

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.39

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,973	7,147	7,185	7,148	175	3%
Household Population	6,973	7,147	7,185	7,148	175	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	2,804	2,804	2,804	2,804	0	0%
Single Family	1,427	1,427	1,427	1,427	0	0%
Multiple Family	1,377	1,377	1,377	1,377	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,719	2,721	2,728	2,717	-2	0%
Single Family	1,394	1,392	1,396	1,391	-3	0%
Multiple Family	1,325	1,329	1,332	1,326	1	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.0%	3.0%	2.7%	3.1%	0.1	3%
Single Family	2.3%	2.5%	2.2%	2.5%	0.2	9%
Multiple Family	3.8%	3.5%	3.3%	3.7%	-0.1	-3%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.56	2.63	2.63	2.63	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	28	30	30	25	-3	-11%
\$15,000-\$29,999	57	85	41	21	-36	-63%
\$30,000-\$44,999	167	90	86	78	-89	-53%
\$45,000-\$59,999	135	166	141	102	-33	-24%
\$60,000-\$74,999	290	199	149	146	-144	-50%
\$75,000-\$99,999	430	350	317	274	-156	-36%
\$100,000-\$124,999	417	290	281	298	-119	-29%
\$125,000-\$149,999	396	346	341	252	-144	-36%
\$150,000-\$199,999	382	532	586	579	197	52%
\$200,000 or more	417	633	756	942	525	126%
Total Households	2,719	2,721	2,728	2,717	-2	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.

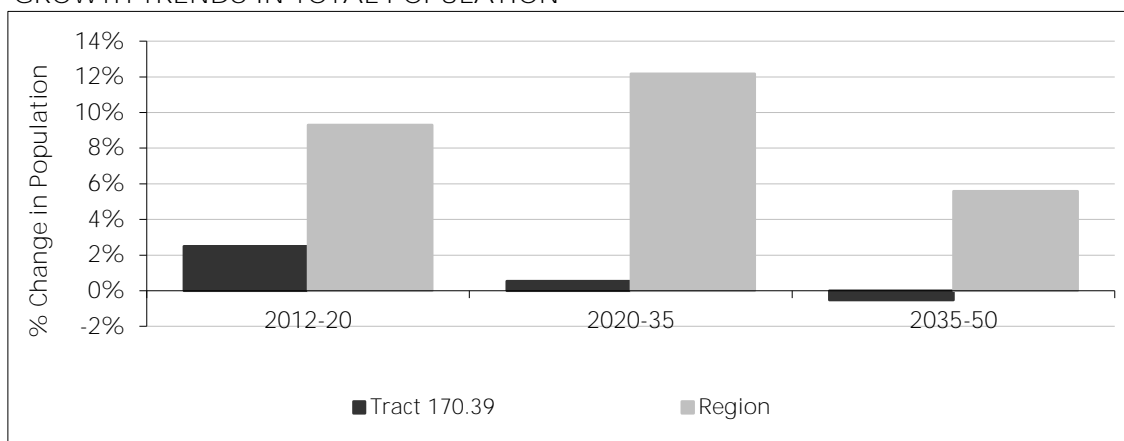
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,973	7,147	7,185	7,148	175	3%
Under 5	473	570	493	533	60	13%
5 to 9	480	535	496	517	37	8%
10 to 14	477	431	470	446	-31	-6%
15 to 17	308	255	295	258	-50	-16%
18 to 19	190	120	134	94	-96	-51%
20 to 24	255	219	212	180	-75	-29%
25 to 29	371	378	299	315	-56	-15%
30 to 34	546	555	452	516	-30	-5%
35 to 39	583	656	578	607	24	4%
40 to 44	630	597	632	533	-97	-15%
45 to 49	631	563	600	489	-142	-23%
50 to 54	619	530	560	476	-143	-23%
55 to 59	439	459	403	440	1	0%
60 to 61	140	169	143	163	23	16%
62 to 64	200	248	221	242	42	21%
65 to 69	208	305	307	349	141	68%
70 to 74	105	174	217	214	109	104%
75 to 79	94	129	228	203	109	116%
80 to 84	82	90	184	186	104	127%
85 and over	142	164	261	387	245	173%
Median Age	38.3	38.9	41.3	41.0	2.7	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,973	7,147	7,185	7,148	175	3%
Hispanic	656	769	858	957	301	46%
Non-Hispanic	6,317	6,378	6,327	6,191	-126	-2%
White	3,753	3,622	3,039	2,596	-1,157	-31%
Black	110	121	126	130	20	18%
American Indian	4	7	11	11	7	175%
Asian	2,154	2,293	2,728	2,955	801	37%
Hawaiian / Pacific Islander	7	13	25	37	30	429%
Other	11	13	18	18	7	64%
Two or More Races	278	309	380	444	166	60%

GROWTH TRENDS IN TOTAL POPULATION



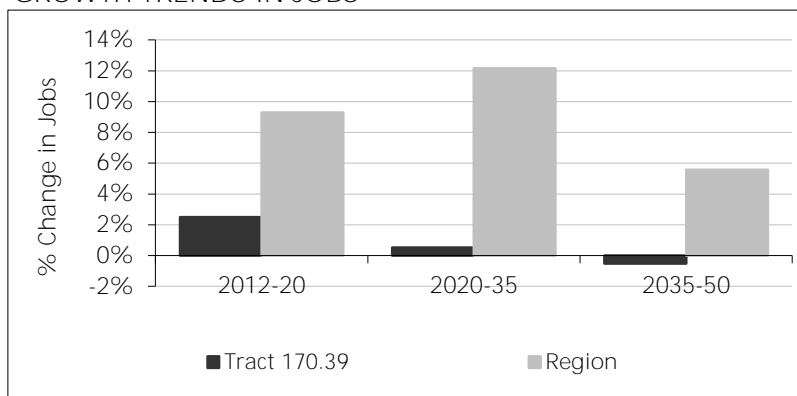
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	5,627	5,811	5,811	5,811	184	3%
Civilian Jobs	5,627	5,811	5,811	5,811	184	3%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,161	1,161	1,161	1,161	0	0%
Developed Acres	1,136	1,139	1,139	1,139	2	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	218	218	218	218	0	0%
Multiple Family	75	75	75	75	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	6	6	6	6	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	33	33	33	33	0	0%
Commercial/Services	24	23	23	23	-1	-4%
Office	15	18	18	18	3	23%
Schools	25	25	25	25	0	0%
Roads and Freeways	163	163	163	163	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	578	578	578	578	0	0%
Vacant Developable Acres	2	0	0	0	-2	-100%
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	2	0	0	0	-2	-100%
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	23	23	23	23	0	0%
Employment Density ³	57.9	58.4	58.4	58.4	0.5	1%
Residential Density ⁴	9.4	9.4	9.4	9.4	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