

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 133.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,823	4,868	4,849	4,786	-37	-1%
Household Population	4,807	4,854	4,822	4,750	-57	-1%
Group Quarters Population	16	14	27	36	20	125%
Civilian	16	14	27	36	20	125%
Military	0	0	0	0	0	0%
Total Housing Units	1,363	1,363	1,364	1,364	1	0%
Single Family	1,041	1,041	1,041	1,041	0	0%
Multiple Family	322	322	323	323	1	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,311	1,306	1,301	1,288	-23	-2%
Single Family	989	984	988	977	-12	-1%
Multiple Family	322	322	313	311	-11	-3%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.8%	4.2%	4.6%	5.6%	1.8	47%
Single Family	5.0%	5.5%	5.1%	6.1%	1.1	22%
Multiple Family	0.0%	0.0%	3.1%	3.7%	3.7	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.67	3.72	3.71	3.69	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	85	45	42	32	-53	-62%
\$15,000-\$29,999	84	88	67	58	-26	-31%
\$30,000-\$44,999	200	145	149	108	-92	-46%
\$45,000-\$59,999	49	146	136	145	96	196%
\$60,000-\$74,999	220	167	132	84	-136	-62%
\$75,000-\$99,999	213	238	217	218	5	2%
\$100,000-\$124,999	230	191	193	229	-1	0%
\$125,000-\$149,999	101	103	140	140	39	39%
\$150,000-\$199,999	94	107	129	157	63	67%
\$200,000 or more	35	76	96	117	82	234%
Total Households	1,311	1,306	1,301	1,288	-23	-2%
Median Household Income						
Adjusted for inflation (\$2010)	\$77,054	\$81,513	\$89,343	\$99,885	\$22,831	30%

*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.

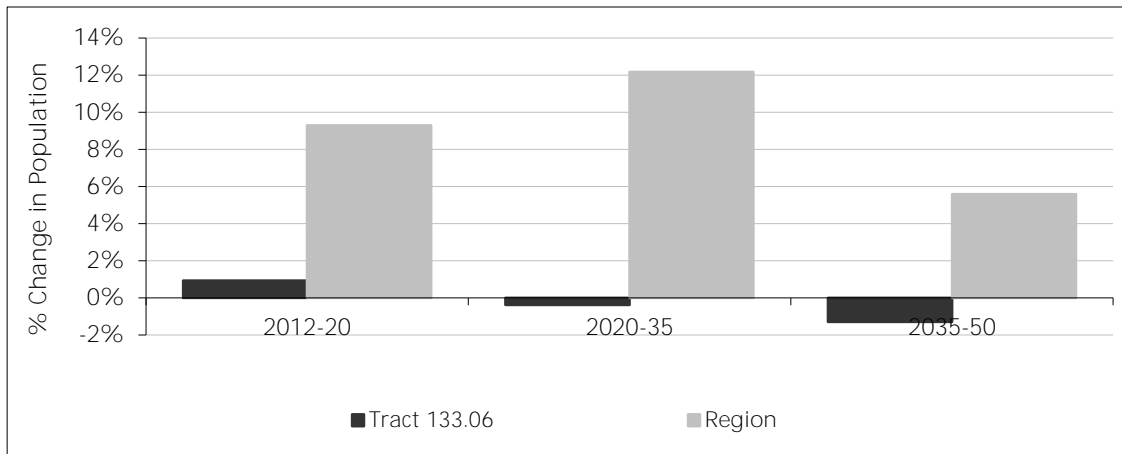
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,823	4,868	4,849	4,786	-37	-1%
Under 5	354	393	336	292	-62	-18%
5 to 9	318	307	286	255	-63	-20%
10 to 14	362	321	290	271	-91	-25%
15 to 17	251	206	191	184	-67	-27%
18 to 19	169	127	106	99	-70	-41%
20 to 24	402	379	300	287	-115	-29%
25 to 29	328	353	284	262	-66	-20%
30 to 34	316	312	293	256	-60	-19%
35 to 39	269	272	285	234	-35	-13%
40 to 44	309	271	324	266	-43	-14%
45 to 49	355	320	315	313	-42	-12%
50 to 54	316	313	289	319	3	1%
55 to 59	270	304	253	323	53	20%
60 to 61	85	105	96	105	20	24%
62 to 64	114	143	141	148	34	30%
65 to 69	157	215	239	241	84	54%
70 to 74	119	172	228	209	90	76%
75 to 79	122	138	236	235	113	93%
80 to 84	107	102	193	228	121	113%
85 and over	100	115	164	259	159	159%
Median Age	33.6	35.7	40.8	44.8	11.2	33%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,823	4,868	4,849	4,786	-37	-1%
Hispanic	3,379	3,549	3,655	3,695	316	9%
Non-Hispanic	1,444	1,319	1,194	1,091	-353	-24%
White	797	692	535	422	-375	-47%
Black	155	146	120	96	-59	-38%
American Indian	15	11	7	6	-9	-60%
Asian	331	329	385	413	82	25%
Hawaiian / Pacific Islander	38	35	32	32	-6	-16%
Other	1	1	1	1	0	0%
Two or More Races	107	105	114	121	14	13%

GROWTH TRENDS IN TOTAL POPULATION



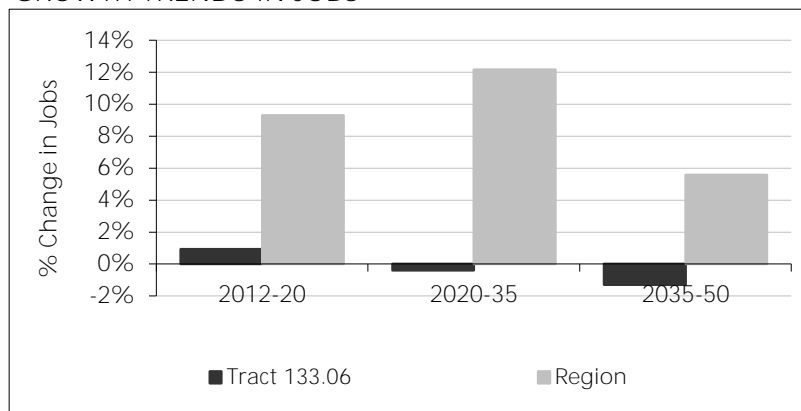
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	222	242	242	242	20	9%
Civilian Jobs	222	242	242	242	20	9%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	301	301	301	301	0	0%
Developed Acres	297	297	299	299	2	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	176	176	176	176	0	0%
Multiple Family	22	22	24	24	2	9%
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	7	7	7	7	0	0%
Commercial/Services	8	8	8	8	0	0%
Office	0	0	0	0	0	0%
Schools	11	11	11	11	0	0%
Roads and Freeways	64	64	64	64	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	10	10	10	10	0	0%
Vacant Developable Acres	2	2	0	0	-2	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	2	2	0	0	-2	-100%
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	8.5	9.3	9.3	9.3	0.8	9%
Residential Density ⁴	6.9	6.9	6.8	6.8	-0.1	-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 residential acre (single family, multiple