

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.55

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,394	3,436	3,453	3,416	22	1%
Household Population	3,376	3,420	3,434	3,394	18	1%
Group Quarters Population	18	16	19	22	4	22%
Civilian	18	16	19	22	4	22%
Military	0	0	0	0	0	0%
Total Housing Units	960	960	960	960	0	0%
Single Family	960	960	960	960	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	948	945	948	942	-6	-1%
Single Family	948	945	948	942	-6	-1%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.3%	1.6%	1.3%	1.9%	0.6	46%
Single Family	1.3%	1.6%	1.3%	1.9%	0.6	46%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.56	3.62	3.62	3.60	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	19	34	33	31	12	63%
\$15,000-\$29,999	25	60	45	31	6	24%
\$30,000-\$44,999	30	94	70	52	22	73%
\$45,000-\$59,999	61	75	81	76	15	25%
\$60,000-\$74,999	79	91	71	83	4	5%
\$75,000-\$99,999	128	113	145	128	0	0%
\$100,000-\$124,999	116	141	109	101	-15	-13%
\$125,000-\$149,999	115	94	102	106	-9	-8%
\$150,000-\$199,999	158	143	146	160	2	1%
\$200,000 or more	217	100	146	174	-43	-20%
Total Households	948	945	948	942	-6	-1%
Median Household Income						
Adjusted for inflation (\$2010)	\$128,478	\$100,975	\$106,651	\$117,327	(\$11,151)	-9%

*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.

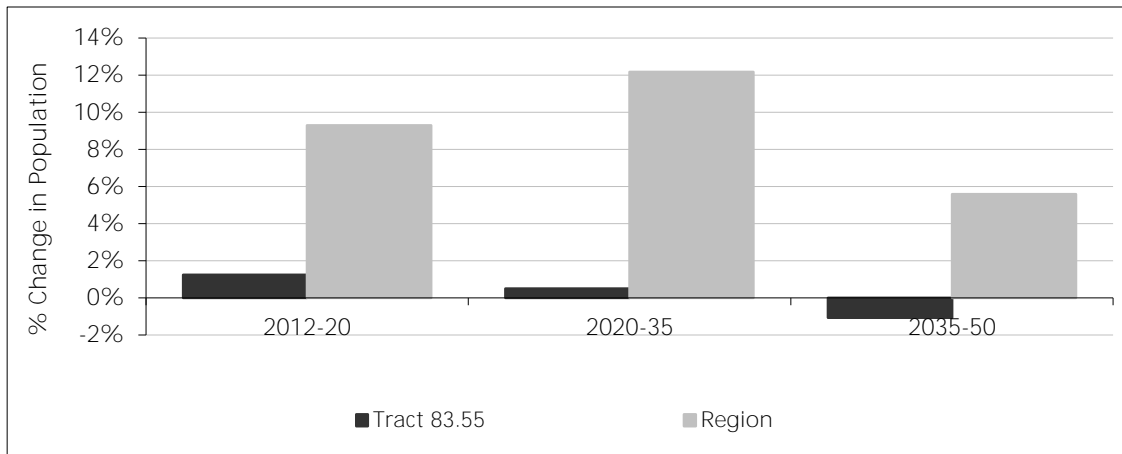
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,394	3,436	3,453	3,416	22	1%
Under 5	187	222	177	180	-7	-4%
5 to 9	215	227	212	213	-2	-1%
10 to 14	247	216	234	222	-25	-10%
15 to 17	156	133	159	143	-13	-8%
18 to 19	90	49	69	66	-24	-27%
20 to 24	232	193	178	173	-59	-25%
25 to 29	265	269	202	207	-58	-22%
30 to 34	214	215	170	183	-31	-14%
35 to 39	259	278	238	233	-26	-10%
40 to 44	274	254	274	238	-36	-13%
45 to 49	295	270	280	248	-47	-16%
50 to 54	256	231	243	219	-37	-14%
55 to 59	201	206	196	208	7	3%
60 to 61	62	73	63	67	5	8%
62 to 64	84	103	102	108	24	29%
65 to 69	118	185	198	222	104	88%
70 to 74	85	136	164	160	75	88%
75 to 79	69	85	149	159	90	130%
80 to 84	39	41	75	75	36	92%
85 and over	46	50	70	92	46	100%
Median Age	36.8	38.5	41.6	41.8	5.0	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,394	3,436	3,453	3,416	22	1%
Hispanic	350	391	397	415	65	19%
Non-Hispanic	3,044	3,045	3,056	3,001	-43	-1%
White	864	778	550	370	-494	-57%
Black	144	144	117	102	-42	-29%
American Indian	7	16	27	27	20	286%
Asian	1,837	1,882	2,074	2,160	323	18%
Hawaiian / Pacific Islander	12	23	41	55	43	358%
Other	6	9	12	13	7	117%
Two or More Races	174	193	235	274	100	57%

GROWTH TRENDS IN TOTAL POPULATION



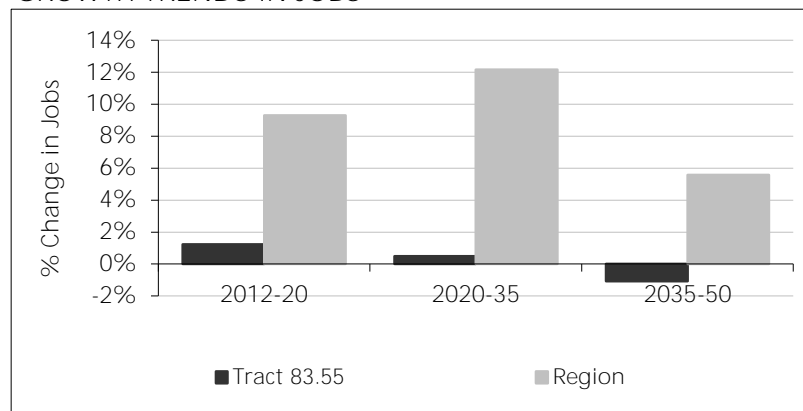
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	895	895	917	929	34	4%
Civilian Jobs	895	895	917	929	34	4%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	234	234	234	234	0	0%
Developed Acres	234	234	234	234	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	112	112	112	112	0	0%
Multiple Family	0	0	0	0	0	0%
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	0	0	0	0	0	0%
Commercial/Services	27	27	27	27	0	0%
Office	0	0	0	0	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	62	62	62	62	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	23	23	23	23	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	0	0	0	0	0	0%
Employment Density ³	23.8	23.8	24.4	24.7	0.9	4%
Residential Density ⁴	8.6	8.6	8.6	8.6	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