

# SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 83.43

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,614	4,741	4,917	4,887	273	6%
Household Population	4,609	4,741	4,917	4,887	278	6%
Group Quarters Population	5	0	0	0	-5	-100%
Civilian	5	0	0	0	-5	-100%
Military	0	0	0	0	0	0%
Total Housing Units	2,061	2,062	2,109	2,109	48	2%
Single Family	0	0	0	0	0	0%
Multiple Family	2,061	2,062	2,109	2,109	48	2%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,962	1,966	2,027	2,016	54	3%
Single Family	0	0	0	0	0	0%
Multiple Family	1,962	1,966	2,027	2,016	54	3%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.8%	4.7%	3.9%	4.4%	-0.4	-8%
Single Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Multiple Family	4.8%	4.7%	3.9%	4.4%	-0.4	-8%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.35	2.41	2.43	2.42	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	324	316	302	279	-45	-14%
\$15,000-\$29,999	273	233	198	179	-94	-34%
\$30,000-\$44,999	405	182	199	193	-212	-52%
\$45,000-\$59,999	153	216	183	145	-8	-5%
\$60,000-\$74,999	165	171	200	196	31	19%
\$75,000-\$99,999	245	275	276	272	27	11%
\$100,000-\$124,999	133	175	184	207	74	56%
\$125,000-\$149,999	113	128	159	158	45	40%
\$150,000-\$199,999	73	138	169	192	119	163%
\$200,000 or more	78	132	157	195	117	150%
Total Households	1,962	1,966	2,027	2,016	54	3%
Median Household Income						
Adjusted for inflation (\$2010)	\$44,222	\$63,158	\$69,863	\$76,471	\$32,249	73%

### \*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.

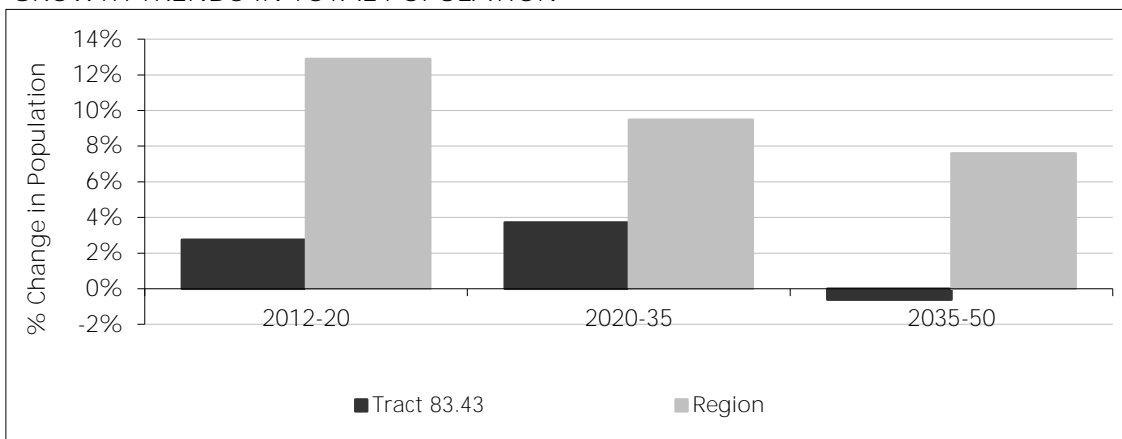
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,614	4,741	4,917	4,887	273	6%
Under 5	272	356	334	344	72	26%
5 to 9	202	244	268	258	56	28%
10 to 14	103	99	106	96	-7	-7%
15 to 17	59	46	52	43	-16	-27%
18 to 19	37	25	27	26	-11	-30%
20 to 24	1,240	1,084	1,221	1,150	-90	-7%
25 to 29	692	736	622	638	-54	-8%
30 to 34	505	538	482	533	28	6%
35 to 39	402	482	467	478	76	19%
40 to 44	214	202	243	202	-12	-6%
45 to 49	151	141	163	129	-22	-15%
50 to 54	160	149	174	169	9	6%
55 to 59	135	131	129	145	10	7%
60 to 61	50	56	50	58	8	16%
62 to 64	65	78	67	73	8	12%
65 to 69	94	120	104	100	6	6%
70 to 74	33	52	75	85	52	158%
75 to 79	53	64	108	94	41	77%
80 to 84	46	43	81	89	43	93%
85 and over	101	95	144	177	76	75%
Median Age	27.8	28.5	28.6	29.1	1.3	5%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,614	4,741	4,917	4,887	273	6%
Hispanic	565	628	667	698	133	24%
Non-Hispanic	4,049	4,113	4,250	4,189	140	3%
White	1,823	1,629	1,201	866	-957	-52%
Black	87	83	59	39	-48	-55%
American Indian	8	22	42	41	33	413%
Asian	1,944	2,151	2,624	2,847	903	46%
Hawaiian / Pacific Islander	6	16	39	53	47	783%
Other	9	13	20	22	13	144%
Two or More Races	172	199	265	321	149	87%

## GROWTH TRENDS IN TOTAL POPULATION



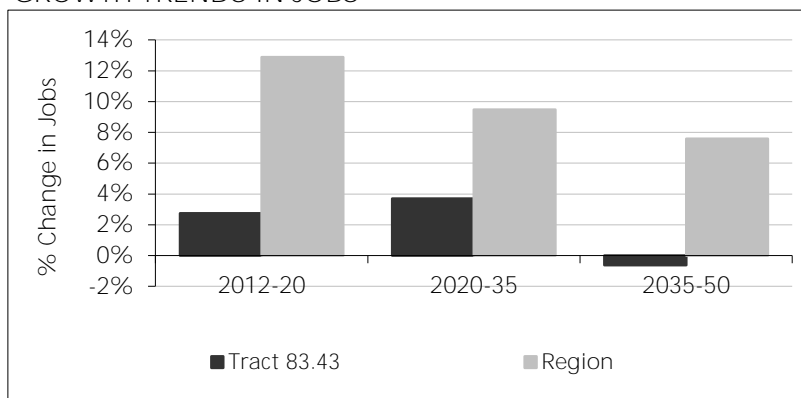
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	182	182	182	182	0	0%
Civilian Jobs	182	182	182	182	0	0%
Military Jobs	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	202	202	202	202	0	0%
Developed Acres	187	187	187	187	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	96	96	96	96	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	25	0	0	0	-25	-100%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	13	13	13	13	0	0%
Roads and Freeways	25	49	49	49	25	99%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0%
Parks and Military Use	29	29	29	29	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	15	15	15	15	0	0%
Employment Density <sup>3</sup>	4.9	14.4	14.4	14.4	9.5	195%
Residential Density <sup>4</sup>	21.5	21.5	22.0	22.0	0.5	2%

## 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