SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 166.13

SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	1,875	1,923	1,934	1,919	44	2%
Household Population	1,875	1,923	1,934	1,919	44	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	705	706	706	706	1	0%
Single Family	525	526	526	526	1	0%
Multiple Family	180	180	180	180	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	696	700	703	701	5	1%
Single Family	520	520	523	523	3	1%
Multiple Family	176	180	180	178	2	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.3%	0.8%	0.4%	0.7%	-0.6	-46%
Single Family	1.0%	1.1%	0.6%	0.6%	-0.4	-40%
Multiple Family	2.2%	0.0%	0.0%	1.1%	-1.1	-50%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.69	2.75	2.75	2.74	0.1	2%

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	15	25	21	21	6	40%
$15,000-$29,999	47	59	46	31	-16	-34%
$30,000-$44,999	48	69	63	40	-8	-17%
$45,000-$59,999	108	71	56	55	-53	-49%
$60,000-$74,999	77	129	76	65	-12	-16%
$75,000-$99,999	137	114	155	143	6	4%
$100,000-$124,999	86	70	86	106	20	23%
$125,000-$149,999	52	66	77	57	5	10%
$150,000-$199,999	75	85	78	111	36	48%
$200,000 or more	51	12	45	72	21	41%
Total Households	696	700	703	701	5	1%
Median Household Income Adjusted for inflation ($2010)	$84,672	$74,651	$89,435	$99,213	$14,541	17%

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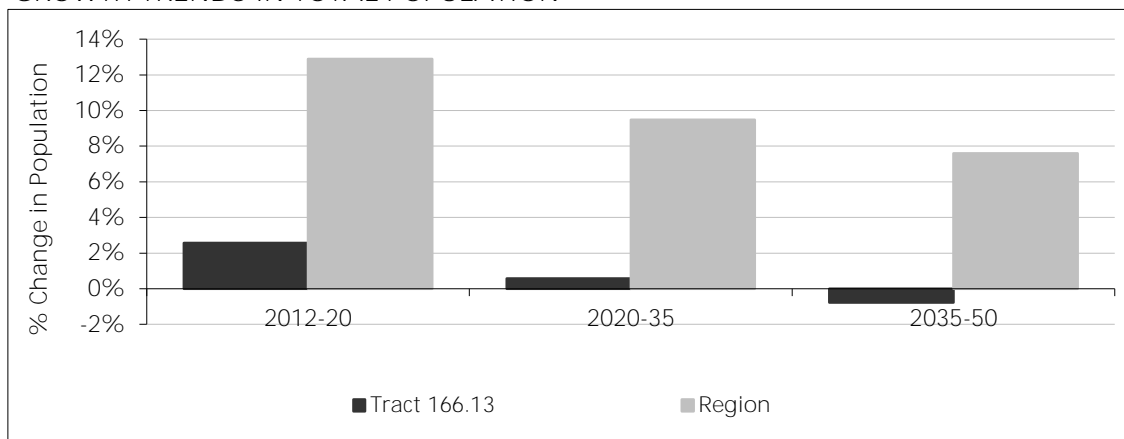
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	1,875	1,923	1,934	1,919	44	2%
Under 5	94	112	97	110	16	17%
5 to 9	102	115	105	119	17	17%
10 to 14	119	112	112	105	-14	-12%
15 to 17	106	85	92	79	-27	-25%
18 to 19	47	32	31	20	-27	-57%
20 to 24	95	87	92	77	-18	-19%
25 to 29	100	99	88	92	-8	-8%
30 to 34	110	110	89	110	0	0%
35 to 39	110	130	112	121	11	10%
40 to 44	144	136	150	129	-15	-10%
45 to 49	161	137	143	113	-48	-30%
50 to 54	158	132	140	122	-36	-23%
55 to 59	154	156	127	140	-14	-9%
60 to 61	52	61	47	54	2	4%
62 to 64	62	75	57	65	3	5%
65 to 69	91	123	106	115	24	26%
70 to 74	51	85	100	84	33	65%
75 to 79	43	58	101	81	38	88%
80 to 84	33	32	69	64	31	94%
85 and over	43	46	76	119	76	177%
Median Age	41.9	42.9	45.0	44.9	3.0	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	1,875	1,923	1,934	1,919	44	2%
Hispanic	301	350	399	437	136	45%
Non-Hispanic	1,574	1,573	1,535	1,482	-92	-6%
White	1,439	1,428	1,363	1,295	-144	-10%
Black	10	12	12	12	2	20%
American Indian	6	4	4	4	-2	-33%
Asian	59	66	88	100	41	69%
Hawaiian / Pacific Islander	13	13	11	11	-2	-15%
Other	4	4	4	4	0	0%
Two or More Races	43	46	53	56	13	30%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	256	266	266	267	11	4%
Civilian Jobs	256	266	266	267	11	4%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	204	204	204	204	0	0%
Developed Acres	180	180	180	181	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	99	99	99	99	0	0%
Multiple Family	8	8	8	8	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	0	0	0	0	0	0%
Commercial/Services	2	2	2	2	0	20%
Office	1	1	1	1	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	51	51	51	51	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	20	20	20	20	0	0%
Vacant Developable Acres	1	0	0	0	-1	-79%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-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	-64%
Office	0	0	0	0	0	0%
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]	88.3	84.1	84.1	83.2	-5.0	-6%
Residential Density[4]	6.6	6.6	6.6	6.6	0.0	0%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 166.13   ■ Region
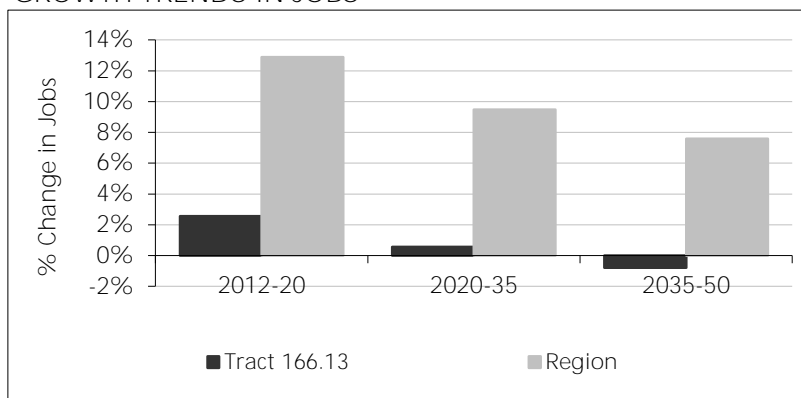
Notes:

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

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