

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 164.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,528	7,639	7,524	7,444	-84	-1%
Household Population	7,232	7,377	7,212	7,107	-125	-2%
Group Quarters Population	296	262	312	337	41	14%
Civilian	296	262	312	337	41	14%
Military	0	0	0	0	0	0%
Total Housing Units	2,719	2,751	2,608	2,612	-107	-4%
Single Family	1,409	1,441	1,460	1,460	51	4%
Multiple Family	1,152	1,152	1,148	1,152	0	0%
Mobile Homes	158	158	0	0	-158	-100%
Occupied Housing Units	2,614	2,590	2,488	2,461	-153	-6%
Single Family	1,383	1,371	1,413	1,396	13	1%
Multiple Family	1,081	1,069	1,075	1,065	-16	-1%
Mobile Homes	150	150	0	0	-150	-100%
Vacancy Rate	3.9%	5.9%	4.6%	5.8%	1.9	49%
Single Family	1.8%	4.9%	3.2%	4.4%	2.6	144%
Multiple Family	6.2%	7.2%	6.4%	7.6%	1.4	23%
Mobile Homes	5.1%	5.1%	0.0%	0.0%	-5.1	-100%
Persons per Household	2.77	2.85	2.90	2.89	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	372	266	224	191	-181	-49%
\$15,000-\$29,999	306	442	373	318	12	4%
\$30,000-\$44,999	551	470	440	408	-143	-26%
\$45,000-\$59,999	312	348	302	278	-34	-11%
\$60,000-\$74,999	248	246	261	277	29	12%
\$75,000-\$99,999	236	305	315	334	98	42%
\$100,000-\$124,999	241	183	204	218	-23	-10%
\$125,000-\$149,999	101	160	112	117	16	16%
\$150,000-\$199,999	139	97	161	203	64	46%
\$200,000 or more	108	73	96	117	9	8%
Total Households	2,614	2,590	2,488	2,461	-153	-6%
Median Household Income						
Adjusted for inflation (\$2010)	\$48,750	\$50,043	\$55,281	\$61,922	\$13,172	27%

*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.

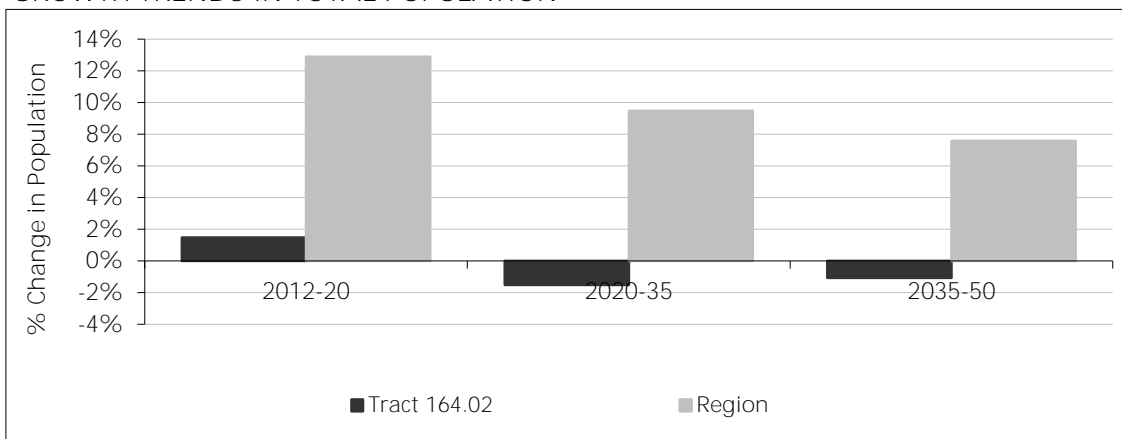
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,528	7,639	7,524	7,444	-84	-1%
Under 5	474	538	475	476	2	0%
5 to 9	409	437	417	419	10	2%
10 to 14	487	461	456	432	-55	-11%
15 to 17	313	262	275	259	-54	-17%
18 to 19	261	192	186	168	-93	-36%
20 to 24	546	496	441	383	-163	-30%
25 to 29	568	579	478	487	-81	-14%
30 to 34	477	482	426	450	-27	-6%
35 to 39	374	419	379	348	-26	-7%
40 to 44	488	447	495	416	-72	-15%
45 to 49	536	454	465	419	-117	-22%
50 to 54	655	548	539	513	-142	-22%
55 to 59	536	548	429	496	-40	-7%
60 to 61	198	235	176	195	-3	-2%
62 to 64	210	246	201	216	6	3%
65 to 69	305	401	348	344	39	13%
70 to 74	252	396	483	410	158	63%
75 to 79	165	210	373	351	186	113%
80 to 84	125	128	237	257	132	106%
85 and over	149	160	245	405	256	172%
Median Age	38.1	39.4	42.3	43.6	5.5	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,528	7,639	7,524	7,444	-84	-1%
Hispanic	2,012	2,417	3,070	3,691	1,679	83%
Non-Hispanic	5,516	5,222	4,454	3,753	-1,763	-32%
White	4,507	4,104	3,049	2,133	-2,374	-53%
Black	356	401	484	559	203	57%
American Indian	56	50	41	33	-23	-41%
Asian	250	294	442	541	291	116%
Hawaiian / Pacific Islander	24	28	35	43	19	79%
Other	3	3	3	3	0	0%
Two or More Races	320	342	400	441	121	38%

GROWTH TRENDS IN TOTAL POPULATION



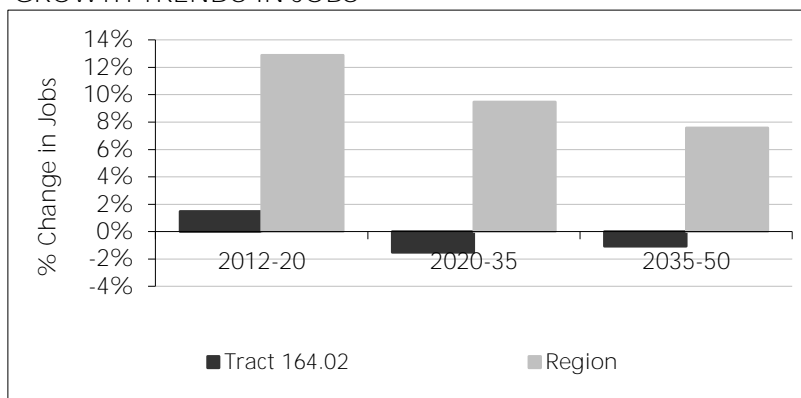
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	994	1,038	1,398	1,399	405	41%
Civilian Jobs	994	1,038	1,398	1,399	405	41%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,467	1,467	1,467	1,467	0	0%
Developed Acres	1,178	1,293	1,298	1,298	120	10%
Low Density Single Family	220	328	328	328	108	49%
Single Family	552	555	559	559	7	1%
Multiple Family	40	40	40	40	0	-1%
Mobile Homes	6	6	0	0	-6	-100%
Other Residential	3	3	3	3	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	6	6	6	6	0	0%
Commercial/Services	48	49	50	50	2	4%
Office	0	0	6	6	6	--
Schools	6	8	10	10	4	60%
Roads and Freeways	210	210	210	210	0	0%
Agricultural and Extractive ²	2	2	2	2	0	0%
Parks and Military Use	86	86	86	86	0	0%
Vacant Developable Acres	149	34	29	29	-120	-81%
Low Density Single Family	131	23	23	23	-108	-82%
Single Family	8	4	1	1	-8	-91%
Multiple Family	0	0	0	0	0	-33%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	0	0	0	-1	-100%
Office	0	0	0	0	0	0%
Schools	4	2	0	0	-4	-100%
Parks and Other	4	4	4	4	0	-1%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	140	140	140	140	0	0%
Employment Density ³	16.7	16.5	19.6	19.6	2.9	18%
Residential Density ⁴	3.3	3.0	2.8	2.8	-0.5	-15%

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