

# SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.30

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	19,717	26,138	26,979	27,549	7,832	40%
Household Population	19,561	25,987	26,819	27,383	7,822	40%
Group Quarters Population	156	151	160	166	10	6%
Civilian	156	151	160	166	10	6%
Military	0	0	0	0	0	0%
Total Housing Units	6,819	8,758	8,992	9,247	2,428	36%
Single Family	4,556	5,616	5,850	6,105	1,549	34%
Multiple Family	2,263	3,142	3,142	3,142	879	39%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	6,628	8,531	8,758	8,971	2,343	35%
Single Family	4,422	5,445	5,670	5,884	1,462	33%
Multiple Family	2,206	3,086	3,088	3,087	881	40%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.8%	2.6%	2.6%	3.0%	0.2	7%
Single Family	2.9%	3.0%	3.1%	3.6%	0.7	24%
Multiple Family	2.5%	1.8%	1.7%	1.8%	-0.7	-28%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.95	3.05	3.06	3.05	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	235	218	211	179	-56	-24%
\$15,000-\$29,999	423	442	347	306	-117	-28%
\$30,000-\$44,999	489	526	468	399	-90	-18%
\$45,000-\$59,999	370	609	591	481	111	30%
\$60,000-\$74,999	473	660	542	522	49	10%
\$75,000-\$99,999	848	845	798	897	49	6%
\$100,000-\$124,999	891	968	1,025	838	-53	-6%
\$125,000-\$149,999	518	783	749	838	320	62%
\$150,000-\$199,999	924	1,210	1,335	1,360	436	47%
\$200,000 or more	1,457	2,270	2,692	3,151	1,694	116%
Total Households	6,628	8,531	8,758	8,971	2,343	35%
Median Household Income						
Adjusted for inflation (\$2010)	\$113,356	\$124,935	\$138,251	\$150,938	\$37,582	33%

### \*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.

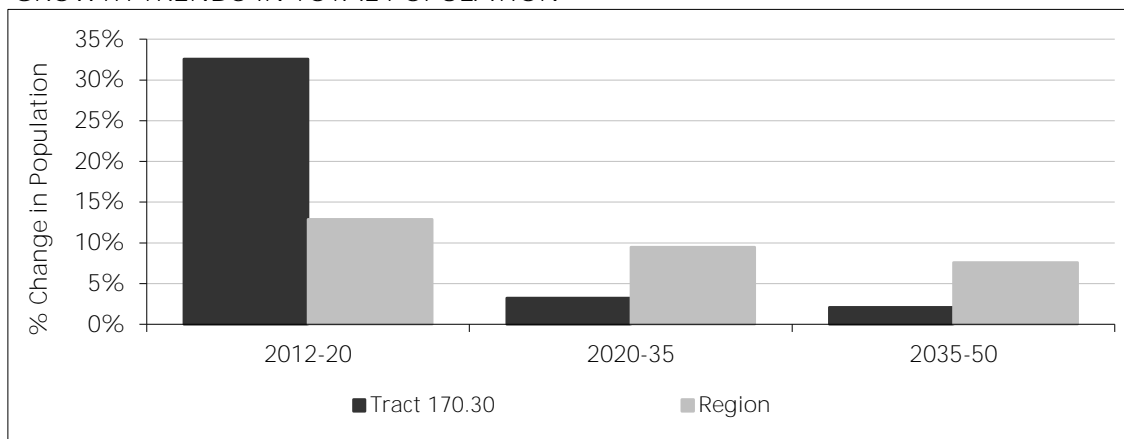
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	19,717	26,138	26,979	27,549	7,832	40%
Under 5	1,578	2,427	2,160	2,393	815	52%
5 to 9	1,813	2,597	2,553	2,729	916	51%
10 to 14	1,625	1,942	2,131	2,110	485	30%
15 to 17	895	963	1,121	1,023	128	14%
18 to 19	550	433	512	441	-109	-20%
20 to 24	686	796	797	720	34	5%
25 to 29	786	1,039	882	956	170	22%
30 to 34	1,559	2,030	1,749	2,065	506	32%
35 to 39	1,876	2,733	2,496	2,686	810	43%
40 to 44	1,795	2,183	2,454	2,163	368	21%
45 to 49	1,485	1,717	1,919	1,695	210	14%
50 to 54	1,448	1,605	1,765	1,583	135	9%
55 to 59	1,019	1,363	1,187	1,350	331	32%
60 to 61	340	519	415	463	123	36%
62 to 64	481	745	658	736	255	53%
65 to 69	568	1,052	1,030	1,137	569	100%
70 to 74	335	720	919	853	518	155%
75 to 79	210	364	659	614	404	192%
80 to 84	195	263	532	463	268	137%
85 and over	473	647	1,040	1,369	896	189%
Median Age	36.0	36.5	38.2	37.5	1.5	4%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	19,717	26,138	26,979	27,549	7,832	40%
Hispanic	1,798	2,729	3,141	3,601	1,803	100%
Non-Hispanic	17,919	23,409	23,838	23,948	6,029	34%
White	10,513	13,116	11,240	9,815	-698	-7%
Black	429	606	649	693	264	62%
American Indian	31	60	91	91	60	194%
Asian	5,946	8,176	9,983	11,080	5,134	86%
Hawaiian / Pacific Islander	20	47	88	125	105	525%
Other	59	90	111	129	70	119%
Two or More Races	921	1,314	1,676	2,015	1,094	119%

## GROWTH TRENDS IN TOTAL POPULATION



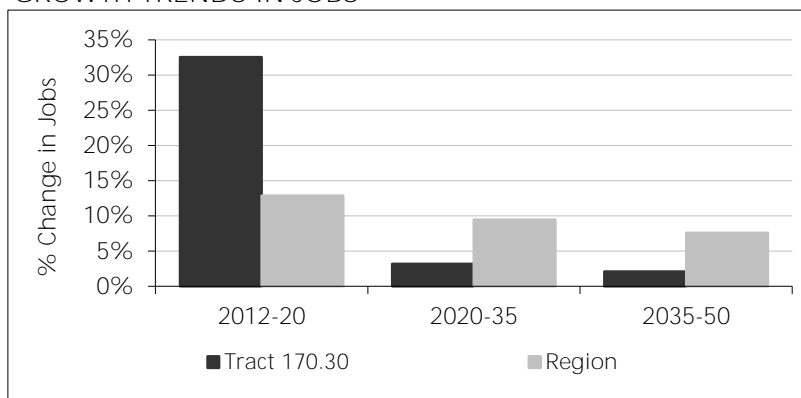
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,597	5,898	5,902	5,912	3,315	128%
Civilian Jobs	2,597	5,898	5,902	5,912	3,315	128%
Military Jobs	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	8,482	8,482	8,482	8,482	0	0%
Developed Acres	3,466	3,969	4,292	4,733	1,266	37%
Low Density Single Family	203	261	497	785	582	287%
Single Family	950	1,387	1,472	1,615	665	70%
Multiple Family	104	127	127	127	23	22%
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	61	61	63	63	2	3%
Commercial/Services	241	283	283	283	43	18%
Office	8	8	8	8	0	0%
Schools	63	63	63	63	0	0%
Roads and Freeways	480	480	480	480	0	0%
Agricultural and Extractive <sup>2</sup>	143	84	84	84	-59	-41%
Parks and Military Use	1,213	1,213	1,213	1,222	10	1%
Vacant Developable Acres	1,427	924	601	160	-1,266	-89%
Low Density Single Family	677	639	403	115	-562	-83%
Single Family	669	271	185	42	-627	-94%
Multiple Family	23	0	0	0	-23	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	2	2	0	0	-2	-100%
Commercial/Services	43	0	0	0	-43	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	10	9	9	0	-10	-100%
Future Roads and Freeways	3	3	3	3	0	0%
Constrained Acres	3,590	3,590	3,590	3,590	0	0%
Employment Density <sup>3</sup>	6.9	14.2	14.1	14.1	7.2	103%
Residential Density <sup>4</sup>	5.4	4.9	4.3	3.7	-1.8	-33%

## 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