

# SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 165.03

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,831	2,856	3,665	3,631	800	28%
Household Population	2,831	2,856	3,665	3,631	800	28%
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	1,124	1,124	1,392	1,394	270	24%
Single Family	406	406	674	674	268	66%
Multiple Family	500	500	500	502	2	0%
Mobile Homes	218	218	218	218	0	0%
Occupied Housing Units	1,039	1,027	1,322	1,316	277	27%
Single Family	337	334	632	628	291	86%
Multiple Family	504	499	497	499	-5	-1%
Mobile Homes	198	194	193	189	-9	-5%
Vacancy Rate	7.6%	8.6%	5.0%	5.6%	-2.0	-26%
Single Family	17.0%	17.7%	6.2%	6.8%	-10.2	-60%
Multiple Family	-0.8%	0.2%	0.6%	0.6%	1.4	-175%
Mobile Homes	9.2%	11.0%	11.5%	13.3%	4.1	45%
Persons per Household	2.72	2.78	2.77	2.76	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	19	98	107	91	72	379%
\$15,000-\$29,999	65	139	175	143	78	120%
\$30,000-\$44,999	154	153	165	162	8	5%
\$45,000-\$59,999	160	155	213	188	28	18%
\$60,000-\$74,999	220	166	199	168	-52	-24%
\$75,000-\$99,999	221	139	194	221	0	0%
\$100,000-\$124,999	135	91	132	145	10	7%
\$125,000-\$149,999	41	50	60	96	55	134%
\$150,000-\$199,999	18	29	68	87	69	383%
\$200,000 or more	6	7	9	15	9	150%
Total Households	1,039	1,027	1,322	1,316	277	27%

### \*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.

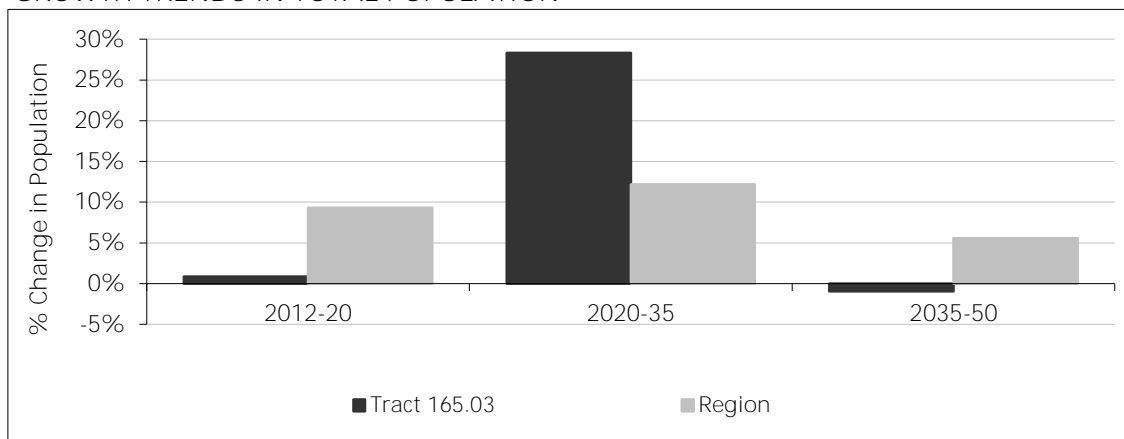
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,831	2,856	3,665	3,631	800	28%
Under 5	241	267	311	313	72	30%
5 to 9	161	168	208	213	52	32%
10 to 14	163	148	186	179	16	10%
15 to 17	78	62	82	77	-1	-1%
18 to 19	72	52	65	64	-8	-11%
20 to 24	223	197	231	191	-32	-14%
25 to 29	227	222	241	238	11	5%
30 to 34	216	213	242	257	41	19%
35 to 39	177	197	217	199	22	12%
40 to 44	145	128	172	143	-2	-1%
45 to 49	157	132	186	170	13	8%
50 to 54	204	171	233	238	34	17%
55 to 59	199	196	194	215	16	8%
60 to 61	71	85	80	89	18	25%
62 to 64	94	106	112	119	25	27%
65 to 69	115	154	188	191	76	66%
70 to 74	94	144	233	208	114	121%
75 to 79	86	104	234	188	102	119%
80 to 84	48	46	120	124	76	158%
85 and over	60	64	130	215	155	258%
Median Age	36.0	37.5	41.4	43.0	7.0	19%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,831	2,856	3,665	3,631	800	28%
Hispanic	641	775	1,312	1,616	975	152%
Non-Hispanic	2,190	2,081	2,353	2,015	-175	-8%
White	1,815	1,665	1,659	1,197	-618	-34%
Black	136	155	251	295	159	117%
American Indian	12	10	13	13	1	8%
Asian	91	107	211	265	174	191%
Hawaiian / Pacific Islander	3	3	3	3	0	0%
Other	4	4	4	4	0	0%
Two or More Races	129	137	212	238	109	84%

## GROWTH TRENDS IN TOTAL POPULATION



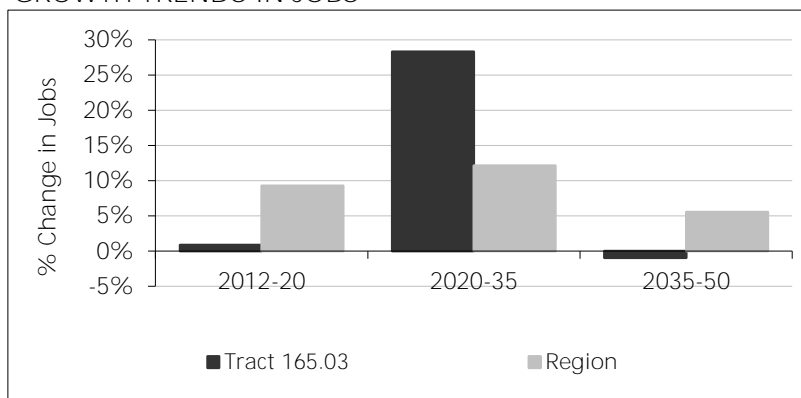
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	142	159	216	216	74	52%
Civilian Jobs	142	159	216	216	74	52%
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	159	159	159	159	0	0%
Developed Acres	155	155	157	157	3	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	74	74	93	93	19	26%
Multiple Family	25	25	25	25	0	0%
Mobile Homes	27	27	8	8	-19	-71%
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	3	5	5	3	123%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	26	26	26	26	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	3	2	0	0	-3	-94%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-84%
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	3	2	0	0	-3	-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	2	2	2	2	0	0%
Employment Density <sup>3</sup>	68.2	58.8	46.5	46.5	-21.7	-32%
Residential Density <sup>4</sup>	8.9	8.9	11.0	11.0	2.1	24%

## 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