

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.1

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,470	5,534	5,669	5,783	313	6%
Household Population	5,462	5,532	5,653	5,755	293	5%
Group Quarters Population	8	2	16	28	20	250%
Civilian	8	2	16	28	20	250%
Military	0	0	0	0	0	0%
Total Housing Units	2,548	2,561	2,561	2,587	39	2%
Single Family	2,540	2,549	2,549	2,575	35	1%
Multiple Family	8	12	12	12	4	50%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,285	2,274	2,295	2,328	43	2%
Single Family	2,277	2,273	2,295	2,328	51	2%
Multiple Family	8	1	0	0	-8	-100%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	10.3%	11.2%	10.4%	10.0%	-0.3	-3%
Single Family	10.4%	10.8%	10.0%	9.6%	-0.8	-8%
Multiple Family	0.0%	91.7%	100.0%	100.0%	100.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.39	2.43	2.46	2.47	0.1	3%

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	81	234	215	202	121	149%
\$15,000-\$29,999	114	273	250	212	98	86%
\$30,000-\$44,999	118	234	197	180	62	53%
\$45,000-\$59,999	154	123	159	194	40	26%
\$60,000-\$74,999	57	242	177	100	43	75%
\$75,000-\$99,999	204	180	267	322	118	58%
\$100,000-\$124,999	221	204	148	131	-90	-41%
\$125,000-\$149,999	163	158	181	183	20	12%
\$150,000-\$199,999	384	166	167	205	-179	-47%
\$200,000 or more	789	460	534	599	-190	-24%
Total Households	2,285	2,274	2,295	2,328	43	2%

*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.

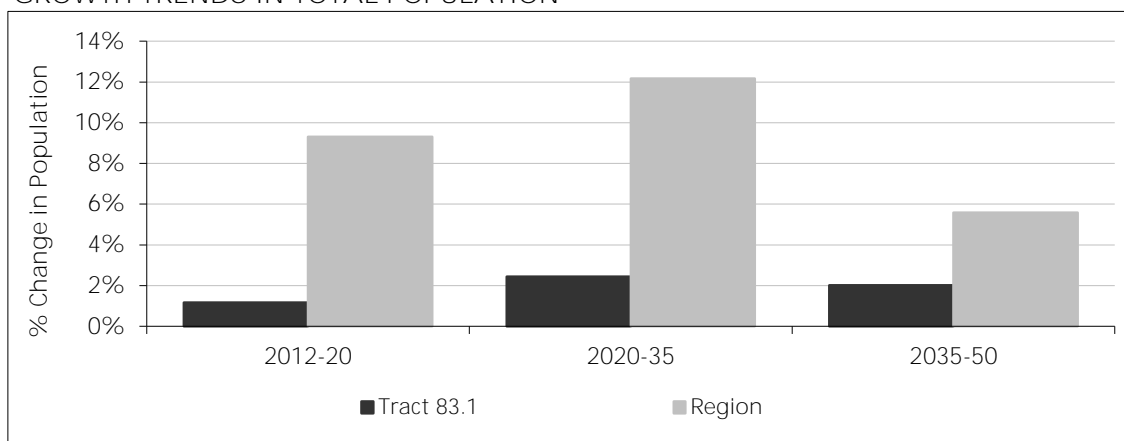
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,470	5,534	5,669	5,783	313	6%
Under 5	156	175	140	155	-1	-1%
5 to 9	317	330	281	318	1	0%
10 to 14	333	298	301	301	-32	-10%
15 to 17	212	166	192	166	-46	-22%
18 to 19	121	70	76	53	-68	-56%
20 to 24	166	137	128	104	-62	-37%
25 to 29	194	169	116	127	-67	-35%
30 to 34	153	140	104	118	-35	-23%
35 to 39	201	220	173	182	-19	-9%
40 to 44	305	267	268	234	-71	-23%
45 to 49	395	326	341	288	-107	-27%
50 to 54	428	335	337	294	-134	-31%
55 to 59	442	416	327	367	-75	-17%
60 to 61	157	178	127	149	-8	-5%
62 to 64	254	285	231	280	26	10%
65 to 69	448	572	469	546	98	22%
70 to 74	391	605	657	590	199	51%
75 to 79	304	379	602	499	195	64%
80 to 84	258	238	455	445	187	72%
85 and over	235	228	344	567	332	141%
Median Age	52.1	56.6	60.8	62.4	10.3	20%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,470	5,534	5,669	5,783	313	6%
Hispanic	550	629	716	786	236	43%
Non-Hispanic	4,920	4,905	4,953	4,997	77	2%
White	4,240	4,151	3,958	3,815	-425	-10%
Black	38	40	39	43	5	13%
American Indian	5	7	10	10	5	100%
Asian	434	487	672	812	378	87%
Hawaiian / Pacific Islander	9	13	23	33	24	267%
Other	17	14	10	10	-7	-41%
Two or More Races	177	193	241	274	97	55%

GROWTH TRENDS IN TOTAL POPULATION



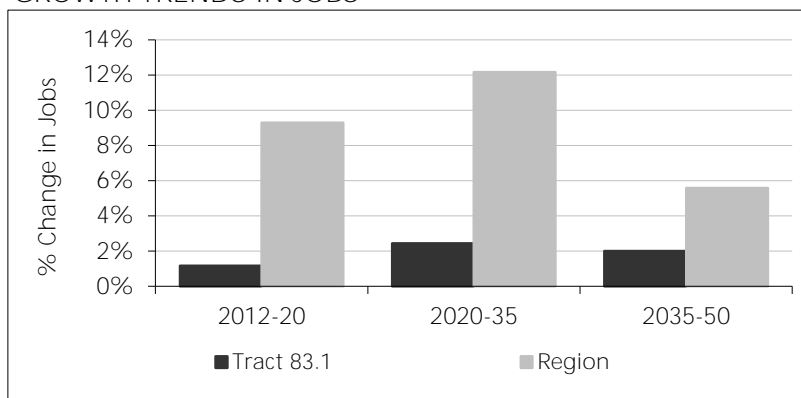
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	368	385	385	385	17	5%
Civilian Jobs	368	385	385	385	17	5%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,235	1,235	1,235	1,235	0	0%
Developed Acres	1,042	1,043	1,043	1,049	7	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	707	708	708	713	7	1%
Multiple Family	2	2	2	2	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	--
Industrial	1	1	1	1	0	0%
Commercial/Services	7	7	7	7	0	-7%
Office	0	0	0	0	0	0%
Schools	9	9	9	9	0	0%
Roads and Freeways	223	223	223	223	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	93	93	93	93	0	0%
Vacant Developable Acres	11	10	10	5	-7	-58%
Low Density Single Family	0	0	0	0	0	0%
Single Family	11	9	9	4	-7	-61%
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	1	1	1	1	0	0%
Constrained Acres	182	182	182	182	0	0%
Employment Density ³	21.2	22.5	22.5	22.5	1.3	6%
Residential Density ⁴	3.6	3.6	3.6	3.6	0.0	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