

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.37

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,916	6,040	6,099	6,043	127	2%
Household Population	5,899	6,024	6,081	6,025	126	2%
Group Quarters Population	17	16	18	18	1	6%
Civilian	17	16	18	18	1	6%
Military	0	0	0	0	0	0%
Total Housing Units	2,061	2,062	2,074	2,074	13	1%
Single Family	1,536	1,536	1,536	1,536	0	0%
Multiple Family	525	526	538	538	13	2%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,045	2,045	2,061	2,054	9	0%
Single Family	1,520	1,519	1,523	1,517	-3	0%
Multiple Family	525	526	538	537	12	2%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.8%	0.8%	0.6%	1.0%	0.2	25%
Single Family	1.0%	1.1%	0.8%	1.2%	0.2	20%
Multiple Family	0.0%	0.0%	0.0%	0.2%	0.2	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.88	2.95	2.95	2.93	0.1	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	31	180	141	72	41	132%
\$15,000-\$29,999	95	117	114	150	55	58%
\$30,000-\$44,999	135	168	163	128	-7	-5%
\$45,000-\$59,999	168	158	135	126	-42	-25%
\$60,000-\$74,999	153	193	148	150	-3	-2%
\$75,000-\$99,999	337	396	414	356	19	6%
\$100,000-\$124,999	207	216	226	259	52	25%
\$125,000-\$149,999	223	151	168	191	-32	-14%
\$150,000-\$199,999	228	224	255	262	34	15%
\$200,000 or more	468	242	297	360	-108	-23%
Total Households	2,045	2,045	2,061	2,054	9	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$112,500	\$88,037	\$94,897	\$104,344	(\$8,156)	-7%

*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.

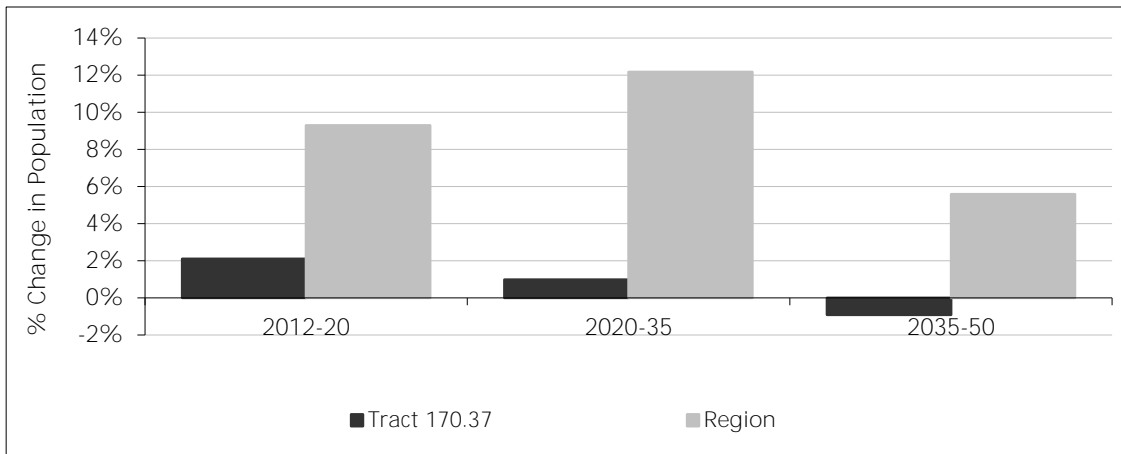
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,916	6,040	6,099	6,043	127	2%
Under 5	303	347	302	317	14	5%
5 to 9	341	367	348	361	20	6%
10 to 14	422	387	402	379	-43	-10%
15 to 17	299	245	276	245	-54	-18%
18 to 19	213	129	149	107	-106	-50%
20 to 24	347	305	295	259	-88	-25%
25 to 29	404	414	333	342	-62	-15%
30 to 34	316	325	282	316	0	0%
35 to 39	358	406	359	372	14	4%
40 to 44	423	392	421	355	-68	-16%
45 to 49	485	431	454	372	-113	-23%
50 to 54	535	463	492	435	-100	-19%
55 to 59	492	506	431	464	-28	-6%
60 to 61	156	189	165	183	27	17%
62 to 64	221	271	243	263	42	19%
65 to 69	260	381	386	436	176	68%
70 to 74	136	223	280	271	135	99%
75 to 79	95	126	227	224	129	136%
80 to 84	51	59	127	143	92	180%
85 and over	59	74	127	199	140	237%
Median Age	39.4	41.2	43.6	44.6	5.2	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,916	6,040	6,099	6,043	127	2%
Hispanic	674	785	877	965	291	43%
Non-Hispanic	5,242	5,255	5,222	5,078	-164	-3%
White	3,144	3,007	2,520	2,128	-1,016	-32%
Black	126	137	143	147	21	17%
American Indian	7	10	16	16	9	129%
Asian	1,632	1,722	2,050	2,200	568	35%
Hawaiian / Pacific Islander	15	28	56	81	66	440%
Other	15	18	23	24	9	60%
Two or More Races	303	333	414	482	179	59%

GROWTH TRENDS IN TOTAL POPULATION



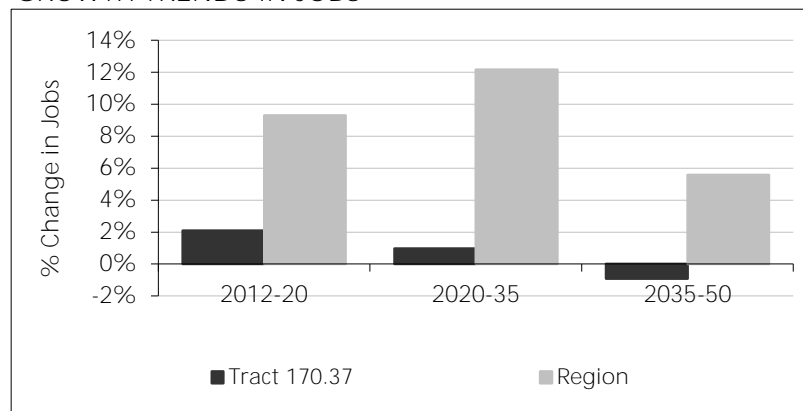
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	376	394	394	394	18	5%
Civilian Jobs	376	394	394	394	18	5%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	807	807	807	807	0	0%
Developed Acres	765	765	765	765	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	363	363	363	363	0	0%
Multiple Family	24	24	24	24	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	1	1	1	1	0	0%
Commercial/Services	11	11	11	11	0	0%
Office	3	3	3	3	0	0%
Schools	16	16	16	16	0	0%
Roads and Freeways	157	157	157	157	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	189	189	189	189	0	0%
Vacant Developable Acres	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
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	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	42	42	42	42	0	0%
Employment Density ³	12.2	12.8	12.8	12.8	0.6	5%
Residential Density ⁴	5.3	5.3	5.4	5.4	0.0	1%

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 residential acre (single family, multiple