SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 170.18

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,864	3,935	3,963	3,938	74	2%
Household Population	3,846	3,923	3,948	3,923	77	2%
Group Quarters Population	18	12	15	15	-3	-17%
Civilian	18	12	15	15	-3	-17%
Military	0	0	0	0	0	0%
Total Housing Units	1,733	1,733	1,735	1,735	2	0%
Single Family	201	201	201	201	0	0%
Multiple Family	1,532	1,532	1,534	1,534	2	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,643	1,643	1,650	1,649	6	0%
Single Family	142	142	144	144	2	1%
Multiple Family	1,501	1,501	1,506	1,505	4	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.2%	5.2%	4.9%	5.0%	-0.2	-4%
Single Family	29.4%	29.4%	28.4%	28.4%	-1.0	-3%
Multiple Family	2.0%	2.0%	1.8%	1.9%	-0.1	-5%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.34	2.39	2.39	2.38	0.0	2%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

*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.
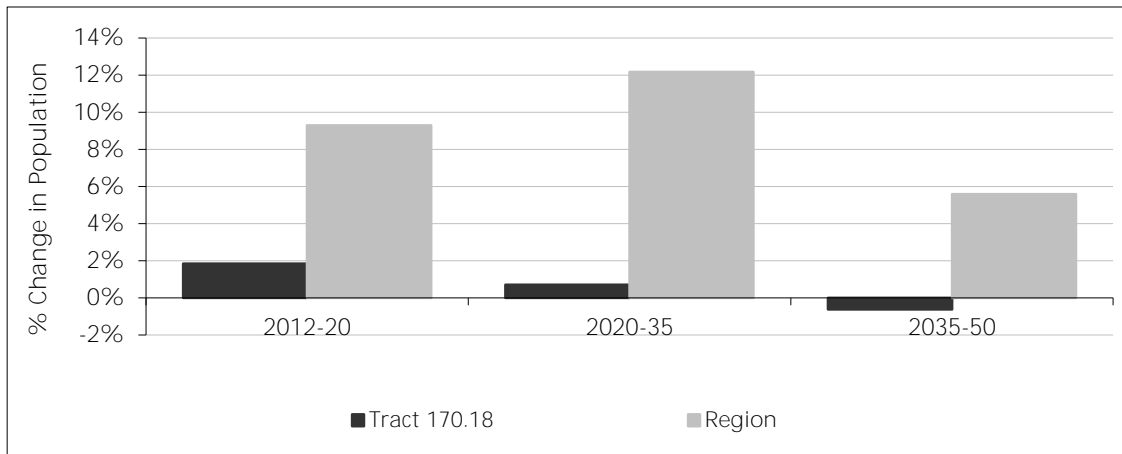
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,864	3,935	3,963	3,938	74	2%
Under 5	275	314	268	274	-1	0%
5 to 9	246	252	225	220	-26	-11%
10 to 14	234	214	236	228	-6	-3%
15 to 17	133	114	124	116	-17	-13%
18 to 19	112	71	72	67	-45	-40%
20 to 24	230	207	203	184	-46	-20%
25 to 29	337	343	271	274	-63	-19%
30 to 34	401	398	340	367	-34	-8%
35 to 39	308	335	276	275	-33	-11%
40 to 44	263	242	272	229	-34	-13%
45 to 49	296	270	292	264	-32	-11%
50 to 54	248	228	242	219	-29	-12%
55 to 59	217	216	191	204	-13	-6%
60 to 61	57	66	58	71	14	25%
62 to 64	105	127	116	117	12	11%
65 to 69	107	157	157	164	57	53%
70 to 74	94	149	200	186	92	98%
75 to 79	46	56	109	113	67	146%
80 to 84	79	87	172	174	95	120%
85 and over	76	89	139	192	116	153%
Median Age	34.6	35.8	39.4	39.3	4.7	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,864	3,935	3,963	3,938	74	2%
Hispanic	538	617	666	719	181	34%
Non-Hispanic	3,326	3,318	3,297	3,219	-107	-3%
White	1,649	1,553	1,259	1,045	-604	-37%
Black	134	143	145	146	12	9%
American Indian	7	10	14	14	7	100%
Asian	1,314	1,365	1,572	1,658	344	26%
Hawaiian / Pacific Islander	10	16	30	42	32	320%
Other	11	13	15	15	4	36%
Two or More Races	201	218	262	299	98	49%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	820	942	946	946	126	15%
Civilian Jobs	820	942	946	946	126	15%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	491	491	491	491	0	0%
Developed Acres	410	417	417	417	7	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	35	35	35	35	0	0%
Multiple Family	111	111	111	111	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	7	7	7	7	0	0%
Commercial/Services	39	44	44	44	5	12%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	195	195	195	195	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	20	22	22	22	2	9%
Vacant Developable Acres	7	0	0	0	-7	-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	5	0	0	0	-5	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	2	0	0	0	-2	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	74	74	74	74	0	0%
Employment Density[3]	17.8	18.6	18.6	18.6	0.8	4%
Residential Density[4]	11.7	11.7	11.7	11.7	0.0	0%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 170.18   ■ Region
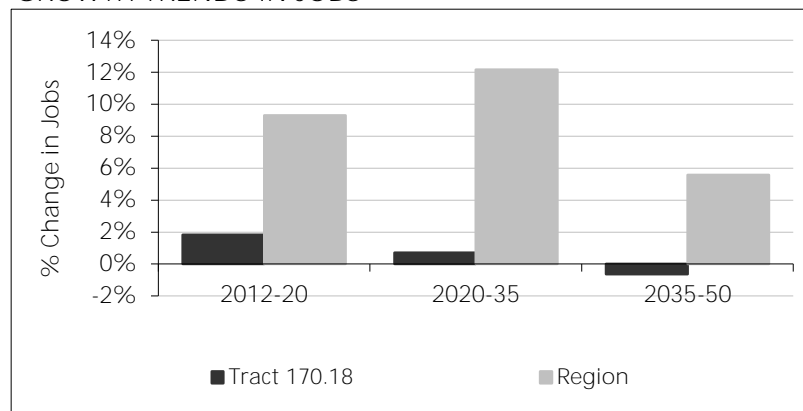
Notes:

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 residential acre (single family, multiple

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