

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 97.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,811	5,901	5,899	5,770	-41	-1%
Household Population	5,803	5,899	5,886	5,748	-55	-1%
Group Quarters Population	8	2	13	22	14	175%
Civilian	8	2	13	22	14	175%
Military	0	0	0	0	0	0%
Total Housing Units	2,493	2,494	2,494	2,494	1	0%
Single Family	1,797	1,798	1,798	1,798	1	0%
Multiple Family	696	696	696	696	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,424	2,397	2,372	2,318	-106	-4%
Single Family	1,747	1,741	1,744	1,736	-11	-1%
Multiple Family	677	656	628	582	-95	-14%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.8%	3.9%	4.9%	7.1%	4.3	154%
Single Family	2.8%	3.2%	3.0%	3.4%	0.6	21%
Multiple Family	2.7%	5.7%	9.8%	16.4%	13.7	507%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.39	2.46	2.48	2.48	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	23	108	99	76	53	230%
\$15,000-\$29,999	218	169	135	124	-94	-43%
\$30,000-\$44,999	171	198	186	144	-27	-16%
\$45,000-\$59,999	102	253	211	153	51	50%
\$60,000-\$74,999	352	222	146	208	-144	-41%
\$75,000-\$99,999	462	274	346	282	-180	-39%
\$100,000-\$124,999	373	337	262	209	-164	-44%
\$125,000-\$149,999	235	180	245	290	55	23%
\$150,000-\$199,999	257	279	314	347	90	35%
\$200,000 or more	231	377	428	485	254	110%
Total Households	2,424	2,397	2,372	2,318	-106	-4%
Median Household Income						
Adjusted for inflation (\$2010)	\$93,723	\$97,673	\$106,011	\$120,574	\$26,851	29%

*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.

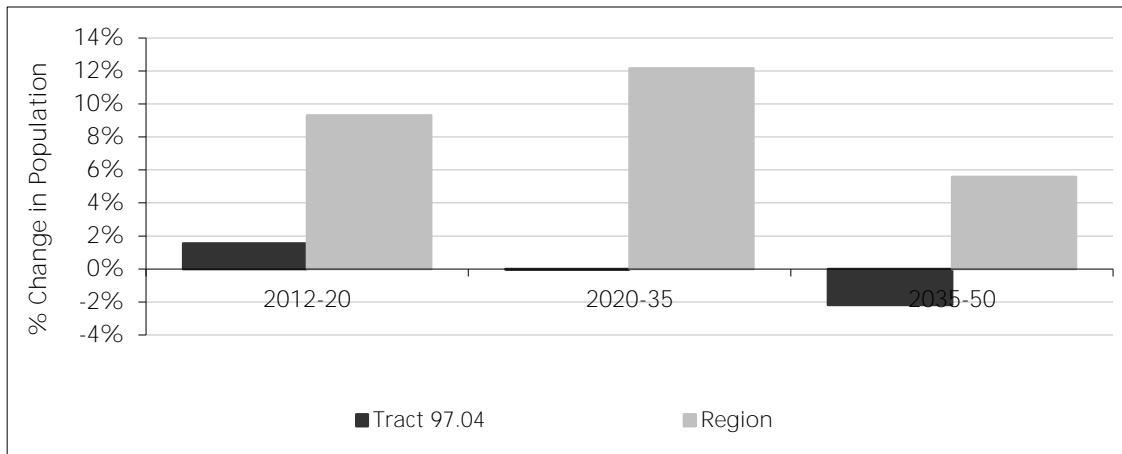
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,811	5,901	5,899	5,770	-41	-1%
Under 5	312	341	285	311	-1	0%
5 to 9	285	306	278	297	12	4%
10 to 14	278	255	251	244	-34	-12%
15 to 17	196	153	173	156	-40	-20%
18 to 19	119	76	83	57	-62	-52%
20 to 24	303	254	239	207	-96	-32%
25 to 29	357	316	252	257	-100	-28%
30 to 34	386	361	268	305	-81	-21%
35 to 39	427	477	402	409	-18	-4%
40 to 44	351	320	337	291	-60	-17%
45 to 49	398	333	360	297	-101	-25%
50 to 54	460	364	391	342	-118	-26%
55 to 59	408	403	321	357	-51	-13%
60 to 61	137	155	109	121	-16	-12%
62 to 64	229	261	206	234	5	2%
65 to 69	398	526	471	522	124	31%
70 to 74	286	458	549	455	169	59%
75 to 79	215	281	476	364	149	69%
80 to 84	128	122	241	230	102	80%
85 and over	138	139	207	314	176	128%
Median Age	43.5	46.4	50.3	50.8	7.3	17%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,811	5,901	5,899	5,770	-41	-1%
Hispanic	814	959	1,114	1,274	460	57%
Non-Hispanic	4,997	4,942	4,785	4,496	-501	-10%
White	4,119	4,003	3,636	3,228	-891	-22%
Black	223	240	268	288	65	29%
American Indian	18	17	18	17	-1	-6%
Asian	390	411	535	592	202	52%
Hawaiian / Pacific Islander	22	29	40	51	29	132%
Other	12	11	11	11	-1	-8%
Two or More Races	213	231	277	309	96	45%

GROWTH TRENDS IN TOTAL POPULATION



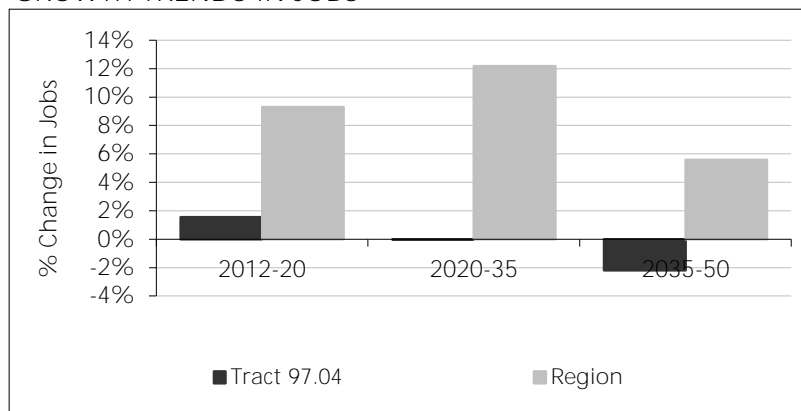
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	286	286	286	286	0	0%
Civilian Jobs	286	286	286	286	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	779	779	779	779	0	0%
Developed Acres	777	777	777	777	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	343	344	344	344	0	0%
Multiple Family	30	30	30	30	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	1	1	1	1	0	0%
Office	3	3	3	3	0	0%
Schools	13	13	13	13	0	0%
Roads and Freeways	118	118	118	118	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	268	268	268	268	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	-100%
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	1	1	1	1	0	0%
Employment Density ³	15.7	15.7	15.7	15.7	0.0	0%
Residential Density ⁴	6.7	6.7	6.7	6.7	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 residential acre (single family, multiple