

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.52

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,558	3,633	3,663	3,654	96	3%
Household Population	3,527	3,606	3,625	3,610	83	2%
Group Quarters Population	31	27	38	44	13	42%
Civilian	31	27	38	44	13	42%
Military	0	0	0	0	0	0%
Total Housing Units	1,129	1,130	1,131	1,131	2	0%
Single Family	685	685	685	685	0	0%
Multiple Family	444	445	446	446	2	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,098	1,099	1,100	1,096	-2	0%
Single Family	654	654	655	654	0	0%
Multiple Family	444	445	445	442	-2	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.7%	2.7%	2.7%	3.1%	0.4	15%
Single Family	4.5%	4.5%	4.4%	4.5%	0.0	0%
Multiple Family	0.0%	0.0%	0.2%	0.9%	0.9	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.21	3.28	3.30	3.29	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	73	36	36	23	-50	-68%
\$15,000-\$29,999	65	63	48	42	-23	-35%
\$30,000-\$44,999	61	90	66	68	7	11%
\$45,000-\$59,999	141	116	91	100	-41	-29%
\$60,000-\$74,999	144	62	105	74	-70	-49%
\$75,000-\$99,999	197	162	125	89	-108	-55%
\$100,000-\$124,999	119	141	126	158	39	33%
\$125,000-\$149,999	100	130	152	118	18	18%
\$150,000-\$199,999	115	137	161	185	70	61%
\$200,000 or more	83	162	190	239	156	188%
Total Households	1,098	1,099	1,100	1,096	-2	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$83,249	\$103,635	\$115,675	\$124,051	\$40,802	49%

*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.

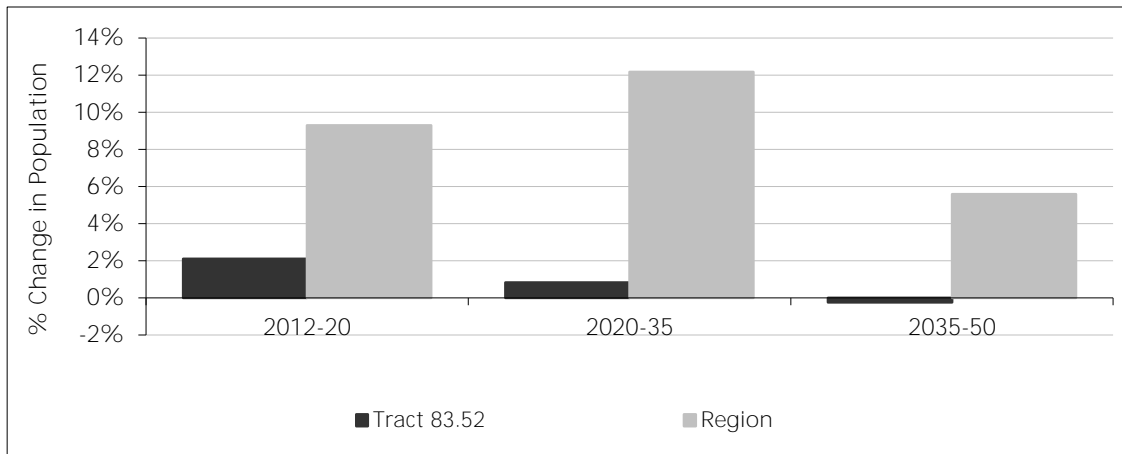
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,558	3,633	3,663	3,654	96	3%
Under 5	220	256	217	216	-4	-2%
5 to 9	225	236	213	200	-25	-11%
10 to 14	216	186	206	195	-21	-10%
15 to 17	133	116	119	117	-16	-12%
18 to 19	92	56	68	65	-27	-29%
20 to 24	253	215	202	192	-61	-24%
25 to 29	316	327	249	262	-54	-17%
30 to 34	319	325	287	293	-26	-8%
35 to 39	306	331	301	311	5	2%
40 to 44	288	259	291	241	-47	-16%
45 to 49	213	189	197	184	-29	-14%
50 to 54	207	183	194	175	-32	-15%
55 to 59	170	175	164	184	14	8%
60 to 61	80	93	79	80	0	0%
62 to 64	110	136	139	158	48	44%
65 to 69	135	193	194	210	75	56%
70 to 74	98	151	189	182	84	86%
75 to 79	86	109	193	191	105	122%
80 to 84	53	57	103	116	63	119%
85 and over	38	40	58	82	44	116%
Median Age	35.1	36.5	39.5	39.6	4.5	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,558	3,633	3,663	3,654	96	3%
Hispanic	606	676	688	720	114	19%
Non-Hispanic	2,952	2,957	2,975	2,934	-18	-1%
White	995	896	636	424	-571	-57%
Black	131	131	107	94	-37	-28%
American Indian	2	4	9	9	7	350%
Asian	1,569	1,602	1,773	1,849	280	18%
Hawaiian / Pacific Islander	50	91	162	226	176	352%
Other	16	23	30	32	16	100%
Two or More Races	189	210	258	300	111	59%

GROWTH TRENDS IN TOTAL POPULATION



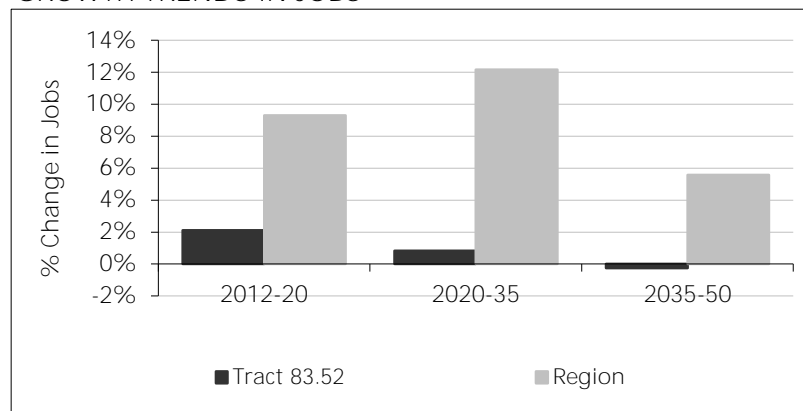
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	249	257	257	257	8	3%
Civilian Jobs	249	257	257	257	8	3%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	171	171	171	171	0	0%
Developed Acres	171	171	171	171	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	89	89	89	89	0	0%
Multiple Family	19	19	19	19	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	5	5	5	5	0	0%
Office	0	0	0	0	0	0%
Schools	14	14	14	14	0	0%
Roads and Freeways	36	36	36	36	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	7	7	7	7	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	12.9	13.3	13.3	13.3	0.4	3%
Residential Density ⁴	10.5	10.5	10.5	10.5	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