

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.07

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,809	3,899	3,991	3,966	157	4%
Household Population	3,779	3,877	3,945	3,908	129	3%
Group Quarters Population	30	22	46	58	28	93%
Civilian	30	22	46	58	28	93%
Military	0	0	0	0	0	0%
Total Housing Units	1,603	1,604	1,606	1,606	3	0%
Single Family	1,257	1,258	1,260	1,260	3	0%
Multiple Family	346	346	346	346	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,576	1,562	1,579	1,568	-8	-1%
Single Family	1,242	1,240	1,250	1,245	3	0%
Multiple Family	334	322	329	323	-11	-3%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.7%	2.6%	1.7%	2.4%	0.7	41%
Single Family	1.2%	1.4%	0.8%	1.2%	0.0	0%
Multiple Family	3.5%	6.9%	4.9%	6.6%	3.1	89%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.40	2.48	2.50	2.49	0.1	4%

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	90	109	89	81	-9	-10%
\$15,000-\$29,999	136	76	73	65	-71	-52%
\$30,000-\$44,999	150	133	95	66	-84	-56%
\$45,000-\$59,999	126	96	99	111	-15	-12%
\$60,000-\$74,999	89	88	124	95	6	7%
\$75,000-\$99,999	137	170	139	110	-27	-20%
\$100,000-\$124,999	201	146	158	171	-30	-15%
\$125,000-\$149,999	156	172	128	126	-30	-19%
\$150,000-\$199,999	207	238	246	264	57	28%
\$200,000 or more	284	334	428	479	195	69%
Total Households	1,576	1,562	1,579	1,568	-8	-1%
Median Household Income						
Adjusted for inflation (\$2010)	\$107,463	\$118,664	\$127,441	\$141,865	\$34,402	32%

*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.

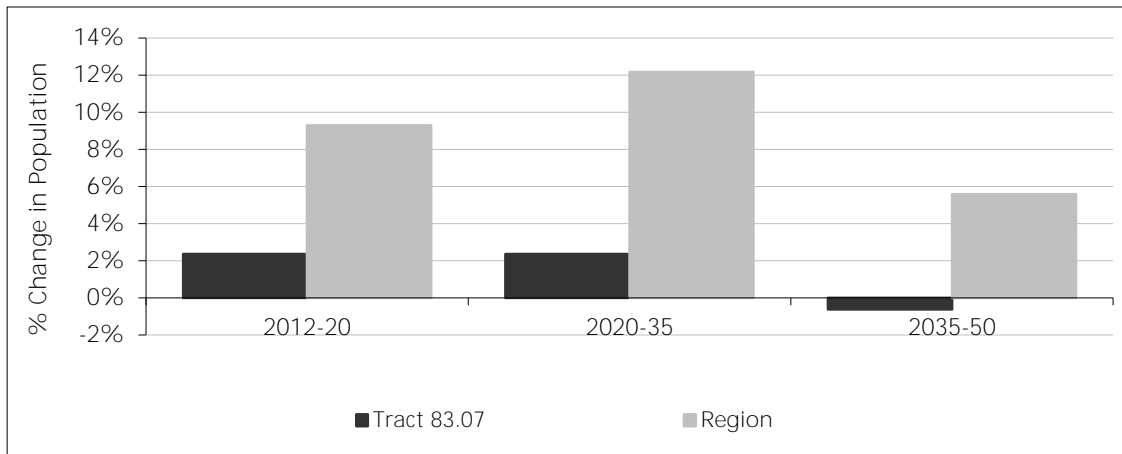
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,809	3,899	3,991	3,966	157	4%
Under 5	155	182	178	200	45	29%
5 to 9	174	189	175	194	20	11%
10 to 14	200	192	215	222	22	11%
15 to 17	148	133	162	165	17	11%
18 to 19	116	70	86	64	-52	-45%
20 to 24	303	278	283	288	-15	-5%
25 to 29	232	254	243	285	53	23%
30 to 34	196	211	192	235	39	20%
35 to 39	180	212	167	185	5	3%
40 to 44	215	204	228	215	0	0%
45 to 49	234	210	246	247	13	6%
50 to 54	281	222	233	196	-85	-30%
55 to 59	286	275	234	261	-25	-9%
60 to 61	70	77	51	56	-14	-20%
62 to 64	137	146	102	107	-30	-22%
65 to 69	216	273	204	217	1	0%
70 to 74	213	314	310	247	34	16%
75 to 79	209	250	364	262	53	25%
80 to 84	125	103	175	120	-5	-4%
85 and over	119	104	143	200	81	68%
Median Age	44.7	45.6	46.4	43.4	-1.3	-3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,809	3,899	3,991	3,966	157	4%
Hispanic	318	376	457	538	220	69%
Non-Hispanic	3,491	3,523	3,534	3,428	-63	-2%
White	2,816	2,684	2,287	1,856	-960	-34%
Black	28	28	22	16	-12	-43%
American Indian	6	18	37	38	32	533%
Asian	492	578	809	987	495	101%
Hawaiian / Pacific Islander	17	49	127	198	181	1065%
Other	7	12	19	20	13	186%
Two or More Races	125	154	233	313	188	150%

GROWTH TRENDS IN TOTAL POPULATION



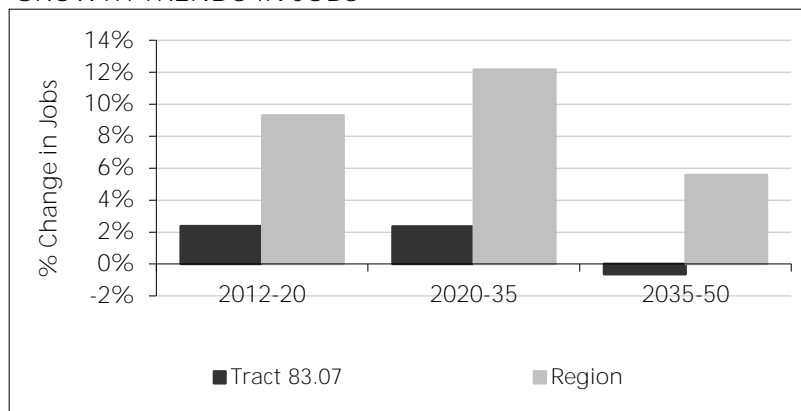
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	745	808	824	824	79	11%
Civilian Jobs	745	808	824	824	79	11%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	539	539	539	539	0	0%
Developed Acres	520	520	520	520	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	259	259	259	259	0	0%
Multiple Family	17	17	17	17	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	11	11	11	11	0	0%
Office	0	0	0	0	0	0%
Schools	39	39	39	39	0	0%
Roads and Freeways	121	121	121	121	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	73	73	73	73	0	0%
Vacant Developable Acres	0	0	0	0	0	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-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	19	19	19	19	0	0%
Employment Density ³	14.7	16.0	16.3	16.3	1.6	11%
Residential Density ⁴	5.8	5.8	5.8	5.8	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