SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 83.63

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,996	5,135	5,186	5,167	171	3%
Household Population	4,996	5,135	5,186	5,167	171	3%
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	2,310	2,310	2,310	2,310	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	2,310	2,310	2,310	2,310	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,190	2,187	2,195	2,193	3	0%
Single Family	0	0	0	0	0	0%
Multiple Family	2,190	2,187	2,195	2,193	3	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.2%	5.3%	5.0%	5.1%	-0.1	-2%
Single Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Multiple Family	5.2%	5.3%	5.0%	5.1%	-0.1	-2%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.28	2.35	2.36	2.36	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	293	399	353	325	32	11%
$15,000-$29,999	262	230	230	196	-66	-25%
$30,000-$44,999	252	263	225	214	-38	-15%
$45,000-$59,999	326	246	246	240	-86	-26%
$60,000-$74,999	268	199	201	197	-71	-26%
$75,000-$99,999	257	255	261	266	9	4%
$100,000-$124,999	231	215	229	210	-21	-9%
$125,000-$149,999	164	130	138	178	14	9%
$150,000-$199,999	107	158	184	199	92	86%
$200,000 or more	30	92	128	168	138	460%
Total Households	2,190	2,187	2,195	2,193	3	0%

*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.

Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
Tract 83.63
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,996	5,135	5,186	5,167	171	3%
Under 5	267	277	281	279	12	4%
5 to 9	95	99	99	99	4	4%
10 to 14	60	60	60	60	0	0%
15 to 17	42	42	42	42	0	0%
18 to 19	108	113	115	115	7	6%
20 to 24	1,890	1,949	1,974	1,964	74	4%
25 to 29	889	908	912	911	22	2%
30 to 34	617	632	637	635	18	3%
35 to 39	326	342	350	347	21	6%
40 to 44	170	175	177	176	6	4%
45 to 49	129	129	129	129	0	0%
50 to 54	109	114	114	114	5	5%
55 to 59	90	91	91	91	1	1%
60 to 61	31	31	32	32	1	3%
62 to 64	34	34	34	34	0	0%
65 to 69	33	33	33	33	0	0%
70 to 74	26	26	26	26	0	0%
75 to 79	17	17	17	17	0	0%
80 to 84	33	33	33	33	0	0%
85 and over	30	30	30	30	0	0%
Median Age	25.2	25.2	25.1	25.1	-0.1	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,996	5,135	5,186	5,167	171	3%
Hispanic	497	507	511	509	12	2%
Non-Hispanic	4,499	4,628	4,675	4,658	159	4%
White	1,642	1,681	1,690	1,687	45	3%
Black	64	65	65	65	1	2%
American Indian	10	10	11	11	1	10%
Asian	2,586	2,668	2,696	2,686	100	4%
Hawaiian / Pacific Islander	1	1	1	1	0	0%
Other	29	29	29	29	0	0%
Two or More Races	167	174	183	179	12	7%

GROWTH TRENDS IN TOTAL POPULATION
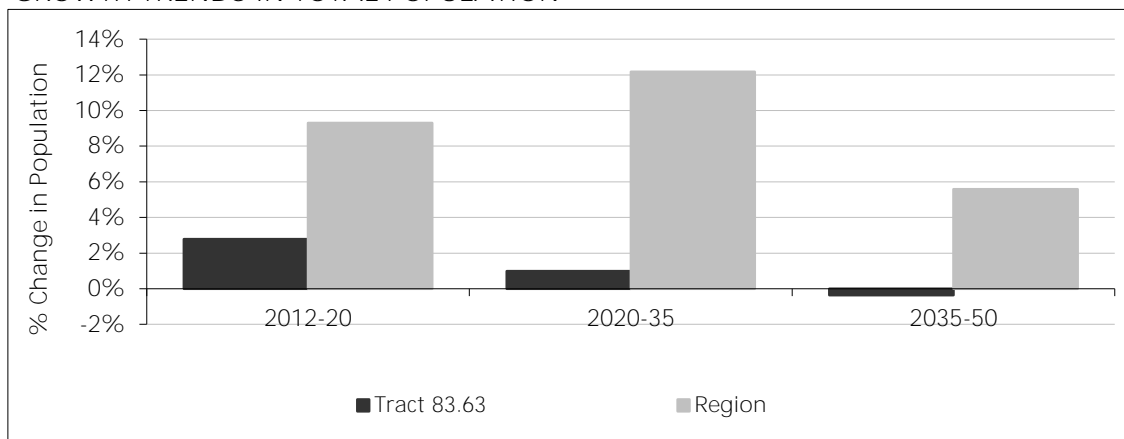
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	408	437	437	437	29	7%
Civilian Jobs	408	437	437	437	29	7%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	62	62	62	62	0	0%
Developed Acres	62	62	62	62	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	47	47	47	47	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	8	8	8	8	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	8	8	8	8	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	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]	52.2	55.9	55.9	55.9	--	#VALUE!
Residential Density[4]	49.4	49.4	49.4	49.4	0.0	0%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 83.63 ■ Region
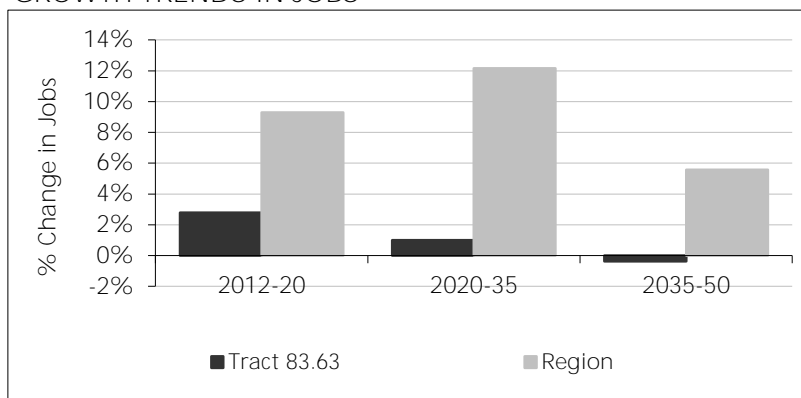
Notes:

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

Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
Tract 83.63
Page 3 of 3