

# SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.21

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,220	3,585	3,765	3,723	503	16%
Household Population	3,220	3,585	3,765	3,723	503	16%
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	1,075	1,175	1,226	1,226	151	14%
Single Family	1,075	1,175	1,226	1,226	151	14%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,075	1,166	1,224	1,219	144	13%
Single Family	1,075	1,166	1,224	1,219	144	13%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.0%	0.8%	0.2%	0.6%	0.6	0%
Single Family	0.0%	0.8%	0.2%	0.6%	0.6	0%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.00	3.07	3.08	3.05	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	0	39	39	37	37	0%
\$15,000-\$29,999	298	97	72	56	-242	-81%
\$30,000-\$44,999	260	112	114	93	-167	-64%
\$45,000-\$59,999	0	104	100	93	93	0%
\$60,000-\$74,999	13	87	84	89	76	585%
\$75,000-\$99,999	0	179	189	155	155	0%
\$100,000-\$124,999	248	121	114	138	-110	-44%
\$125,000-\$149,999	8	114	120	108	100	1250%
\$150,000-\$199,999	241	123	149	169	-72	-30%
\$200,000 or more	7	190	243	281	274	3914%
Total Households	1,075	1,166	1,224	1,219	144	13%
Median Household Income						
Adjusted for inflation (\$2010)	\$43,817	\$95,112	\$103,070	\$115,670	\$71,853	164%

### \*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.

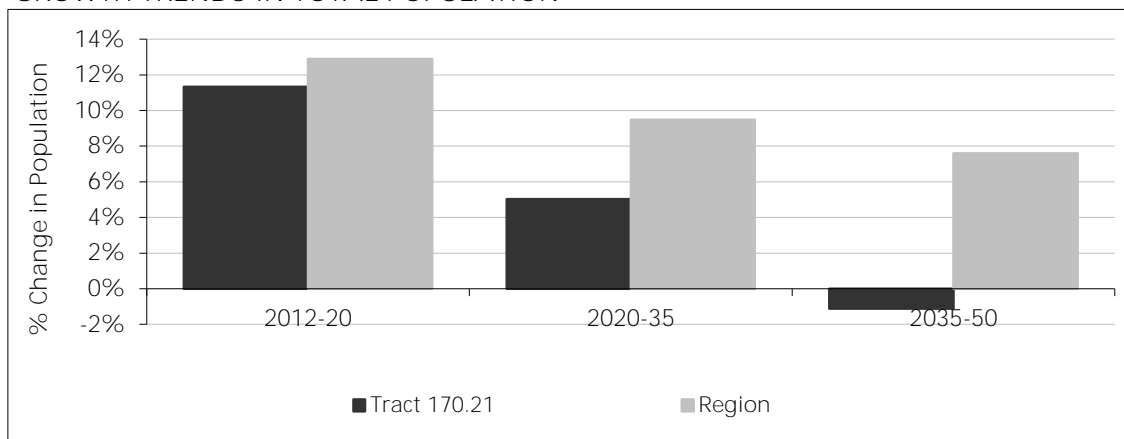
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,220	3,585	3,765	3,723	503	16%
Under 5	77	102	93	116	39	51%
5 to 9	140	172	167	189	49	35%
10 to 14	248	268	312	320	72	29%
15 to 17	175	158	188	170	-5	-3%
18 to 19	170	115	154	112	-58	-34%
20 to 24	177	172	176	142	-35	-20%
25 to 29	131	143	127	148	17	13%
30 to 34	86	100	91	107	21	24%
35 to 39	86	116	105	124	38	44%
40 to 44	142	147	166	143	1	1%
45 to 49	276	261	310	262	-14	-5%
50 to 54	388	346	396	347	-41	-11%
55 to 59	390	431	366	398	8	2%
60 to 61	128	168	127	144	16	13%
62 to 64	176	230	180	206	30	17%
65 to 69	198	302	273	305	107	54%
70 to 74	97	182	211	170	73	75%
75 to 79	45	69	125	98	53	118%
80 to 84	50	55	119	103	53	106%
85 and over	40	48	79	119	79	198%
Median Age	48.2	50.6	49.9	50.4	2.2	5%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,220	3,585	3,765	3,723	503	16%
Hispanic	244	331	451	568	324	133%
Non-Hispanic	2,976	3,254	3,314	3,155	179	6%
White	2,638	2,836	2,728	2,458	-180	-7%
Black	26	32	40	46	20	77%
American Indian	11	16	22	23	12	109%
Asian	224	273	383	452	228	102%
Hawaiian / Pacific Islander	3	6	16	25	22	733%
Other	6	7	8	8	2	33%
Two or More Races	68	84	117	143	75	110%

## GROWTH TRENDS IN TOTAL POPULATION



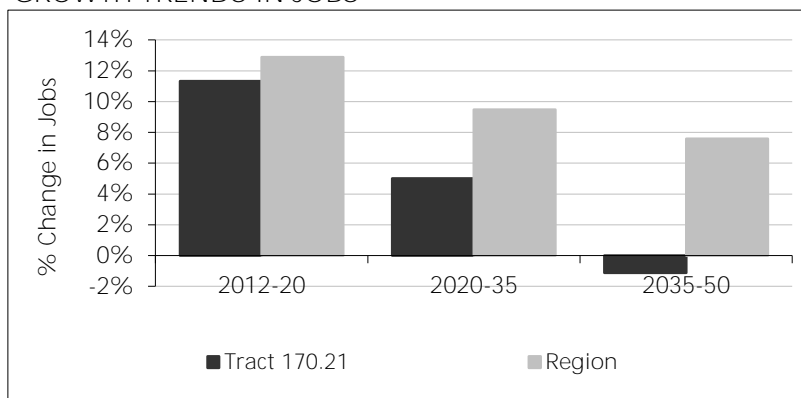
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	293	294	294	294	1	0%
Civilian Jobs	293	294	294	294	1	0%
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	7,842	7,842	7,842	7,842	0	0%
Developed Acres	3,823	4,437	4,881	4,881	1,057	28%
Low Density Single Family	2,004	2,600	3,044	3,044	1,040	52%
Single Family	629	645	645	645	17	3%
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	32	32	32	32	0	0%
Commercial/Services	138	139	139	139	1	1%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	183	183	183	183	0	0%
Agricultural and Extractive <sup>2</sup>	661	661	661	661	0	0%
Parks and Military Use	177	177	177	177	0	0%
Vacant Developable Acres	1,406	792	349	349	-1,057	-75%
Low Density Single Family	1,388	792	348	348	-1,040	-75%
Single Family	17	1	1	1	-17	-96%
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	1	0	0	0	-1	-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	2,613	2,613	2,613	2,613	0	0%
Employment Density <sup>3</sup>	1.7	1.7	1.7	1.7	0.0	0%
Residential Density <sup>4</sup>	0.4	0.4	0.3	0.3	-0.1	-19%

## 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