

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 171.07

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,896	2,966	2,974	2,955	59	2%
Household Population	2,896	2,966	2,974	2,955	59	2%
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	1,008	1,021	1,021	1,021	13	1%
Single Family	1,008	1,021	1,021	1,021	13	1%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	998	1,008	1,014	1,010	12	1%
Single Family	998	1,008	1,014	1,010	12	1%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.0%	1.3%	0.7%	1.1%	0.1	10%
Single Family	1.0%	1.3%	0.7%	1.1%	0.1	10%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.90	2.94	2.93	2.93	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	92	47	44	44	-48	-52%
\$15,000-\$29,999	25	46	35	26	1	4%
\$30,000-\$44,999	32	63	44	33	1	3%
\$45,000-\$59,999	0	66	60	73	73	0%
\$60,000-\$74,999	54	68	80	50	-4	-7%
\$75,000-\$99,999	110	112	70	79	-31	-28%
\$100,000-\$124,999	74	96	116	105	31	42%
\$125,000-\$149,999	106	87	89	86	-20	-19%
\$150,000-\$199,999	113	143	153	163	50	44%
\$200,000 or more	392	280	323	351	-41	-10%
Total Households	998	1,008	1,014	1,010	12	1%
Median Household Income						
Adjusted for inflation (\$2010)	\$152,655	\$126,724	\$141,292	\$152,761	\$106	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.

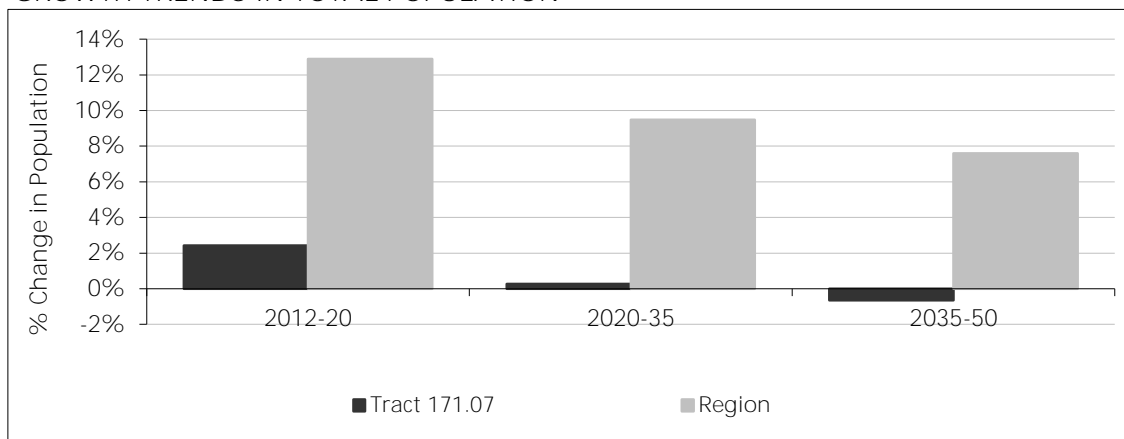
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,896	2,966	2,974	2,955	59	2%
Under 5	126	150	140	162	36	29%
5 to 9	181	208	185	208	27	15%
10 to 14	238	234	247	246	8	3%
15 to 17	177	151	180	156	-21	-12%
18 to 19	125	78	95	58	-67	-54%
20 to 24	144	128	133	111	-33	-23%
25 to 29	95	93	78	86	-9	-9%
30 to 34	86	89	71	95	9	10%
35 to 39	130	158	134	159	29	22%
40 to 44	214	210	228	199	-15	-7%
45 to 49	270	235	270	212	-58	-21%
50 to 54	302	254	282	238	-64	-21%
55 to 59	308	320	273	298	-10	-3%
60 to 61	126	154	105	122	-4	-3%
62 to 64	138	167	127	150	12	9%
65 to 69	100	143	121	137	37	37%
70 to 74	56	98	117	97	41	73%
75 to 79	30	41	75	59	29	97%
80 to 84	16	18	45	44	28	175%
85 and over	34	37	68	118	84	247%
Median Age	43.4	44.6	44.9	44.9	1.5	3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,896	2,966	2,974	2,955	59	2%
Hispanic	224	261	292	314	90	40%
Non-Hispanic	2,672	2,705	2,682	2,641	-31	-1%
White	2,377	2,390	2,313	2,243	-134	-6%
Black	9	9	9	9	0	0%
American Indian	2	1	0	0	-2	-100%
Asian	179	194	239	261	82	46%
Hawaiian / Pacific Islander	1	1	0	2	1	100%
Other	7	5	3	1	-6	-86%
Two or More Races	97	105	118	125	28	29%

GROWTH TRENDS IN TOTAL POPULATION



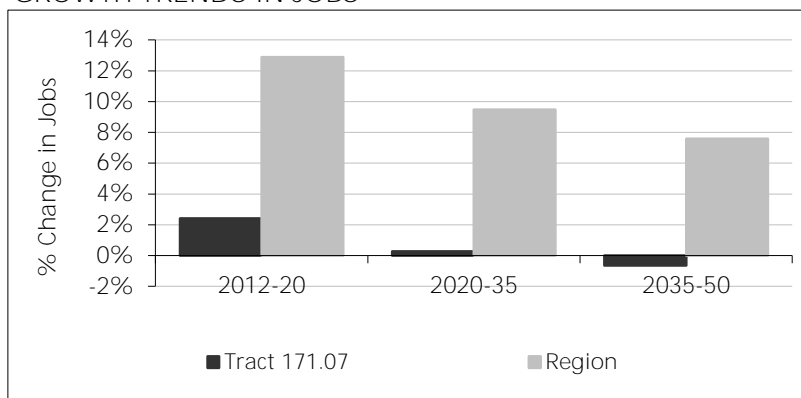
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,102	1,132	1,293	1,339	237	22%
Civilian Jobs	1,102	1,132	1,293	1,339	237	22%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	466	466	466	466	0	0%
Developed Acres	330	332	333	334	3	1%
Low Density Single Family	4	4	4	4	0	0%
Single Family	173	175	175	175	2	1%
Multiple Family	0	0	0	0	0	0%
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	12	12	12	12	0	0%
Commercial/Services	18	17	17	17	-1	-3%
Office	8	9	10	11	2	31%
Schools	21	21	21	21	0	0%
Roads and Freeways	71	71	71	71	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	23	23	23	23	0	0%
Vacant Developable Acres	4	2	1	0	-3	-89%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-100%
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	3	2	1	0	-2	-86%
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	132	132	132	132	0	0%
Employment Density ³	18.9	19.3	21.8	22.2	3.3	18%
Residential Density ⁴	5.7	5.7	5.7	5.7	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