

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 201.09

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,131	5,180	5,209	5,259	128	2%
Household Population	5,104	5,164	5,168	5,194	90	2%
Group Quarters Population	27	16	41	65	38	141%
Civilian	27	16	41	65	38	141%
Military	0	0	0	0	0	0%
Total Housing Units	1,331	1,331	1,331	1,340	9	1%
Single Family	1,330	1,330	1,330	1,339	9	1%
Multiple Family	1	1	1	1	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,281	1,279	1,287	1,294	13	1%
Single Family	1,281	1,279	1,286	1,294	13	1%
Multiple Family	0	0	1	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.8%	3.9%	3.3%	3.4%	-0.4	-11%
Single Family	3.7%	3.8%	3.3%	3.4%	-0.3	-8%
Multiple Family	100.0%	100.0%	0.0%	100.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.98	4.04	4.02	4.01	0.0	1%

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	74	94	88	65	-9	-12%
\$15,000-\$29,999	170	166	136	127	-43	-25%
\$30,000-\$44,999	85	166	156	175	90	106%
\$45,000-\$59,999	195	199	189	154	-41	-21%
\$60,000-\$74,999	171	155	138	116	-55	-32%
\$75,000-\$99,999	224	220	215	239	15	7%
\$100,000-\$124,999	133	125	153	163	30	23%
\$125,000-\$149,999	95	26	81	100	5	5%
\$150,000-\$199,999	112	73	57	43	-69	-62%
\$200,000 or more	22	55	74	112	90	409%
Total Households	1,281	1,279	1,287	1,294	13	1%
Median Household Income						
Adjusted for inflation (\$2010)	\$70,219	\$61,403	\$68,098	\$76,046	\$5,827	8%

*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.

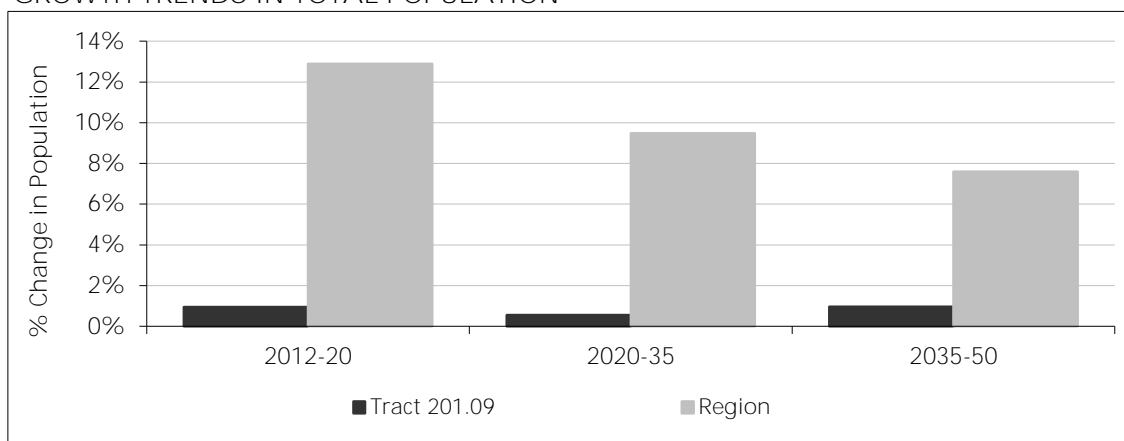
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,131	5,180	5,209	5,259	128	2%
Under 5	408	463	433	413	5	1%
5 to 9	385	389	401	396	11	3%
10 to 14	432	395	411	416	-16	-4%
15 to 17	254	216	219	232	-22	-9%
18 to 19	172	138	137	149	-23	-13%
20 to 24	453	432	391	403	-50	-11%
25 to 29	446	488	438	441	-5	-1%
30 to 34	369	367	366	352	-17	-5%
35 to 39	373	391	416	365	-8	-2%
40 to 44	323	285	356	308	-15	-5%
45 to 49	351	323	343	360	9	3%
50 to 54	325	317	325	377	52	16%
55 to 59	290	303	255	315	25	9%
60 to 61	99	117	95	107	8	8%
62 to 64	104	125	110	120	16	15%
65 to 69	145	187	187	178	33	23%
70 to 74	78	114	131	118	40	51%
75 to 79	50	58	89	77	27	54%
80 to 84	34	31	50	50	16	47%
85 and over	40	41	56	82	42	105%
Median Age	30.2	30.9	32.4	32.5	2.3	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,131	5,180	5,209	5,259	128	2%
Hispanic	3,007	3,274	3,846	4,325	1,318	44%
Non-Hispanic	2,124	1,906	1,363	934	-1,190	-56%
White	1,620	1,384	783	351	-1,269	-78%
Black	42	45	52	58	16	38%
American Indian	18	14	12	12	-6	-33%
Asian	354	365	402	391	37	10%
Hawaiian / Pacific Islander	16	20	28	37	21	131%
Other	2	2	2	2	0	0%
Two or More Races	72	76	84	83	11	15%

GROWTH TRENDS IN TOTAL POPULATION



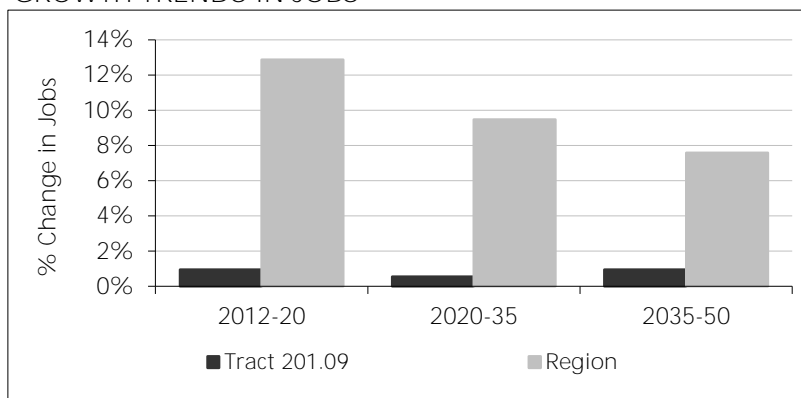
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	212	217	232	232	20	9%
Civilian Jobs	212	217	232	232	20	9%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	379	379	379	379	0	0%
Developed Acres	376	377	377	379	3	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	258	258	258	259	2	1%
Multiple Family	0	0	0	0	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	9	9	9	9	0	4%
Office	0	0	0	0	0	0%
Schools	12	12	12	12	0	0%
Roads and Freeways	91	91	91	91	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	6	8	8	8	1	18%
Vacant Developable Acres	3	2	2	0	-3	-95%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	2	2	0	-2	-90%
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	1	0	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density ³	10.0	10.2	10.7	10.7	0.8	8%
Residential Density ⁴	5.2	5.2	5.2	5.2	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