

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.2

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,800	4,270	4,395	4,359	559	15%
Household Population	3,800	4,270	4,395	4,359	559	15%
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	1,393	1,526	1,561	1,561	168	12%
Single Family	1,392	1,525	1,560	1,560	168	12%
Multiple Family	1	1	1	1	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,374	1,511	1,550	1,547	173	13%
Single Family	1,374	1,510	1,549	1,547	173	13%
Multiple Family	0	1	1	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.4%	1.0%	0.7%	0.9%	-0.5	-36%
Single Family	1.3%	1.0%	0.7%	0.8%	-0.5	-38%
Multiple Family	100.0%	0.0%	0.0%	100.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.77	2.83	2.84	2.82	0.0	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	71	45	42	41	-30	-42%
\$15,000-\$29,999	48	68	63	44	-4	-8%
\$30,000-\$44,999	72	92	65	60	-12	-17%
\$45,000-\$59,999	38	98	88	89	51	134%
\$60,000-\$74,999	95	107	120	86	-9	-9%
\$75,000-\$99,999	109	179	129	127	18	17%
\$100,000-\$124,999	184	151	172	176	-8	-4%
\$125,000-\$149,999	154	129	126	127	-27	-18%
\$150,000-\$199,999	81	202	241	227	146	180%
\$200,000 or more	522	440	504	570	48	9%
Total Households	1,374	1,511	1,550	1,547	173	13%

*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.

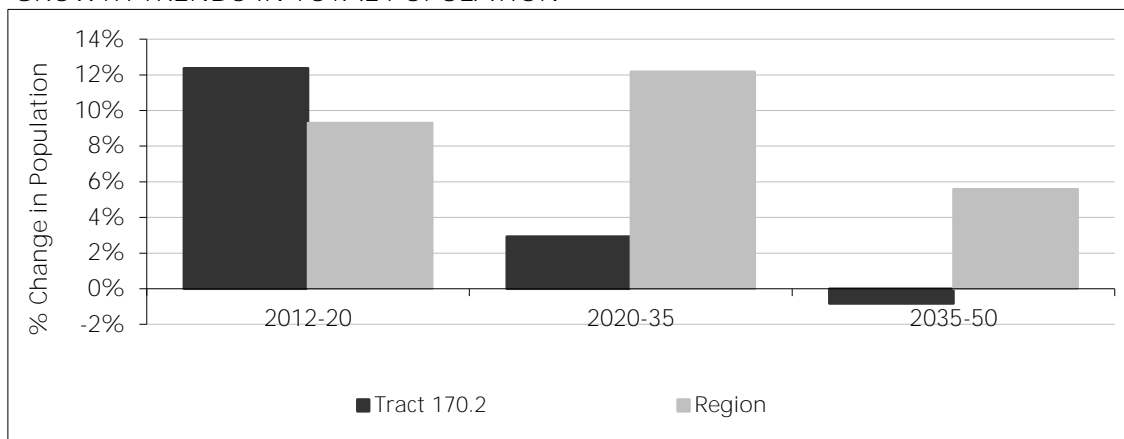
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,800	4,270	4,395	4,359	559	15%
Under 5	100	129	117	138	38	38%
5 to 9	214	262	249	285	71	33%
10 to 14	293	298	320	325	32	11%
15 to 17	211	190	227	204	-7	-3%
18 to 19	163	111	142	101	-62	-38%
20 to 24	163	162	156	136	-27	-17%
25 to 29	114	123	99	110	-4	-4%
30 to 34	109	120	105	127	18	17%
35 to 39	144	189	170	200	56	39%
40 to 44	214	226	251	223	9	4%
45 to 49	303	280	316	271	-32	-11%
50 to 54	363	326	358	329	-34	-9%
55 to 59	371	397	322	359	-12	-3%
60 to 61	156	196	134	151	-5	-3%
62 to 64	196	246	183	214	18	9%
65 to 69	257	379	325	363	106	41%
70 to 74	169	308	352	297	128	76%
75 to 79	106	157	256	170	64	60%
80 to 84	76	82	165	134	58	76%
85 and over	78	89	148	222	144	185%
Median Age	47.9	50.7	50.6	50.9	3.0	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,800	4,270	4,395	4,359	559	15%
Hispanic	325	445	597	752	427	131%
Non-Hispanic	3,475	3,825	3,798	3,607	132	4%
White	3,125	3,386	3,193	2,883	-242	-8%
Black	36	46	56	64	28	78%
American Indian	7	9	11	11	4	57%
Asian	205	251	345	407	202	99%
Hawaiian / Pacific Islander	7	15	32	46	39	557%
Other	4	5	6	6	2	50%
Two or More Races	91	113	155	190	99	109%

GROWTH TRENDS IN TOTAL POPULATION



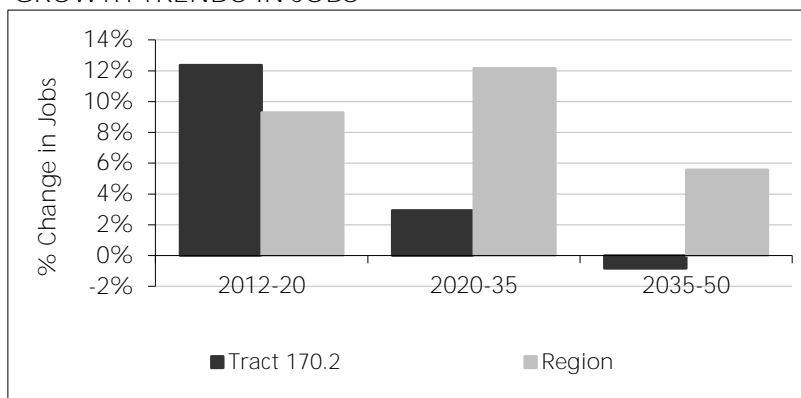
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	425	428	434	434	9	2%
Civilian Jobs	425	428	434	434	9	2%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	7,264	7,264	7,264	7,264	0	0%
Developed Acres	4,391	5,219	5,621	5,621	1,230	28%
Low Density Single Family	1,910	3,105	3,498	3,498	1,588	83%
Single Family	497	499	508	508	10	2%
Multiple Family	0	0	0	0	0	0%
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	6	6	6	6	0	0%
Commercial/Services	299	323	346	346	48	16%
Office	0	0	0	0	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	161	161	161	161	0	0%
Agricultural and Extractive ²	1,164	796	796	796	-368	-32%
Parks and Military Use	343	319	295	295	-48	-14%
Vacant Developable Acres	1,416	588	186	186	-1,230	-87%
Low Density Single Family	1,398	571	178	178	-1,219	-87%
Single Family	18	17	8	8	-10	-56%
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	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	1,457	1,457	1,457	1,457	0	0%
Employment Density ³	1.3	1.3	1.2	1.2	-0.2	-11%
Residential Density ⁴	0.6	0.4	0.4	0.4	-0.2	-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