

# SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 178.1

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,970	5,415	5,667	5,641	671	14%
Household Population	4,935	5,389	5,640	5,614	679	14%
Group Quarters Population	35	26	27	27	-8	-23%
Civilian	35	26	27	27	-8	-23%
Military	0	0	0	0	0	0%
Total Housing Units	2,169	2,282	2,360	2,360	191	9%
Single Family	1,622	1,718	1,796	1,796	174	11%
Multiple Family	527	544	544	544	17	3%
Mobile Homes	20	20	20	20	0	0%
Occupied Housing Units	2,040	2,165	2,269	2,266	226	11%
Single Family	1,531	1,640	1,742	1,742	211	14%
Multiple Family	490	519	522	520	30	6%
Mobile Homes	19	6	5	4	-15	-79%
Vacancy Rate	5.9%	5.1%	3.9%	4.0%	-1.9	-32%
Single Family	5.6%	4.5%	3.0%	3.0%	-2.6	-46%
Multiple Family	7.0%	4.6%	4.0%	4.4%	-2.6	-37%
Mobile Homes	5.0%	70.0%	75.0%	80.0%	75.0	1500%
Persons per Household	2.42	2.49	2.49	2.48	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	65	162	145	111	46	71%
\$15,000-\$29,999	216	277	259	221	5	2%
\$30,000-\$44,999	228	224	237	242	14	6%
\$45,000-\$59,999	206	264	201	158	-48	-23%
\$60,000-\$74,999	130	164	222	261	131	101%
\$75,000-\$99,999	300	321	298	245	-55	-18%
\$100,000-\$124,999	261	162	230	273	12	5%
\$125,000-\$149,999	132	181	160	141	9	7%
\$150,000-\$199,999	202	179	204	247	45	22%
\$200,000 or more	300	231	313	367	67	22%
Total Households	2,040	2,165	2,269	2,266	226	11%

### \*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.

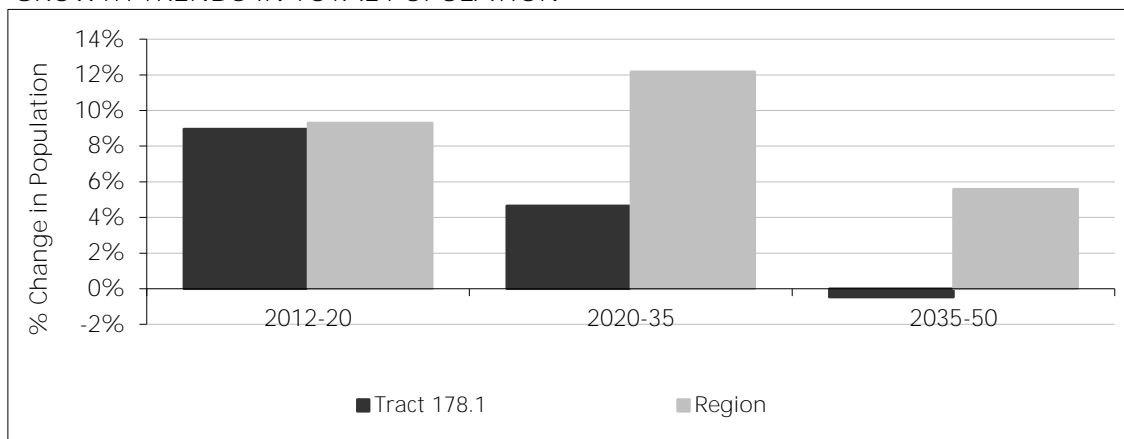
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,970	5,415	5,667	5,641	671	14%
Under 5	156	183	167	188	32	21%
5 to 9	218	244	224	255	37	17%
10 to 14	293	289	307	304	11	4%
15 to 17	195	169	195	168	-27	-14%
18 to 19	142	99	108	74	-68	-48%
20 to 24	236	226	214	179	-57	-24%
25 to 29	269	275	225	241	-28	-10%
30 to 34	285	309	251	310	25	9%
35 to 39	254	316	268	298	44	17%
40 to 44	280	275	307	270	-10	-4%
45 to 49	357	317	362	295	-62	-17%
50 to 54	430	361	395	331	-99	-23%
55 to 59	450	476	396	438	-12	-3%
60 to 61	179	216	149	170	-9	-5%
62 to 64	247	305	230	273	26	11%
65 to 69	307	443	395	440	133	43%
70 to 74	192	340	407	337	145	76%
75 to 79	172	246	435	338	166	97%
80 to 84	146	151	327	280	134	92%
85 and over	162	175	305	452	290	179%
Median Age	47.2	50.1	52.6	53.6	6.4	14%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,970	5,415	5,667	5,641	671	14%
Hispanic	604	740	844	905	301	50%
Non-Hispanic	4,366	4,675	4,823	4,736	370	8%
White	3,977	4,242	4,302	4,182	205	5%
Black	33	35	29	25	-8	-24%
American Indian	17	14	9	4	-13	-76%
Asian	178	205	271	299	121	68%
Hawaiian / Pacific Islander	9	10	11	12	3	33%
Other	10	7	5	0	-10	-100%
Two or More Races	142	162	196	214	72	51%

## GROWTH TRENDS IN TOTAL POPULATION



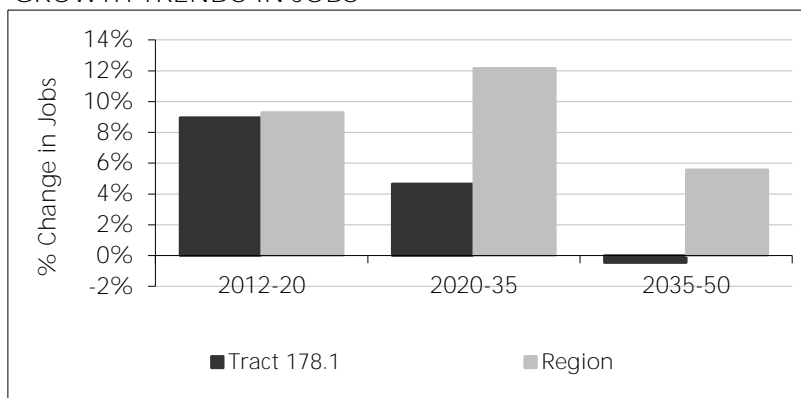
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	478	596	596	596	118	25%
Civilian Jobs	478	596	596	596	118	25%
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	956	956	956	956	0	0%
Developed Acres	648	659	687	687	39	6%
Low Density Single Family	5	5	5	5	0	0%
Single Family	401	428	457	457	56	14%
Multiple Family	20	22	22	22	2	8%
Mobile Homes	2	2	2	2	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	1	1	1	1	0	0%
Commercial/Services	9	13	13	13	3	37%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	166	166	166	166	0	0%
Agricultural and Extractive <sup>2</sup>	22	0	0	0	-22	-100%
Parks and Military Use	21	21	21	21	0	1%
Vacant Developable Acres	39	28	0	0	-39	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	38	28	0	0	-38	-100%
Multiple Family	1	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	269	269	269	269	0	0%
Employment Density <sup>3</sup>	46.4	43.5	43.5	43.5	-3.0	-6%
Residential Density <sup>4</sup>	5.1	5.0	4.9	4.9	-0.2	-4%

## 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