

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 134.18

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,128	6,202	6,190	6,121	-7	0%
Household Population	6,128	6,202	6,190	6,121	-7	0%
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	2,133	2,134	2,134	2,134	1	0%
Single Family	1,282	1,283	1,283	1,283	1	0%
Multiple Family	654	654	654	654	0	0%
Mobile Homes	197	197	197	197	0	0%
Occupied Housing Units	2,048	2,045	2,048	2,035	-13	-1%
Single Family	1,231	1,229	1,232	1,225	-6	0%
Multiple Family	620	619	620	619	-1	0%
Mobile Homes	197	197	196	191	-6	-3%
Vacancy Rate	4.0%	4.2%	4.0%	4.6%	0.6	15%
Single Family	4.0%	4.2%	4.0%	4.5%	0.5	13%
Multiple Family	5.2%	5.4%	5.2%	5.4%	0.2	4%
Mobile Homes	0.0%	0.0%	0.5%	3.0%	3.0	0%
Persons per Household	2.99	3.03	3.02	3.01	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	134	62	53	34	-100	-75%
\$15,000-\$29,999	170	77	71	45	-125	-74%
\$30,000-\$44,999	263	125	88	95	-168	-64%
\$45,000-\$59,999	145	180	160	118	-27	-19%
\$60,000-\$74,999	287	185	163	151	-136	-47%
\$75,000-\$99,999	397	364	323	260	-137	-35%
\$100,000-\$124,999	269	302	289	325	56	21%
\$125,000-\$149,999	144	207	254	259	115	80%
\$150,000-\$199,999	172	330	346	378	206	120%
\$200,000 or more	67	213	301	370	303	452%
Total Households	2,048	2,045	2,048	2,035	-13	-1%
Median Household Income						
Adjusted for inflation (\$2010)	\$76,574	\$102,442	\$114,360	\$124,192	\$47,618	62%

*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.

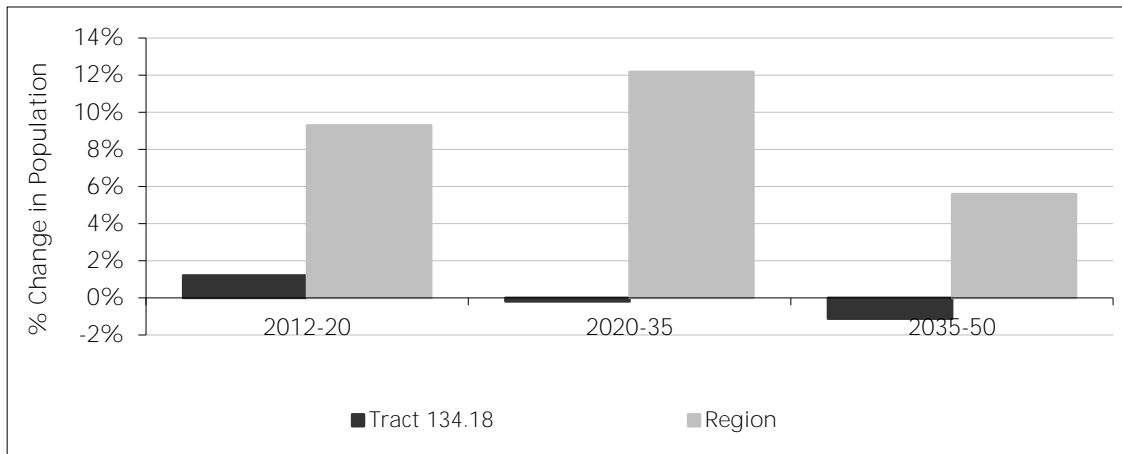
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,128	6,202	6,190	6,121	-7	0%
Under 5	376	398	327	289	-87	-23%
5 to 9	423	402	362	326	-97	-23%
10 to 14	455	399	378	359	-96	-21%
15 to 17	299	248	229	226	-73	-24%
18 to 19	193	136	123	122	-71	-37%
20 to 24	392	366	299	292	-100	-26%
25 to 29	326	338	269	256	-70	-21%
30 to 34	389	359	321	294	-95	-24%
35 to 39	470	445	435	362	-108	-23%
40 to 44	455	386	438	369	-86	-19%
45 to 49	440	407	416	416	-24	-5%
50 to 54	467	447	429	447	-20	-4%
55 to 59	420	481	414	509	89	21%
60 to 61	114	143	126	137	23	20%
62 to 64	186	242	226	233	47	25%
65 to 69	230	342	400	419	189	82%
70 to 74	182	289	364	311	129	71%
75 to 79	119	151	268	258	139	117%
80 to 84	91	96	179	215	124	136%
85 and over	101	127	187	281	180	178%
Median Age	37.2	40.1	44.0	47.0	9.8	26%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,128	6,202	6,190	6,121	-7	0%
Hispanic	3,421	3,734	4,056	4,349	928	27%
Non-Hispanic	2,707	2,468	2,134	1,772	-935	-35%
White	1,475	1,288	801	329	-1,146	-78%
Black	197	202	224	250	53	27%
American Indian	5	7	11	11	6	120%
Asian	836	763	823	842	6	1%
Hawaiian / Pacific Islander	31	40	62	84	53	171%
Other	2	3	5	5	3	150%
Two or More Races	161	165	208	251	90	56%

GROWTH TRENDS IN TOTAL POPULATION



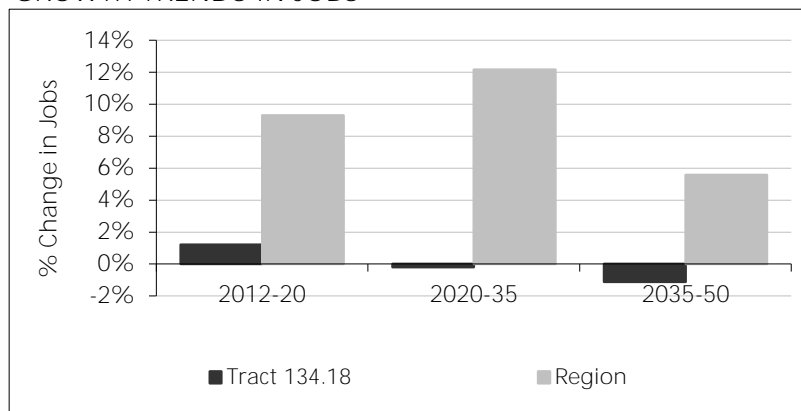
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	102	102	102	102	0	0%
Civilian Jobs	102	102	102	102	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	446	446	446	446	0	0%
Developed Acres	372	372	372	372	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	175	175	175	175	0	0%
Multiple Family	34	34	34	34	0	0%
Mobile Homes	30	30	30	30	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	4	4	4	4	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	99	99	99	99	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	29	29	29	29	0	0%
Vacant Developable Acres	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	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	0	0	0	0	0	0%
Constrained Acres	75	75	75	75	0	0%
Employment Density ³	25.5	25.5	25.5	25.5	0.0	0%
Residential Density ⁴	8.9	8.9	8.9	8.9	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 residential acre (single family, multiple