

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.46

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,645	5,061	5,403	5,381	736	16%
Household Population	4,645	5,061	5,403	5,381	736	16%
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	1,615	1,722	1,820	1,821	206	13%
Single Family	1,239	1,285	1,300	1,301	62	5%
Multiple Family	376	437	520	520	144	38%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,575	1,682	1,783	1,779	204	13%
Single Family	1,201	1,245	1,263	1,264	63	5%
Multiple Family	374	437	520	515	141	38%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.5%	2.3%	2.0%	2.3%	-0.2	-8%
Single Family	3.1%	3.1%	2.8%	2.8%	-0.3	-10%
Multiple Family	0.5%	0.0%	0.0%	1.0%	0.5	100%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.95	3.01	3.03	3.02	0.1	2%

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	3	58	42	15	12	400%
\$15,000-\$29,999	48	57	54	52	4	8%
\$30,000-\$44,999	76	98	90	88	12	16%
\$45,000-\$59,999	4	145	106	76	72	1800%
\$60,000-\$74,999	89	117	117	154	65	73%
\$75,000-\$99,999	200	134	193	180	-20	-10%
\$100,000-\$124,999	282	237	193	120	-162	-57%
\$125,000-\$149,999	128	172	161	204	76	59%
\$150,000-\$199,999	247	285	344	343	96	39%
\$200,000 or more	498	379	483	547	49	10%
Total Households	1,575	1,682	1,783	1,779	204	13%
Median Household Income						
Adjusted for inflation (\$2010)	\$141,699	\$124,473	\$139,984	\$150,073	\$8,374	6%

*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.

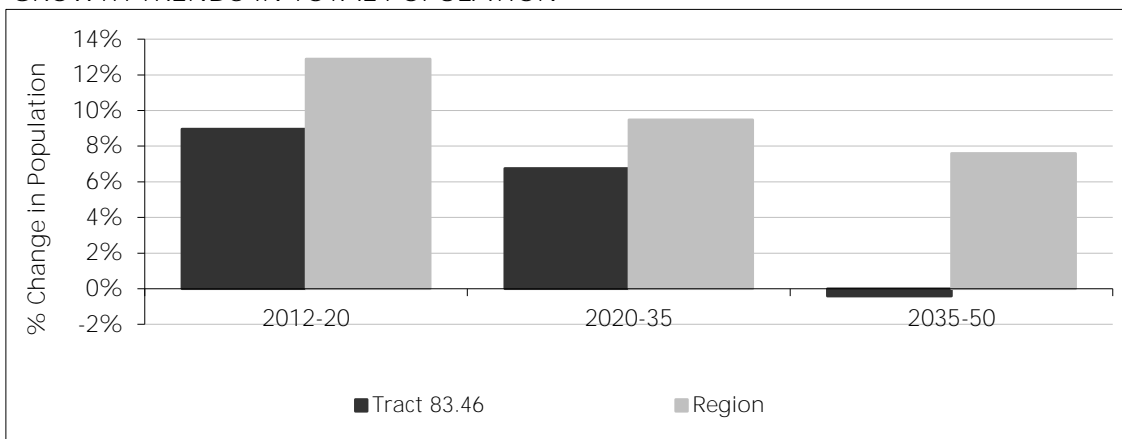
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,645	5,061	5,403	5,381	736	16%
Under 5	256	316	294	303	47	18%
5 to 9	281	322	316	310	29	10%
10 to 14	278	265	305	278	0	0%
15 to 17	170	156	190	179	9	5%
18 to 19	99	60	84	81	-18	-18%
20 to 24	256	232	253	244	-12	-5%
25 to 29	331	368	317	348	17	5%
30 to 34	338	369	320	357	19	6%
35 to 39	398	468	418	426	28	7%
40 to 44	388	374	408	322	-66	-17%
45 to 49	412	380	429	355	-57	-14%
50 to 54	375	346	405	350	-25	-7%
55 to 59	363	392	382	411	48	13%
60 to 61	114	144	126	141	27	24%
62 to 64	140	185	184	203	63	45%
65 to 69	175	280	316	362	187	107%
70 to 74	119	207	277	276	157	132%
75 to 79	73	99	196	210	137	188%
80 to 84	48	55	112	118	70	146%
85 and over	31	43	71	107	76	245%
Median Age	38.9	39.7	42.5	42.6	3.7	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,645	5,061	5,403	5,381	736	16%
Hispanic	373	461	532	592	219	59%
Non-Hispanic	4,272	4,600	4,871	4,789	517	12%
White	2,026	2,025	1,624	1,155	-871	-43%
Black	69	76	72	65	-4	-6%
American Indian	2	6	12	12	10	500%
Asian	1,976	2,240	2,806	3,115	1,139	58%
Hawaiian / Pacific Islander	4	7	13	19	15	375%
Other	12	21	31	35	23	192%
Two or More Races	183	225	313	388	205	112%

GROWTH TRENDS IN TOTAL POPULATION



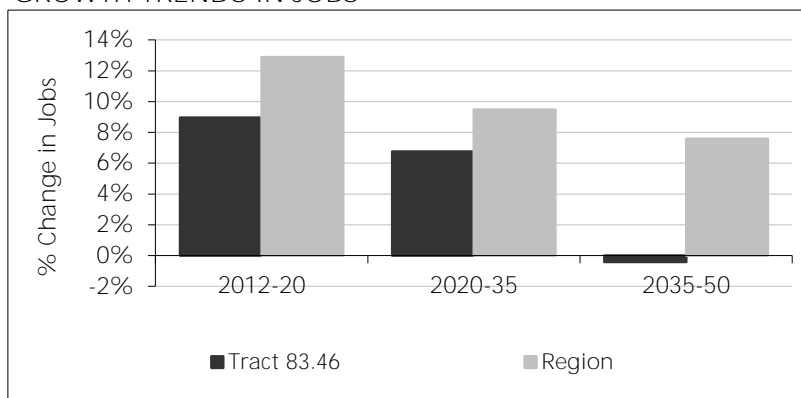
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	28,303	31,725	33,521	33,572	5,269	19%
Civilian Jobs	28,303	31,725	33,521	33,572	5,269	19%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	2,889	2,889	2,889	2,889	0	0%
Developed Acres	2,399	2,465	2,498	2,500	101	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	205	224	228	228	23	11%
Multiple Family	25	32	47	47	21	83%
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	574	603	631	633	59	10%
Commercial/Services	34	33	30	30	-4	-12%
Office	124	151	154	155	31	25%
Schools	0	0	0	0	0	0%
Roads and Freeways	255	255	255	255	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	1,182	1,167	1,153	1,153	-29	-2%
Vacant Developable Acres	101	35	2	0	-101	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	23	4	0	0	-23	-100%
Multiple Family	6	0	0	0	-6	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	55	27	2	0	-55	-100%
Commercial/Services	0	0	0	0	0	0%
Office	17	4	0	0	-17	-100%
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	388	388	388	388	0	0%
Employment Density ³	38.7	40.3	41.1	41.1	2.4	6%
Residential Density ⁴	7.0	6.7	6.6	6.6	-0.4	-5%

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