

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 27.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,196	5,266	5,273	8,282	3,086	59%
Household Population	4,998	5,071	5,068	8,068	3,070	61%
Group Quarters Population	198	195	205	214	16	8%
Civilian	198	195	205	214	16	8%
Military	0	0	0	0	0	0%
Total Housing Units	1,997	1,998	1,996	3,176	1,179	59%
Single Family	780	781	785	784	4	1%
Multiple Family	1,217	1,217	1,211	2,392	1,175	97%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,976	1,967	1,967	3,094	1,118	57%
Single Family	759	757	764	753	-6	-1%
Multiple Family	1,217	1,210	1,203	2,341	1,124	92%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.1%	1.6%	1.5%	2.6%	1.5	136%
Single Family	2.7%	3.1%	2.7%	4.0%	1.3	48%
Multiple Family	0.0%	0.6%	0.7%	2.1%	2.1	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.53	2.58	2.58	2.61	0.1	3%

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	367	172	146	204	-163	-44%
\$15,000-\$29,999	279	248	252	326	47	17%
\$30,000-\$44,999	280	237	217	399	119	43%
\$45,000-\$59,999	234	305	237	275	41	18%
\$60,000-\$74,999	161	217	212	406	245	152%
\$75,000-\$99,999	217	285	349	540	323	149%
\$100,000-\$124,999	193	208	220	313	120	62%
\$125,000-\$149,999	88	124	123	211	123	140%
\$150,000-\$199,999	91	75	82	224	133	146%
\$200,000 or more	66	96	129	196	130	197%
Total Households	1,976	1,967	1,967	3,094	1,118	57%
Median Household Income						
Adjusted for inflation (\$2010)	\$48,974	\$61,486	\$69,304	\$72,672	\$23,698	48%

*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.

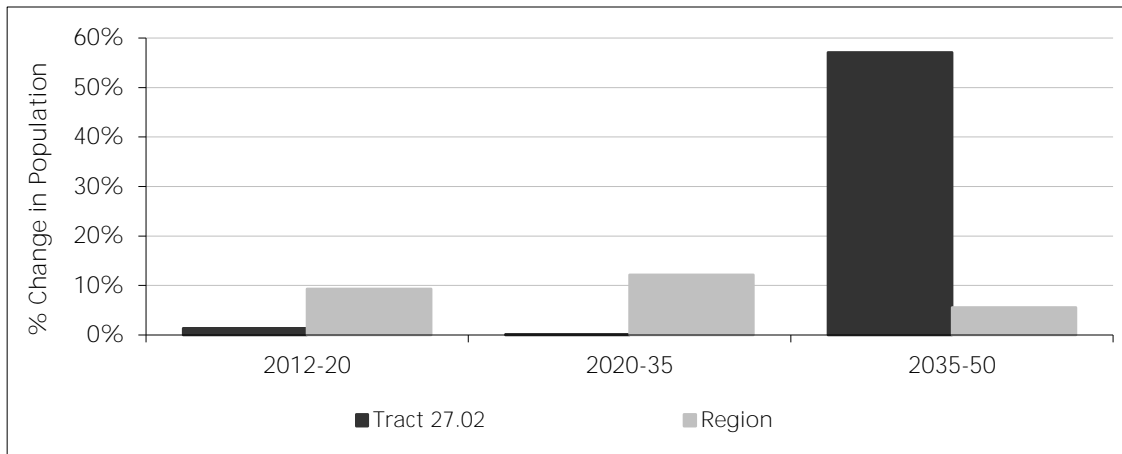
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,196	5,266	5,273	8,282	3,086	59%
Under 5	334	389	374	554	220	66%
5 to 9	283	304	342	522	239	84%
10 to 14	244	241	290	471	227	93%
15 to 17	187	174	211	353	166	89%
18 to 19	111	91	103	173	62	56%
20 to 24	596	561	454	741	145	24%
25 to 29	651	673	558	839	188	29%
30 to 34	494	483	461	660	166	34%
35 to 39	369	401	424	579	210	57%
40 to 44	354	316	392	545	191	54%
45 to 49	316	278	297	489	173	55%
50 to 54	294	264	270	470	176	60%
55 to 59	282	285	216	423	141	50%
60 to 61	86	95	67	100	14	16%
62 to 64	116	134	112	178	62	53%
65 to 69	160	215	213	347	187	117%
70 to 74	87	130	175	245	158	182%
75 to 79	83	95	148	242	159	192%
80 to 84	63	56	80	153	90	143%
85 and over	86	81	86	198	112	130%
Median Age	31.9	32.1	33.3	33.7	1.8	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,196	5,266	5,273	8,282	3,086	59%
Hispanic	1,611	2,026	2,919	5,371	3,760	233%
Non-Hispanic	3,585	3,240	2,354	2,911	-674	-19%
White	1,736	1,300	301	0	-1,736	-100%
Black	901	907	759	843	-58	-6%
American Indian	24	24	27	34	10	42%
Asian	690	756	970	1,533	843	122%
Hawaiian / Pacific Islander	23	29	42	82	59	257%
Other	27	26	28	41	14	52%
Two or More Races	184	198	227	378	194	105%

GROWTH TRENDS IN TOTAL POPULATION



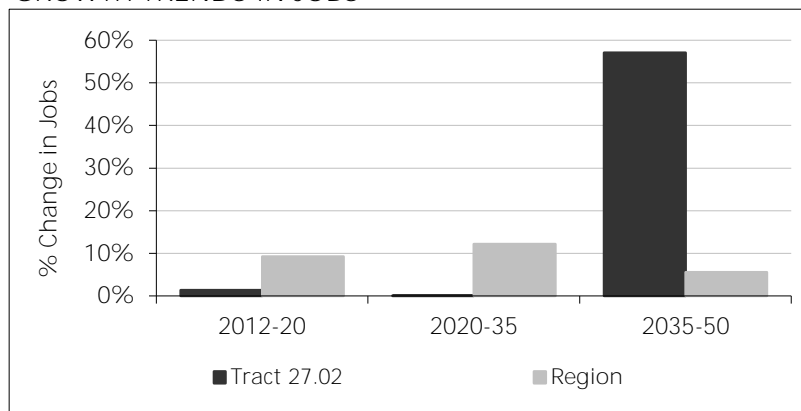
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,516	1,563	1,862	1,862	346	23%
Civilian Jobs	1,516	1,563	1,862	1,862	346	23%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	350	350	350	350	0	0%
Developed Acres	344	345	347	350	7	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	121	121	121	121	0	0%
Multiple Family	51	51	51	55	4	8%
Mobile Homes	0	0	0	0	0	0%
Other Residential	6	7	7	7	1	22%
Mixed Use	0	0	11	16	16	--
Industrial	0	0	0	0	0	0%
Commercial/Services	26	26	17	12	-14	-54%
Office	0	0	0	0	0	0%
Schools	56	56	56	56	0	0%
Roads and Freeways	82	82	82	82	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	2	2	2	2	0	0%
Vacant Developable Acres	7	5	4	0	-7	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	1	1	0	-2	-100%
Multiple Family	4	4	3	0	-4	-100%
Mixed Use	0	0	0	0	0	-100%
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	0	0	0	0	0	0%
Employment Density ³	18.5	19.1	23.8	24.6	6.1	33%
Residential Density ⁴	11.2	11.2	10.8	16.7	5.4	48%

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