

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 139.07

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,249	4,187	4,314	4,488	239	6%
Household Population	4,249	4,187	4,314	4,488	239	6%
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	1,338	1,340	1,359	1,480	142	11%
Single Family	392	392	423	612	220	56%
Multiple Family	844	846	834	766	-78	-9%
Mobile Homes	102	102	102	102	0	0%
Occupied Housing Units	1,265	1,229	1,260	1,339	74	6%
Single Family	390	374	414	560	170	44%
Multiple Family	773	753	745	681	-92	-12%
Mobile Homes	102	102	101	98	-4	-4%
Vacancy Rate	5.5%	8.3%	7.3%	9.5%	4.0	73%
Single Family	0.5%	4.6%	2.1%	8.5%	8.0	1600%
Multiple Family	8.4%	11.0%	10.7%	11.1%	2.7	32%
Mobile Homes	0.0%	0.0%	1.0%	3.9%	3.9	0%
Persons per Household	3.36	3.41	3.42	3.35	0.0	0%

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	167	101	92	76	-91	-54%
\$15,000-\$29,999	346	174	167	186	-160	-46%
\$30,000-\$44,999	256	172	143	154	-102	-40%
\$45,000-\$59,999	250	186	208	186	-64	-26%
\$60,000-\$74,999	119	181	141	129	10	8%
\$75,000-\$99,999	60	157	176	216	156	260%
\$100,000-\$124,999	34	81	133	135	101	297%
\$125,000-\$149,999	12	71	62	70	58	483%
\$150,000-\$199,999	12	98	120	125	113	942%
\$200,000 or more	9	8	18	62	53	589%
Total Households	1,265	1,229	1,260	1,339	74	6%
Median Household Income						
Adjusted for inflation (\$2010)	\$37,002	\$58,508	\$62,128	\$67,849	\$30,847	83%

*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.

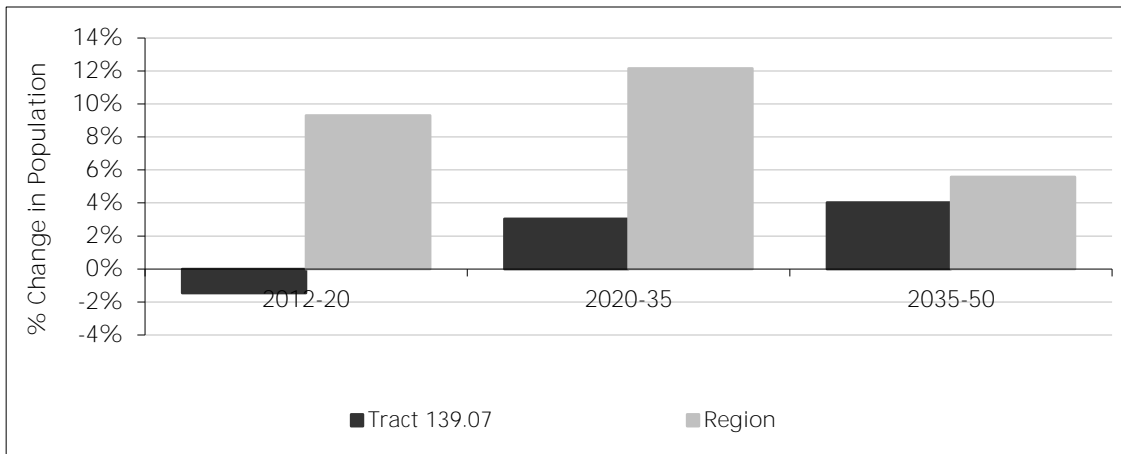
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,249	4,187	4,314	4,488	239	6%
Under 5	411	448	408	390	-21	-5%
5 to 9	392	376	377	366	-26	-7%
10 to 14	378	341	351	360	-18	-5%
15 to 17	203	169	165	176	-27	-13%
18 to 19	180	143	140	146	-34	-19%
20 to 24	325	313	266	281	-44	-14%
25 to 29	354	367	310	308	-46	-13%
30 to 34	319	306	310	298	-21	-7%
35 to 39	272	272	313	269	-3	-1%
40 to 44	240	210	264	235	-5	-2%
45 to 49	260	228	236	256	-4	-2%
50 to 54	233	213	205	240	7	3%
55 to 59	176	186	159	215	39	22%
60 to 61	50	61	54	69	19	38%
62 to 64	85	102	95	99	14	16%
65 to 69	106	138	147	153	47	44%
70 to 74	70	95	132	118	48	69%
75 to 79	76	87	165	159	83	109%
80 to 84	47	43	79	94	47	100%
85 and over	72	89	138	256	184	256%
Median Age	28.3	29.1	32.3	33.6	5.3	19%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,249	4,187	4,314	4,488	239	6%
Hispanic	2,650	2,762	3,007	3,271	621	23%
Non-Hispanic	1,599	1,425	1,307	1,217	-382	-24%
White	643	494	288	146	-497	-77%
Black	514	509	541	572	58	11%
American Indian	9	8	8	8	-1	-11%
Asian	257	252	301	319	62	24%
Hawaiian / Pacific Islander	18	17	18	19	1	6%
Other	6	5	5	5	-1	-17%
Two or More Races	152	140	146	148	-4	-3%

GROWTH TRENDS IN TOTAL POPULATION



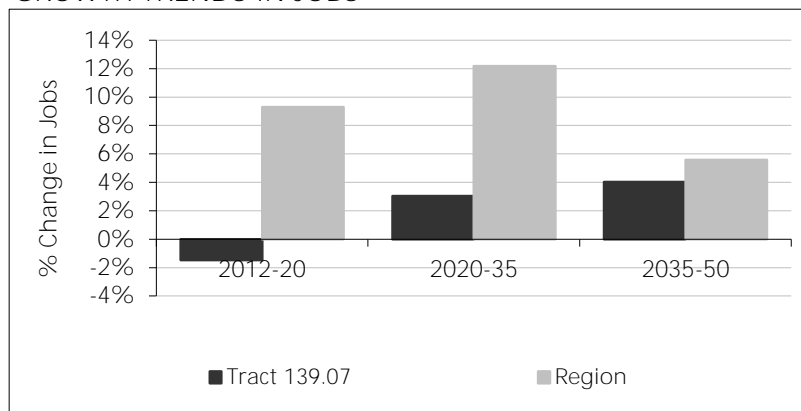
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	950	957	1,028	1,123	173	18%
Civilian Jobs	950	957	1,028	1,123	173	18%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	331	331	331	331	0	0%
Developed Acres	245	246	263	307	61	25%
Low Density Single Family	3	3	3	11	8	307%
Single Family	120	120	133	175	55	46%
Multiple Family	40	40	40	38	-2	-6%
Mobile Homes	10	10	10	0	-10	-100%
Other Residential	1	1	1	0	-1	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	49	50	55	62	12	25%
Commercial/Services	1	1	1	0	-1	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	21	21	21	21	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	74	74	57	13	-61	-82%
Low Density Single Family	17	17	17	9	-8	-49%
Single Family	55	55	39	3	-52	-94%
Multiple Family	1	1	1	1	0	-10%
Mixed Use	0	0	0	0	0	0%
Industrial	1	1	0	0	-1	-100%
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	11	11	11	11	0	0%
Employment Density ³	18.7	18.6	18.4	18.2	-0.5	-3%
Residential Density ⁴	7.7	7.7	7.3	6.6	-1.1	-14%

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