

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.65

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,997	3,056	3,081	3,063	66	2%
Household Population	2,997	3,056	3,081	3,063	66	2%
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	933	933	933	933	0	0%
Single Family	933	933	933	933	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	909	909	915	915	6	1%
Single Family	909	909	915	915	6	1%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.6%	2.6%	1.9%	1.9%	-0.7	-27%
Single Family	2.6%	2.6%	1.9%	1.9%	-0.7	-27%
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	3.30	3.36	3.37	3.35	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	9	31	31	31	22	244%
\$15,000-\$29,999	22	40	30	14	-8	-36%
\$30,000-\$44,999	13	48	41	39	26	200%
\$45,000-\$59,999	52	72	56	43	-9	-17%
\$60,000-\$74,999	24	69	66	65	41	171%
\$75,000-\$99,999	98	98	84	93	-5	-5%
\$100,000-\$124,999	104	103	108	88	-16	-15%
\$125,000-\$149,999	96	111	101	90	-6	-6%
\$150,000-\$199,999	188	148	153	178	-10	-5%
\$200,000 or more	303	189	245	274	-29	-10%
Total Households	909	909	915	915	6	1%
Median Household Income						
Adjusted for inflation (\$2010)	\$159,707	\$123,422	\$135,272	\$148,472	(\$11,235)	-7%

*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.

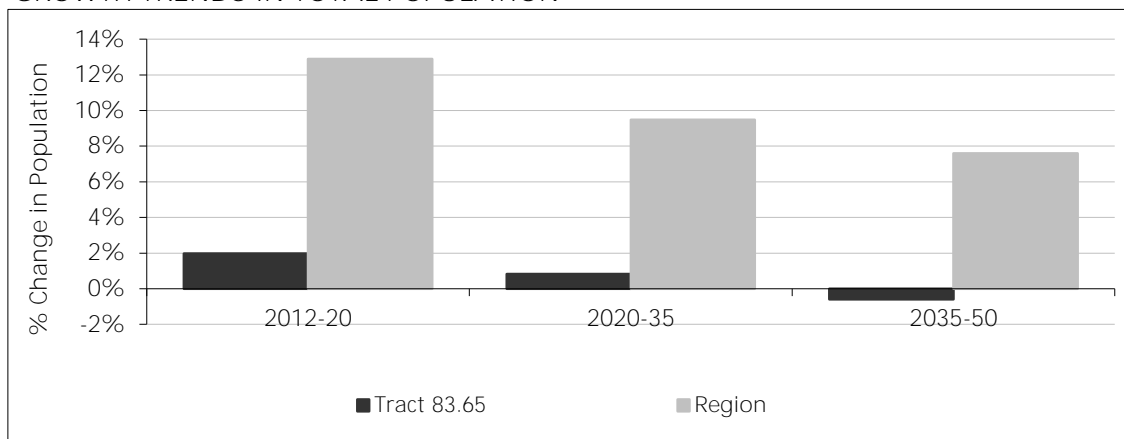
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,997	3,056	3,081	3,063	66	2%
Under 5	112	138	114	127	15	13%
5 to 9	154	177	157	173	19	12%
10 to 14	233	211	221	203	-30	-13%
15 to 17	221	183	200	173	-48	-22%
18 to 19	154	90	114	85	-69	-45%
20 to 24	167	142	129	110	-57	-34%
25 to 29	111	119	95	101	-10	-9%
30 to 34	95	99	83	91	-4	-4%
35 to 39	132	152	123	133	1	1%
40 to 44	200	194	202	178	-22	-11%
45 to 49	272	247	262	231	-41	-15%
50 to 54	369	321	324	267	-102	-28%
55 to 59	320	339	299	329	9	3%
60 to 61	86	112	95	111	25	29%
62 to 64	91	120	114	131	40	44%
65 to 69	98	153	154	177	79	81%
70 to 74	69	116	156	167	98	142%
75 to 79	53	70	122	135	82	155%
80 to 84	29	31	58	53	24	83%
85 and over	31	42	59	88	57	184%
Median Age	43.0	45.5	47.0	48.4	5.4	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,997	3,056	3,081	3,063	66	2%
Hispanic	186	218	246	279	93	50%
Non-Hispanic	2,811	2,838	2,835	2,784	-27	-1%
White	1,536	1,452	1,132	824	-712	-46%
Black	42	44	40	35	-7	-17%
American Indian	3	7	13	13	10	333%
Asian	1,139	1,222	1,485	1,702	563	49%
Hawaiian / Pacific Islander	8	16	31	46	38	475%
Other	1	4	9	9	8	800%
Two or More Races	82	93	125	155	73	89%

GROWTH TRENDS IN TOTAL POPULATION



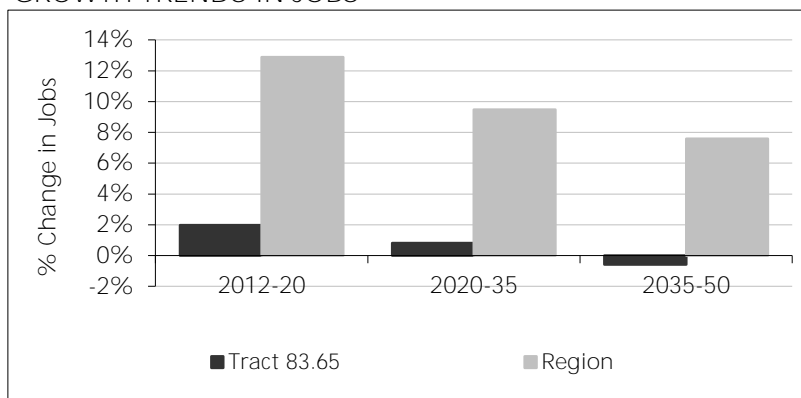
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	121	121	121	121	0	0%
Civilian Jobs	121	121	121	121	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	601	601	601	601	0	0%
Developed Acres	530	530	530	530	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	213	213	213	213	0	0%
Multiple Family	0	0	0	0	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	0	0	0	0	0	0%
Roads and Freeways	60	60	60	60	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	256	256	256	256	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	71	71	71	71	0	0%
Employment Density ³	--	--	--	--	--	--
Residential Density ⁴	4.4	4.4	4.4	4.4	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