vacant Developable Acres	0	0	0	0	0	-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	-100%
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	8.1	8.3	8.3	8.3	0.2	3%
Residential Density ⁴	8.1	8.2	8.4	8.4	0.4	5%

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