

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 172

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,194	4,399	4,672	4,732	538	13%
Household Population	4,194	4,399	4,672	4,732	538	13%
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	2,637	2,646	2,653	2,674	37	1%
Single Family	1,907	1,916	1,925	1,925	18	1%
Multiple Family	730	730	728	749	19	3%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,066	2,102	2,219	2,251	185	9%
Single Family	1,444	1,474	1,576	1,600	156	11%
Multiple Family	622	628	643	651	29	5%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	21.7%	20.6%	16.4%	15.8%	-5.9	-27%
Single Family	24.3%	23.1%	18.1%	16.9%	-7.4	-30%
Multiple Family	14.8%	14.0%	11.7%	13.1%	-1.7	-11%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.03	2.09	2.11	2.10	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	64	126	115	101	37	58%
\$15,000-\$29,999	107	144	135	122	15	14%
\$30,000-\$44,999	169	149	143	132	-37	-22%
\$45,000-\$59,999	145	145	141	132	-13	-9%
\$60,000-\$74,999	108	136	135	128	20	19%
\$75,000-\$99,999	325	203	206	199	-126	-39%
\$100,000-\$124,999	176	174	180	178	2	1%
\$125,000-\$149,999	105	148	156	156	51	49%
\$150,000-\$199,999	190	231	249	255	65	34%
\$200,000 or more	677	646	759	848	171	25%
Total Households	2,066	2,102	2,219	2,251	185	9%
Median Household Income						
Adjusted for inflation (\$2010)	\$116,335	\$121,264	\$133,734	\$146,394	\$30,059	26%

*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.

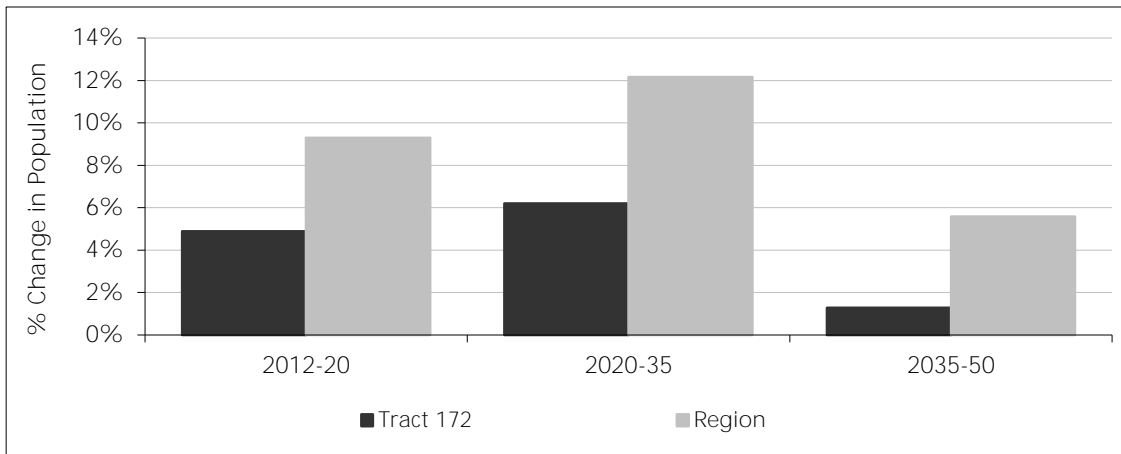
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,194	4,399	4,672	4,732	538	13%
Under 5	136	149	159	199	63	46%
5 to 9	116	121	104	122	6	5%
10 to 14	162	143	159	158	-4	-2%
15 to 17	143	108	134	110	-33	-23%
18 to 19	96	57	76	41	-55	-57%
20 to 24	136	117	122	99	-37	-27%
25 to 29	247	239	210	250	3	1%
30 to 34	298	301	240	325	27	9%
35 to 39	228	270	246	291	63	28%
40 to 44	260	240	261	238	-22	-8%
45 to 49	307	245	294	258	-49	-16%
50 to 54	366	276	317	257	-109	-30%
55 to 59	359	345	292	330	-29	-8%
60 to 61	120	139	100	125	5	4%
62 to 64	227	269	198	233	6	3%
65 to 69	384	540	498	567	183	48%
70 to 74	224	391	457	369	145	65%
75 to 79	142	198	329	239	97	68%
80 to 84	125	127	271	222	97	78%
85 and over	118	124	205	299	181	153%
Median Age	49.5	53.8	55.2	55.3	5.8	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,194	4,399	4,672	4,732	538	13%
Hispanic	186	236	340	486	300	161%
Non-Hispanic	4,008	4,163	4,332	4,246	238	6%
White	3,751	3,845	3,813	3,487	-264	-7%
Black	11	12	12	14	3	27%
American Indian	5	12	25	33	28	560%
Asian	130	151	233	332	202	155%
Hawaiian / Pacific Islander	1	2	5	9	8	800%
Other	15	23	43	58	43	287%
Two or More Races	95	118	201	313	218	229%

GROWTH TRENDS IN TOTAL POPULATION



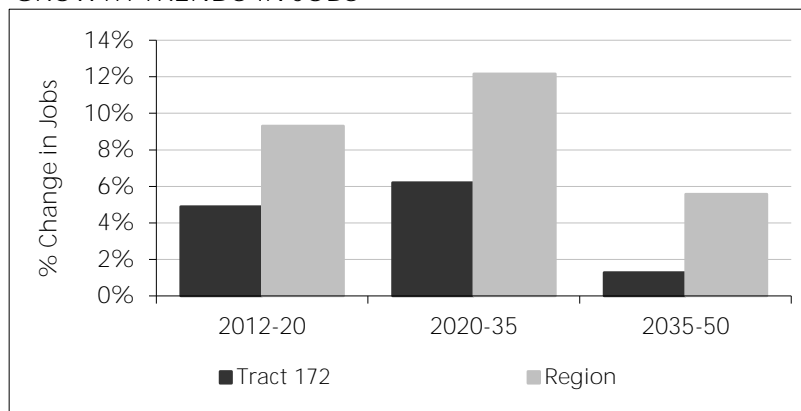
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	4,510	4,531	4,691	4,713	203	5%
Civilian Jobs	4,510	4,531	4,691	4,713	203	5%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,122	1,122	1,122	1,122	0	0%
Developed Acres	686	690	698	704	18	3%
Low Density Single Family	36	37	40	44	8	21%
Single Family	341	343	344	343	2	1%
Multiple Family	19	19	21	24	5	24%
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	52	2	2	2	-50	-96%
Commercial/Services	48	49	51	51	3	6%
Office	6	6	7	7	1	13%
Schools	5	5	5	5	0	0%
Roads and Freeways	140	190	190	190	50	36%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	38	38	38	38	0	1%
Vacant Developable Acres	34	30	21	16	-18	-53%
Low Density Single Family	18	18	14	11	-8	-41%
Single Family	7	5	2	0	-7	-94%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	5	4	3	3	-2	-43%
Office	3	3	2	2	-1	-30%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	-82%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	402	402	402	402	0	0%
Employment Density ³	40.4	73.1	72.6	72.6	32.1	79%
Residential Density ⁴	6.7	6.6	6.5	6.5	-0.1	-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 residential acre (single family, multiple