

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.47

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,378	6,836	6,911	6,884	506	8%
Household Population	6,353	6,822	6,882	6,843	490	8%
Group Quarters Population	25	14	29	41	16	64%
Civilian	25	14	29	41	16	64%
Military	0	0	0	0	0	0%
Total Housing Units	2,027	2,155	2,155	2,155	128	6%
Single Family	1,735	1,863	1,863	1,863	128	7%
Multiple Family	292	292	292	292	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,989	2,112	2,124	2,122	133	7%
Single Family	1,697	1,820	1,832	1,830	133	8%
Multiple Family	292	292	292	292	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.9%	2.0%	1.4%	1.5%	-0.4	-21%
Single Family	2.2%	2.3%	1.7%	1.8%	-0.4	-18%
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	3.19	3.23	3.24	3.22	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	65	77	68	60	-5	-8%
\$15,000-\$29,999	64	79	58	47	-17	-27%
\$30,000-\$44,999	91	117	106	88	-3	-3%
\$45,000-\$59,999	116	171	137	105	-11	-9%
\$60,000-\$74,999	217	158	149	150	-67	-31%
\$75,000-\$99,999	333	255	213	222	-111	-33%
\$100,000-\$124,999	278	226	276	228	-50	-18%
\$125,000-\$149,999	237	261	221	190	-47	-20%
\$150,000-\$199,999	315	341	346	402	87	28%
\$200,000 or more	273	427	550	630	357	131%
Total Households	1,989	2,112	2,124	2,122	133	7%
Median Household Income						
Adjusted for inflation (\$2010)	\$109,757	\$122,013	\$131,222	\$146,184	\$36,427	33%

*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.

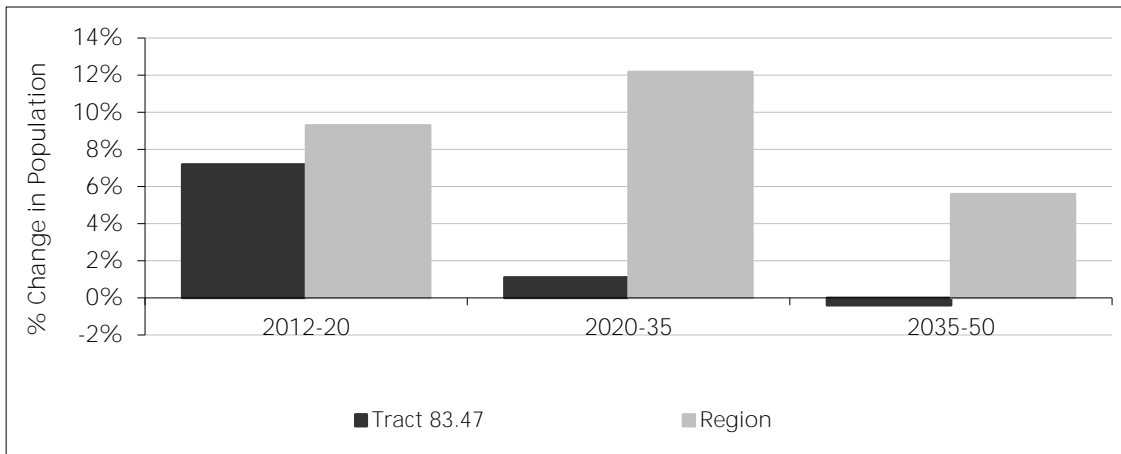
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,378	6,836	6,911	6,884	506	8%
Under 5	350	417	362	355	5	1%
5 to 9	377	414	385	366	-11	-3%
10 to 14	398	373	396	376	-22	-6%
15 to 17	264	232	257	248	-16	-6%
18 to 19	165	101	124	119	-46	-28%
20 to 24	393	352	343	319	-74	-19%
25 to 29	511	551	435	470	-41	-8%
30 to 34	463	486	407	431	-32	-7%
35 to 39	478	556	490	476	-2	0%
40 to 44	466	443	484	403	-63	-14%
45 to 49	460	432	473	429	-31	-7%
50 to 54	484	450	488	444	-40	-8%
55 to 59	492	516	480	505	13	3%
60 to 61	161	196	161	168	7	4%
62 to 64	260	327	318	346	86	33%
65 to 69	266	407	416	448	182	68%
70 to 74	183	311	407	405	222	121%
75 to 79	87	113	203	207	120	138%
80 to 84	64	77	150	166	102	159%
85 and over	56	82	132	203	147	263%
Median Age	37.8	39.4	42.6	43.5	5.7	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,378	6,836	6,911	6,884	506	8%
Hispanic	800	956	1,008	1,083	283	35%
Non-Hispanic	5,578	5,880	5,903	5,801	223	4%
White	2,251	2,169	1,587	1,087	-1,164	-52%
Black	161	171	144	127	-34	-21%
American Indian	6	15	27	28	22	367%
Asian	2,798	3,056	3,492	3,744	946	34%
Hawaiian / Pacific Islander	45	88	164	236	191	424%
Other	27	40	55	60	33	122%
Two or More Races	290	341	434	519	229	79%

GROWTH TRENDS IN TOTAL POPULATION



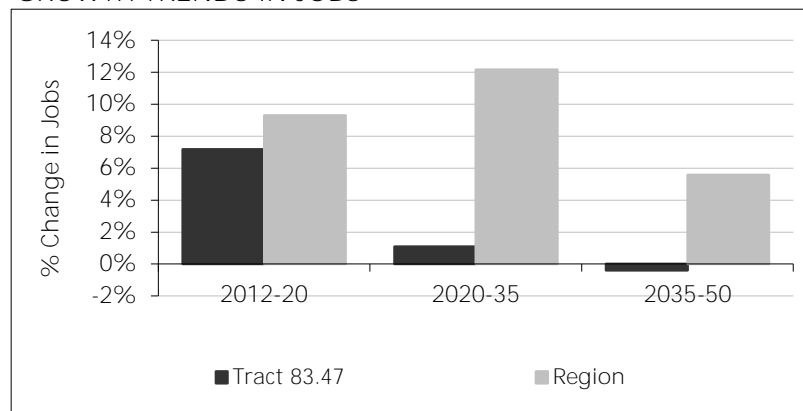
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	208	208	208	208	0	0%
Civilian Jobs	208	208	208	208	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	541	541	541	541	0	0%
Developed Acres	498	520	520	520	21	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	271	292	292	292	21	8%
Multiple Family	16	16	16	16	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	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	11	11	11	11	0	0%
Roads and Freeways	106	106	106	106	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	94	94	94	94	0	0%
Vacant Developable Acres	21	0	0	0	-21	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	21	0	0	0	-21	-100%
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	21	21	21	21	0	0%
Employment Density ³	18.9	18.9	18.9	18.9	0.0	0%
Residential Density ⁴	7.1	7.0	7.0	7.0	-0.1	-1%

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