Census Tract 170.42

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	7,913	8,041	8,135	8,078	165	2%
Household Population	7,912	8,041	8,135	8,078	166	2%
Group Quarters Population	1	0	0	0	-1	-100%
Civilian	1	0	0	0	-1	-100%
Military	0	0	0	0	0	0%
Total Housing Units	2,720	2,720	2,727	2,727	7	0%
Single Family	1,654	1,654	1,661	1,661	7	0%
Multiple Family	1,026	1,026	1,026	1,026	0	0%
Mobile Homes	40	40	40	40	0	0%
Occupied Housing Units	2,661	2,650	2,675	2,663	2	0%
Single Family	1,632	1,629	1,654	1,651	19	1%
Multiple Family	989	981	984	980	-9	-1%
Mobile Homes	40	40	37	32	-8	-20%
Vacancy Rate	2.2%	2.6%	1.9%	2.3%	0.1	5%
Single Family	1.3%	1.5%	0.4%	0.6%	-0.7	-54%
Multiple Family	3.6%	4.4%	4.1%	4.5%	0.9	25%
Mobile Homes	0.0%	0.0%	7.5%	20.0%	20.0	0%
Persons per Household	2.97	3.03	3.04	3.03	0.1	2%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

*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.
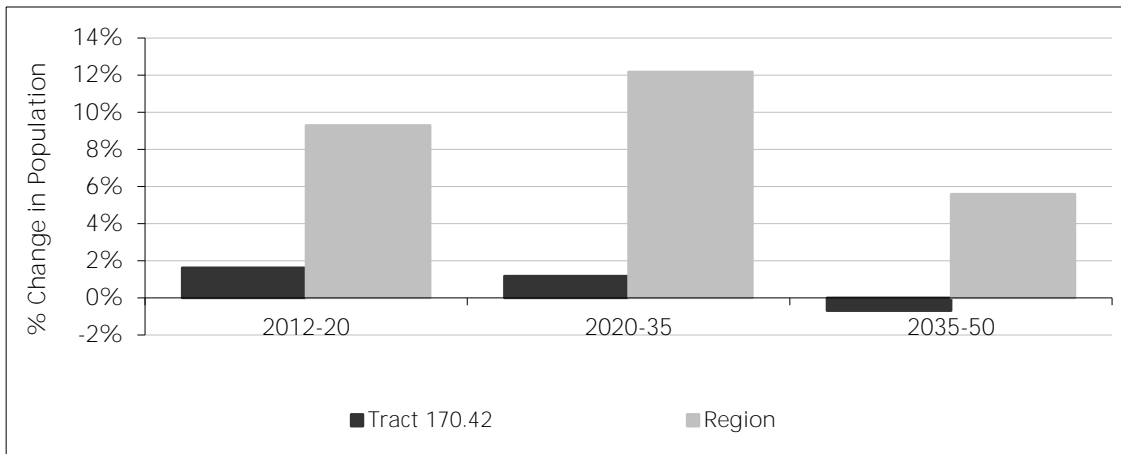
Source: Series 13 Regional Growth Forecast
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October 2013
Tract 170.42
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	7,913	8,041	8,135	8,078	165	2%
Under 5	516	637	565	620	104	20%
5 to 9	707	810	778	822	115	16%
10 to 14	774	722	781	751	-23	-3%
15 to 17	454	383	442	399	-55	-12%
18 to 19	257	158	186	154	-103	-40%
20 to 24	327	299	296	266	-61	-19%
25 to 29	383	389	312	321	-62	-16%
30 to 34	522	541	455	510	-12	-2%
35 to 39	641	737	659	703	62	10%
40 to 44	847	807	885	755	-92	-11%
45 to 49	801	719	770	646	-155	-19%
50 to 54	656	581	637	590	-66	-10%
55 to 59	407	423	367	399	-8	-2%
60 to 61	104	127	110	119	15	14%
62 to 64	149	183	169	199	50	34%
65 to 69	160	235	249	287	127	79%
70 to 74	94	154	217	225	131	139%
75 to 79	37	47	87	89	52	141%
80 to 84	41	42	87	90	49	120%
85 and over	36	47	83	133	97	269%
Median Age	35.1	35.6	36.9	36.4	1.3	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	7,913	8,041	8,135	8,078	165	2%
Hispanic	662	785	908	1,043	381	58%
Non-Hispanic	7,251	7,256	7,227	7,035	-216	-3%
White	4,030	3,779	3,048	2,492	-1,538	-38%
Black	160	176	189	198	38	24%
American Indian	13	16	20	20	7	54%
Asian	2,649	2,835	3,415	3,691	1,042	39%
Hawaiian / Pacific Islander	13	24	44	62	49	377%
Other	16	21	25	26	10	63%
Two or More Races	370	405	486	546	176	48%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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October 2013
Tract 170.42
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	2,005	2,160	2,365	2,365	360	18%
Civilian Jobs	2,005	2,160	2,365	2,365	360	18%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,389	1,389	1,389	1,389	0	0%
Developed Acres	1,118	1,120	1,132	1,132	14	1%
Low Density Single Family	80	80	82	82	2	2%
Single Family	224	224	228	228	4	2%
Multiple Family	62	62	62	62	0	0%
Mobile Homes	6	6	6	6	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	51	48	48	48	-3	-5%
Commercial/Services	31	36	37	37	6	19%
Office	34	34	39	39	4	13%
Schools	17	17	17	17	0	0%
Roads and Freeways	178	178	178	178	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	435	435	435	435	0	0%
Vacant Developable Acres	35	33	22	22	-14	-39%
Low Density Single Family	23	23	21	21	-2	-8%
Single Family	5	5	1	1	-4	-83%
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	4	1	0	0	-4	-100%
Office	4	4	0	0	-4	-100%
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	236	236	236	236	0	0%
Employment Density[3]	15.1	15.9	16.8	16.8	1.7	11%
Residential Density[4]	7.3	7.3	7.2	7.2	-0.1	-1%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 170.42 ■ Region
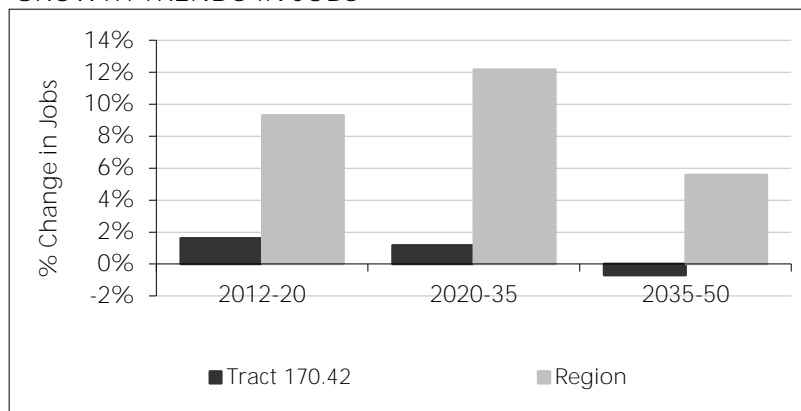
Notes:

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 residential acre (single family, multiple

Source: Series 13 Regional Growth Forecast
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October 2013
Tract 170.42
Page 3 of 3