

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.09

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,061	4,144	4,304	4,277	216	5%
Household Population	4,061	4,144	4,304	4,277	216	5%
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	1,484	1,498	1,527	1,527	43	3%
Single Family	860	874	901	901	41	5%
Multiple Family	362	362	364	364	2	1%
Mobile Homes	262	262	262	262	0	0%
Occupied Housing Units	1,416	1,431	1,481	1,474	58	4%
Single Family	806	818	864	863	57	7%
Multiple Family	352	354	360	359	7	2%
Mobile Homes	258	259	257	252	-6	-2%
Vacancy Rate	4.6%	4.5%	3.0%	3.5%	-1.1	-24%
Single Family	6.3%	6.4%	4.1%	4.2%	-2.1	-33%
Multiple Family	2.8%	2.2%	1.1%	1.4%	-1.4	-50%
Mobile Homes	1.5%	1.1%	1.9%	3.8%	2.3	153%
Persons per Household	2.87	2.90	2.91	2.90	0.0	1%

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	126	83	68	64	-62	-49%
\$15,000-\$29,999	100	79	80	66	-34	-34%
\$30,000-\$44,999	202	112	88	65	-137	-68%
\$45,000-\$59,999	154	126	117	95	-59	-38%
\$60,000-\$74,999	151	60	95	126	-25	-17%
\$75,000-\$99,999	204	190	161	106	-98	-48%
\$100,000-\$124,999	160	153	152	179	19	12%
\$125,000-\$149,999	120	147	145	130	10	8%
\$150,000-\$199,999	81	181	193	219	138	170%
\$200,000 or more	118	300	382	424	306	259%
Total Households	1,416	1,431	1,481	1,474	58	4%

*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.

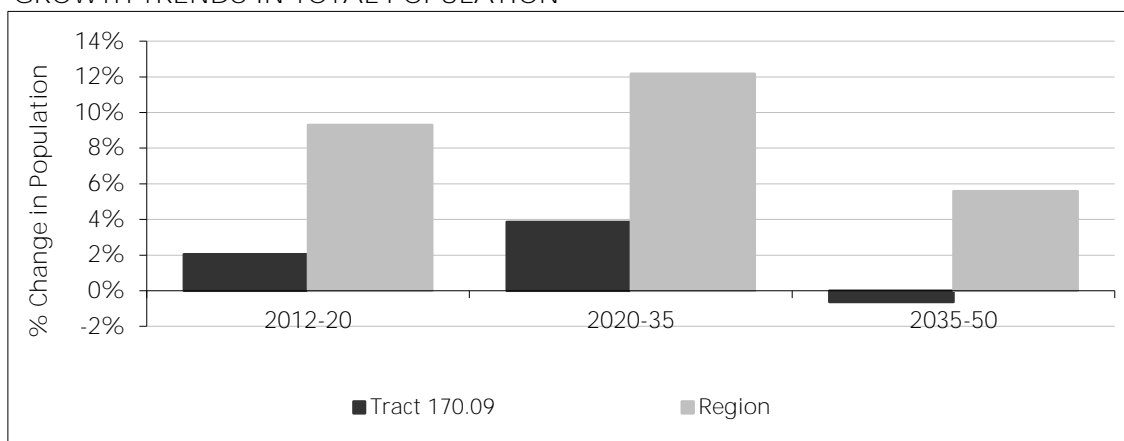
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,061	4,144	4,304	4,277	216	5%
Under 5	232	281	280	295	63	27%
5 to 9	274	302	308	335	61	22%
10 to 14	308	298	321	317	9	3%
15 to 17	254	217	255	244	-10	-4%
18 to 19	159	109	103	78	-81	-51%
20 to 24	294	275	287	253	-41	-14%
25 to 29	275	288	247	268	-7	-3%
30 to 34	228	244	231	259	31	14%
35 to 39	221	260	254	266	45	20%
40 to 44	252	240	295	264	12	5%
45 to 49	308	269	300	258	-50	-16%
50 to 54	337	270	298	268	-69	-20%
55 to 59	292	291	251	303	11	4%
60 to 61	91	106	90	83	-8	-9%
62 to 64	146	165	117	120	-26	-18%
65 to 69	145	193	164	174	29	20%
70 to 74	112	184	214	171	59	53%
75 to 79	41	56	102	89	48	117%
80 to 84	51	52	113	108	57	112%
85 and over	41	44	74	124	83	202%
Median Age	35.1	36.1	37.4	36.7	1.6	5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,061	4,144	4,304	4,277	216	5%
Hispanic	852	1,020	1,284	1,510	658	77%
Non-Hispanic	3,209	3,124	3,020	2,767	-442	-14%
White	2,669	2,529	2,240	1,891	-778	-29%
Black	55	59	69	76	21	38%
American Indian	21	26	33	30	9	43%
Asian	317	340	447	496	179	56%
Hawaiian / Pacific Islander	13	23	34	43	30	231%
Other	7	9	11	13	6	86%
Two or More Races	127	138	186	218	91	72%

GROWTH TRENDS IN TOTAL POPULATION



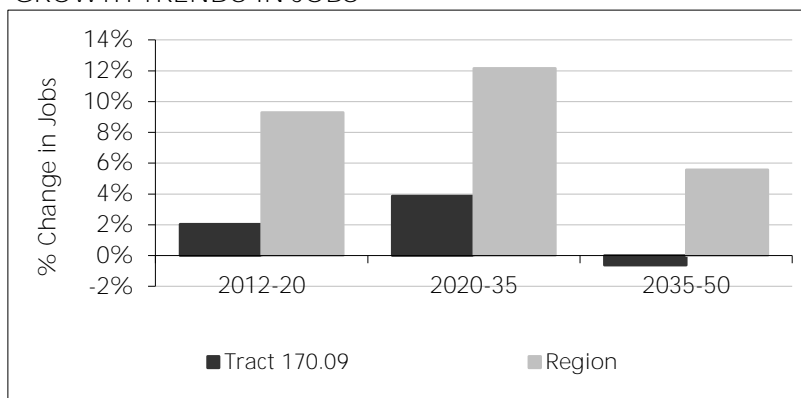
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	859	991	991	991	132	15%
Civilian Jobs	859	991	991	991	132	15%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	871	871	871	871	0	0%
Developed Acres	768	783	813	813	45	6%
Low Density Single Family	107	107	131	131	25	23%
Single Family	383	385	391	391	8	2%
Multiple Family	16	16	16	16	0	0%
Mobile Homes	25	25	25	25	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	3	3	3	3	0	0%
Commercial/Services	92	92	92	92	0	0%
Office	1	1	1	1	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	95	95	95	95	0	0%
Agricultural and Extractive ²	15	15	15	15	0	0%
Parks and Military Use	31	44	44	44	13	41%
Vacant Developable Acres	66	51	21	21	-45	-69%
Low Density Single Family	37	37	13	13	-25	-66%
Single Family	15	13	8	8	-8	-50%
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	13	0	0	0	-13	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	37	37	37	37	0	0%
Employment Density ³	9.0	10.4	10.4	10.4	--	#VALUE!
Residential Density ⁴	2.8	2.8	2.7	2.7	-0.1	-3%

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