

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 36.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,257	3,236	3,114	3,512	255	8%
Household Population	3,256	3,236	3,114	3,512	256	8%
Group Quarters Population	1	0	0	0	-1	-100%
Civilian	1	0	0	0	-1	-100%
Military	0	0	0	0	0	0%
Total Housing Units	783	779	779	905	122	16%
Single Family	640	640	640	653	13	2%
Multiple Family	143	139	139	252	109	76%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	751	743	726	817	66	9%
Single Family	612	611	602	612	0	0%
Multiple Family	139	132	124	205	66	47%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.1%	4.6%	6.8%	9.7%	5.6	137%
Single Family	4.4%	4.5%	5.9%	6.3%	1.9	43%
Multiple Family	2.8%	5.0%	10.8%	18.7%	15.9	568%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.34	4.36	4.29	4.30	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	124	141	124	128	4	3%
\$15,000-\$29,999	218	224	189	160	-58	-27%
\$30,000-\$44,999	154	139	160	184	30	19%
\$45,000-\$59,999	119	88	72	111	-8	-7%
\$60,000-\$74,999	60	56	61	84	24	40%
\$75,000-\$99,999	53	69	51	65	12	23%
\$100,000-\$124,999	3	24	67	65	62	2067%
\$125,000-\$149,999	0	0	0	18	18	0%
\$150,000-\$199,999	8	2	2	2	-6	-75%
\$200,000 or more	12	0	0	0	-12	-100%
Total Households	751	743	726	817	66	9%
Median Household Income						
Adjusted for inflation (\$2010)	\$33,263	\$30,701	\$34,688	\$39,823	\$6,560	20%

*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.

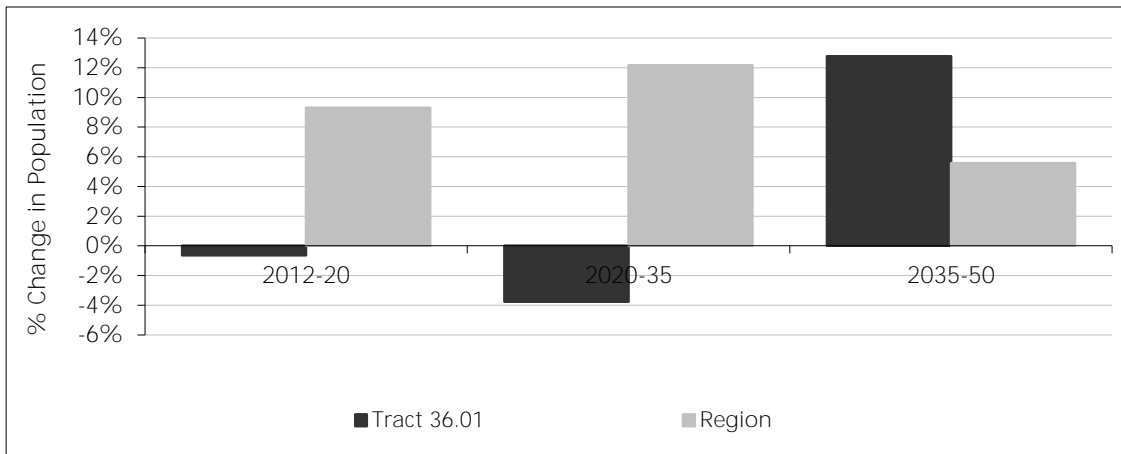
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,257	3,236	3,114	3,512	255	8%
Under 5	305	334	283	282	-23	-8%
5 to 9	301	285	267	277	-24	-8%
10 to 14	334	295	270	302	-32	-10%
15 to 17	200	162	140	163	-37	-19%
18 to 19	161	121	99	111	-50	-31%
20 to 24	300	291	218	251	-49	-16%
25 to 29	250	278	224	240	-10	-4%
30 to 34	188	186	187	185	-3	-2%
35 to 39	208	198	216	196	-12	-6%
40 to 44	229	202	250	246	17	7%
45 to 49	200	191	189	235	35	18%
50 to 54	176	183	162	225	49	28%
55 to 59	107	129	110	171	64	60%
60 to 61	34	45	43	56	22	65%
62 to 64	48	67	67	76	28	58%
65 to 69	63	92	117	133	70	111%
70 to 74	42	59	88	96	54	129%
75 to 79	39	43	75	84	45	115%
80 to 84	37	35	57	82	45	122%
85 and over	35	40	52	101	66	189%
Median Age	25.6	27.3	31.5	33.5	7.9	31%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,257	3,236	3,114	3,512	255	8%
Hispanic	2,953	2,976	2,931	3,374	421	14%
Non-Hispanic	304	260	183	138	-166	-55%
White	90	73	46	27	-63	-70%
Black	158	134	84	53	-105	-66%
American Indian	0	0	0	0	0	0%
Asian	36	34	34	36	0	0%
Hawaiian / Pacific Islander	4	4	4	4	0	0%
Other	0	0	0	0	0	0%
Two or More Races	16	15	15	18	2	13%

GROWTH TRENDS IN TOTAL POPULATION



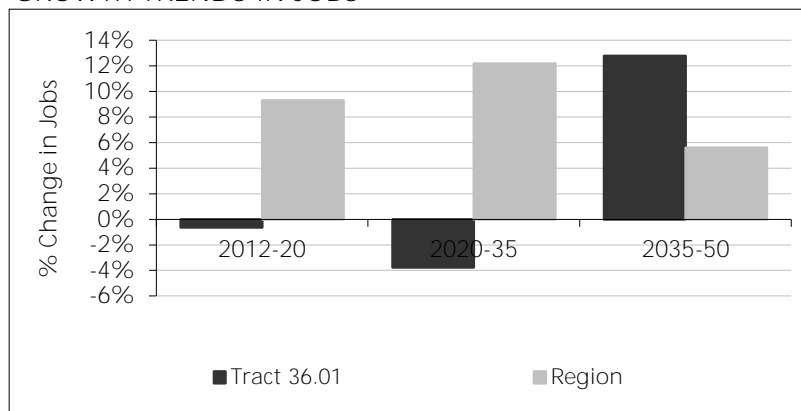
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,212	1,250	1,268	1,275	63	5%
Civilian Jobs	1,212	1,250	1,268	1,275	63	5%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	219	219	219	219	0	0%
Developed Acres	206	207	207	211	5	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	56	56	56	55	-1	-1%
Multiple Family	4	4	4	9	5	115%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	1	1	1	1	--
Industrial	32	32	32	32	0	0%
Commercial/Services	6	6	6	6	-1	-9%
Office	0	0	0	0	0	0%
Schools	9	9	9	9	0	0%
Roads and Freeways	94	94	94	94	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	5	5	5	5	0	0%
Vacant Developable Acres	5	4	4	0	-5	-95%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	0	-1	-91%
Multiple Family	4	4	4	0	-4	-95%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	-100%
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	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	8	8	8	8	0	0%
Employment Density ³	25.6	26.2	26.6	26.9	1.3	5%
Residential Density ⁴	13.0	12.9	12.9	14.0	1.0	7%

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