

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.33

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,759	6,091	6,132	6,074	1,315	28%
Household Population	4,755	6,090	6,129	6,069	1,314	28%
Group Quarters Population	4	1	3	5	1	25%
Civilian	4	1	3	5	1	25%
Military	0	0	0	0	0	0%
Total Housing Units	1,612	2,012	2,012	2,012	400	25%
Single Family	1,249	1,649	1,649	1,649	400	32%
Multiple Family	363	363	363	363	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,575	1,960	1,969	1,960	385	24%
Single Family	1,243	1,628	1,633	1,631	388	31%
Multiple Family	332	332	336	329	-3	-1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.3%	2.6%	2.1%	2.6%	0.3	13%
Single Family	0.5%	1.3%	1.0%	1.1%	0.6	120%
Multiple Family	8.5%	8.5%	7.4%	9.4%	0.9	11%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.02	3.11	3.11	3.10	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	69	76	73	73	4	6%
\$15,000-\$29,999	61	103	87	66	5	8%
\$30,000-\$44,999	122	122	98	78	-44	-36%
\$45,000-\$59,999	88	112	147	106	18	20%
\$60,000-\$74,999	158	174	115	92	-66	-42%
\$75,000-\$99,999	207	279	199	216	9	4%
\$100,000-\$124,999	307	180	273	255	-52	-17%
\$125,000-\$149,999	138	214	162	150	12	9%
\$150,000-\$199,999	169	300	333	337	168	99%
\$200,000 or more	256	400	482	587	331	129%
Total Households	1,575	1,960	1,969	1,960	385	24%
Median Household Income						
Adjusted for inflation (\$2010)	\$106,718	\$115,833	\$124,313	\$140,667	\$33,949	32%

*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.

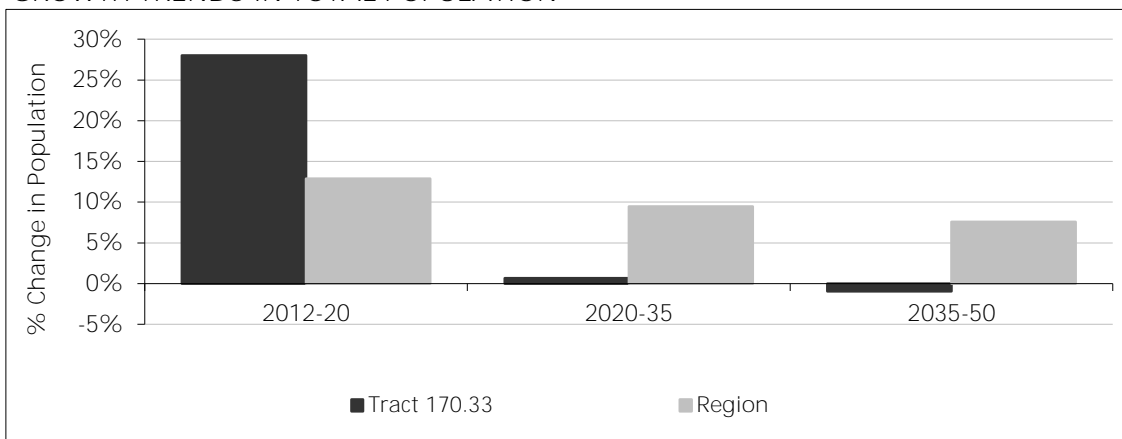
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,759	6,091	6,132	6,074	1,315	28%
Under 5	221	313	269	292	71	32%
5 to 9	277	384	351	369	92	33%
10 to 14	326	378	398	386	60	18%
15 to 17	233	245	276	250	17	7%
18 to 19	192	148	172	134	-58	-30%
20 to 24	272	303	295	258	-14	-5%
25 to 29	247	315	264	269	22	9%
30 to 34	254	328	288	322	68	27%
35 to 39	298	424	367	395	97	33%
40 to 44	355	419	451	387	32	9%
45 to 49	363	401	435	375	12	3%
50 to 54	411	443	478	418	7	2%
55 to 59	459	589	514	554	95	21%
60 to 61	165	242	195	215	50	30%
62 to 64	207	309	268	292	85	41%
65 to 69	193	354	351	393	200	104%
70 to 74	108	221	276	257	149	138%
75 to 79	75	126	221	196	121	161%
80 to 84	54	72	141	131	77	143%
85 and over	49	77	122	181	132	269%
Median Age	40.8	42.5	44.3	44.7	3.9	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,759	6,091	6,132	6,074	1,315	28%
Hispanic	418	613	685	756	338	81%
Non-Hispanic	4,341	5,478	5,447	5,318	977	23%
White	2,624	3,153	2,641	2,237	-387	-15%
Black	106	145	150	157	51	48%
American Indian	7	13	20	19	12	171%
Asian	1,320	1,752	2,084	2,238	918	70%
Hawaiian / Pacific Islander	23	52	103	147	124	539%
Other	14	21	26	28	14	100%
Two or More Races	247	342	423	492	245	99%

GROWTH TRENDS IN TOTAL POPULATION



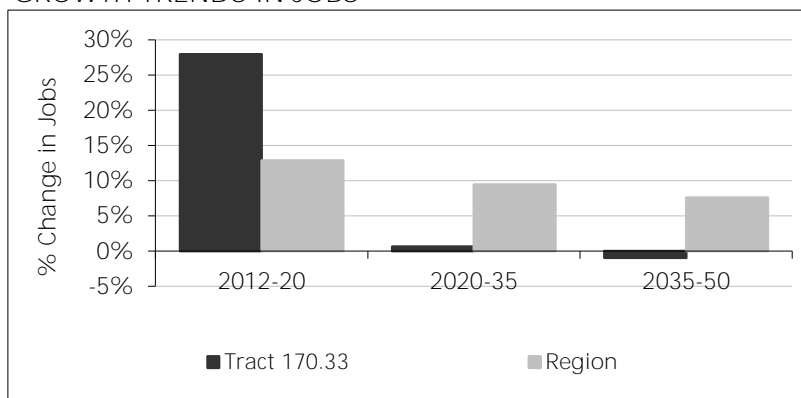
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	712	729	732	732	20	3%
Civilian Jobs	712	729	732	732	20	3%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	2,333	2,333	2,333	2,333	0	0%
Developed Acres	2,003	2,113	2,114	2,114	111	6%
Low Density Single Family	0	0	0	0	0	0%
Single Family	264	374	374	374	110	42%
Multiple Family	23	23	23	23	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	7	7	8	8	1	12%
Office	2	2	2	2	0	0%
Schools	106	106	106	106	0	0%
Roads and Freeways	109	109	109	109	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	1,480	1,480	1,480	1,480	0	0%
Vacant Developable Acres	111	1	0	0	-111	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	110	0	0	0	-110	-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	1	1	0	0	-1	-100%
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	219	219	219	219	0	0%
Employment Density ³	5.6	5.7	5.7	5.7	0.1	2%
Residential Density ⁴	5.6	5.1	5.1	5.1	-0.5	-10%

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