

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 164.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,024	5,123	5,586	5,981	957	19%
Household Population	4,696	4,805	5,249	5,627	931	20%
Group Quarters Population	328	318	337	354	26	8%
Civilian	328	318	337	354	26	8%
Military	0	0	0	0	0	0%
Total Housing Units	1,679	1,701	1,846	1,999	320	19%
Single Family	1,281	1,303	1,463	1,616	335	26%
Multiple Family	216	216	216	216	0	0%
Mobile Homes	182	182	167	167	-15	-8%
Occupied Housing Units	1,641	1,639	1,784	1,913	272	17%
Single Family	1,242	1,250	1,411	1,551	309	25%
Multiple Family	217	209	207	197	-20	-9%
Mobile Homes	182	180	166	165	-17	-9%
Vacancy Rate	2.3%	3.6%	3.4%	4.3%	2.0	87%
Single Family	3.0%	4.1%	3.6%	4.0%	1.0	33%
Multiple Family	-0.5%	3.2%	4.2%	8.8%	9.3	-1860%
Mobile Homes	0.0%	1.1%	0.6%	1.2%	1.2	0%
Persons per Household	2.86	2.93	2.94	2.94	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	47	148	137	125	78	166%
\$15,000-\$29,999	147	252	244	195	48	33%
\$30,000-\$44,999	202	240	266	266	64	32%
\$45,000-\$59,999	156	226	216	234	78	50%
\$60,000-\$74,999	285	202	225	267	-18	-6%
\$75,000-\$99,999	320	268	282	311	-9	-3%
\$100,000-\$124,999	243	124	182	191	-52	-21%
\$125,000-\$149,999	131	50	68	129	-2	-2%
\$150,000-\$199,999	91	103	107	113	22	24%
\$200,000 or more	19	26	57	82	63	332%
Total Households	1,641	1,639	1,784	1,913	272	17%
Median Household Income						
Adjusted for inflation (\$2010)	\$74,132	\$56,914	\$61,933	\$67,669	(\$6,463)	-9%

*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.

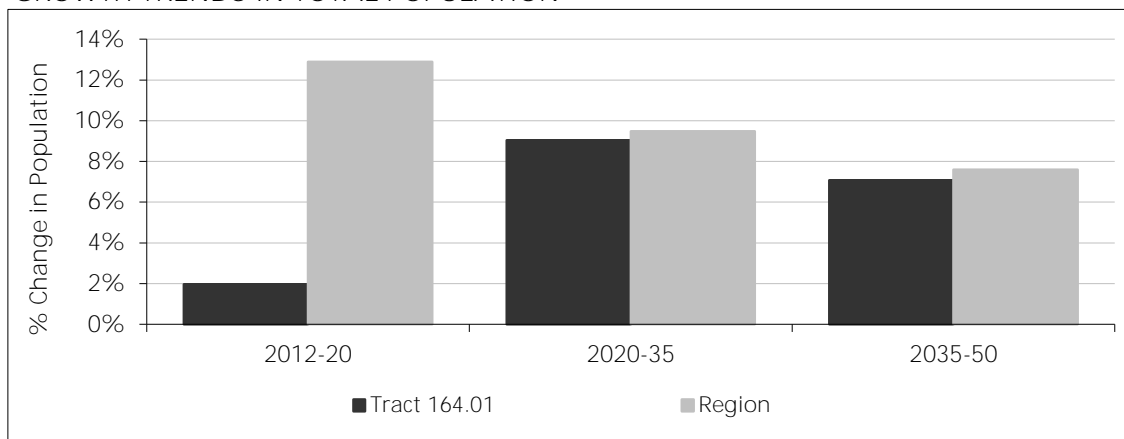
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,024	5,123	5,586	5,981	957	19%
Under 5	309	356	347	397	88	28%
5 to 9	263	288	282	322	59	22%
10 to 14	304	286	316	329	25	8%
15 to 17	214	175	198	197	-17	-8%
18 to 19	178	124	135	128	-50	-28%
20 to 24	325	302	306	308	-17	-5%
25 to 29	277	275	248	270	-7	-3%
30 to 34	250	247	226	274	24	10%
35 to 39	273	310	297	312	39	14%
40 to 44	318	290	338	309	-9	-3%
45 to 49	375	318	368	370	-5	-1%
50 to 54	403	343	388	429	26	6%
55 to 59	339	346	316	409	70	21%
60 to 61	97	116	96	112	15	15%
62 to 64	152	176	153	199	47	31%
65 to 69	274	357	351	397	123	45%
70 to 74	211	329	410	371	160	76%
75 to 79	152	189	308	239	87	57%
80 to 84	138	129	256	256	118	86%
85 and over	172	167	247	353	181	105%
Median Age	41.9	43.4	46.4	47.0	5.1	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,024	5,123	5,586	5,981	957	19%
Hispanic	1,030	1,269	1,871	2,559	1,529	148%
Non-Hispanic	3,994	3,854	3,715	3,422	-572	-14%
White	3,461	3,246	2,818	2,244	-1,217	-35%
Black	151	175	244	318	167	111%
American Indian	14	12	12	12	-2	-14%
Asian	155	186	324	447	292	188%
Hawaiian / Pacific Islander	22	26	39	56	34	155%
Other	9	9	9	9	0	0%
Two or More Races	182	200	269	336	154	85%

GROWTH TRENDS IN TOTAL POPULATION



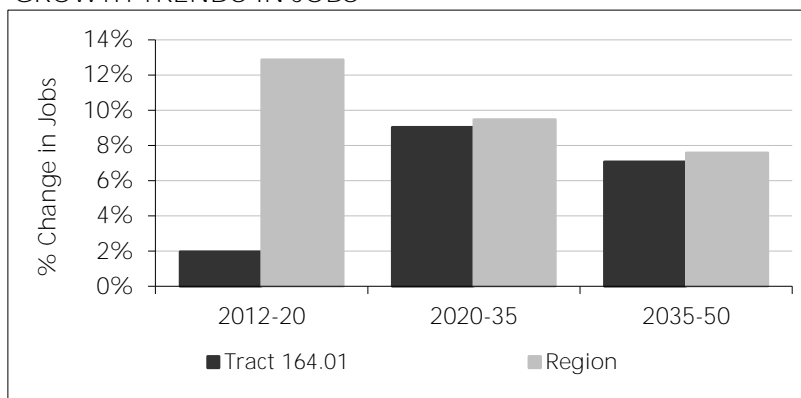
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,879	1,897	2,183	2,238	359	19%
Civilian Jobs	1,879	1,897	2,183	2,238	359	19%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	574	574	574	574	0	0%
Developed Acres	558	562	568	573	15	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	329	332	343	358	29	9%
Multiple Family	11	11	11	11	0	0%
Mobile Homes	20	20	10	0	-20	-100%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	1	1	1	1	0	0%
Commercial/Services	62	62	63	63	1	1%
Office	1	2	6	6	5	549%
Schools	23	23	23	23	0	0%
Roads and Freeways	91	91	91	91	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	17	17	17	17	0	0%
Vacant Developable Acres	15	11	5	0	-15	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	14	11	5	0	-14	-99%
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	-100%
Office	1	0	0	0	-1	-97%
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	0	0	0	0	0	0%
Employment Density ³	21.5	21.5	23.4	23.9	2.4	11%
Residential Density ⁴	4.6	4.7	5.0	5.4	0.8	16%

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