

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 85.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,323	5,451	5,501	5,508	185	3%
Household Population	5,300	5,434	5,477	5,480	180	3%
Group Quarters Population	23	17	24	28	5	22%
Civilian	23	17	24	28	5	22%
Military	0	0	0	0	0	0%
Total Housing Units	2,272	2,272	2,272	2,285	13	1%
Single Family	1,957	1,957	1,957	1,969	12	1%
Multiple Family	195	195	195	196	1	1%
Mobile Homes	120	120	120	120	0	0%
Occupied Housing Units	2,129	2,119	2,134	2,115	-14	-1%
Single Family	1,814	1,810	1,825	1,830	16	1%
Multiple Family	195	189	190	169	-26	-13%
Mobile Homes	120	120	119	116	-4	-3%
Vacancy Rate	6.3%	6.7%	6.1%	7.4%	1.1	17%
Single Family	7.3%	7.5%	6.7%	7.1%	-0.2	-3%
Multiple Family	0.0%	3.1%	2.6%	13.8%	13.8	0%
Mobile Homes	0.0%	0.0%	0.8%	3.3%	3.3	0%
Persons per Household	2.49	2.56	2.57	2.59	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	85	96	85	82	-3	-4%
\$15,000-\$29,999	179	149	138	111	-68	-38%
\$30,000-\$44,999	181	281	189	205	24	13%
\$45,000-\$59,999	233	141	222	183	-50	-21%
\$60,000-\$74,999	304	262	211	101	-203	-67%
\$75,000-\$99,999	373	305	277	348	-25	-7%
\$100,000-\$124,999	281	270	324	260	-21	-7%
\$125,000-\$149,999	185	214	180	211	26	14%
\$150,000-\$199,999	188	196	272	285	97	52%
\$200,000 or more	120	205	236	329	209	174%
Total Households	2,129	2,119	2,134	2,115	-14	-1%
Median Household Income						
Adjusted for inflation (\$2010)	\$80,529	\$85,697	\$95,036	\$102,644	\$22,115	27%

*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.

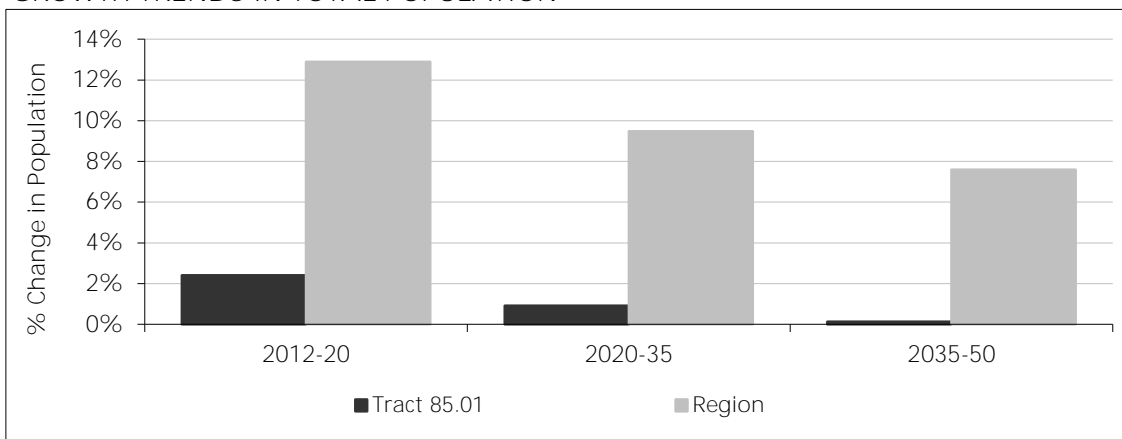
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,323	5,451	5,501	5,508	185	3%
Under 5	300	347	284	332	32	11%
5 to 9	326	373	390	404	78	24%
10 to 14	318	326	370	389	71	22%
15 to 17	202	188	246	199	-3	-1%
18 to 19	111	87	129	131	20	18%
20 to 24	315	292	252	260	-55	-17%
25 to 29	318	284	197	238	-80	-25%
30 to 34	407	399	294	361	-46	-11%
35 to 39	363	401	345	377	14	4%
40 to 44	340	321	365	330	-10	-3%
45 to 49	400	322	364	249	-151	-38%
50 to 54	439	370	427	404	-35	-8%
55 to 59	414	420	368	439	25	6%
60 to 61	122	152	114	139	17	14%
62 to 64	183	217	200	234	51	28%
65 to 69	225	287	207	178	-47	-21%
70 to 74	173	259	290	211	38	22%
75 to 79	137	182	293	281	144	105%
80 to 84	124	117	239	175	51	41%
85 and over	106	107	127	177	71	67%
Median Age	40.0	40.4	43.3	41.0	1.0	3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,323	5,451	5,501	5,508	185	3%
Hispanic	913	1,150	1,557	1,941	1,028	113%
Non-Hispanic	4,410	4,301	3,944	3,567	-843	-19%
White	3,859	3,700	3,143	2,631	-1,228	-32%
Black	57	65	85	109	52	91%
American Indian	26	23	32	24	-2	-8%
Asian	270	304	426	506	236	87%
Hawaiian / Pacific Islander	10	9	20	39	29	290%
Other	12	9	12	11	-1	-8%
Two or More Races	176	191	226	247	71	40%

GROWTH TRENDS IN TOTAL POPULATION



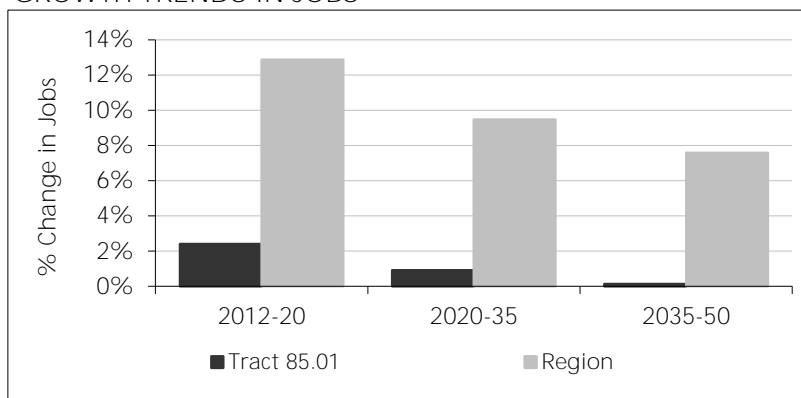
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,952	1,955	2,061	2,184	232	12%
Civilian Jobs	1,952	1,955	2,061	2,184	232	12%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	756	756	756	756	0	0%
Developed Acres	731	731	731	731	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	325	325	325	325	0	0%
Multiple Family	16	16	16	16	0	0%
Mobile Homes	6	6	6	6	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	70	54	54	54	-16	-23%
Commercial/Services	5	5	5	5	0	0%
Office	5	5	5	5	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	160	176	176	176	16	10%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	134	134	134	134	0	0%
Vacant Developable Acres	4	4	4	4	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	3	3	3	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	1	1	1	1	0	0%
Constrained Acres	22	22	22	22	0	0%
Employment Density ³	21.7	26.5	27.9	29.5	7.8	36%
Residential Density ⁴	6.5	6.5	6.5	6.6	0.0	1%

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