

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.46

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,703	3,764	3,788	3,751	48	1%
Household Population	3,697	3,763	3,782	3,742	45	1%
Group Quarters Population	6	1	6	9	3	50%
Civilian	6	1	6	9	3	50%
Military	0	0	0	0	0	0%
Total Housing Units	1,419	1,419	1,420	1,420	1	0%
Single Family	1,291	1,291	1,292	1,292	1	0%
Multiple Family	128	128	128	128	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,405	1,400	1,405	1,399	-6	0%
Single Family	1,285	1,285	1,289	1,289	4	0%
Multiple Family	120	115	116	110	-10	-8%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.0%	1.3%	1.1%	1.5%	0.5	50%
Single Family	0.5%	0.5%	0.2%	0.2%	-0.3	-60%
Multiple Family	6.3%	10.2%	9.4%	14.1%	7.8	124%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.63	2.69	2.69	2.67	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	11	47	42	22	11	100%
\$15,000-\$29,999	3	31	21	28	25	833%
\$30,000-\$44,999	54	105	89	69	15	28%
\$45,000-\$59,999	9	114	122	88	79	878%
\$60,000-\$74,999	111	116	93	85	-26	-23%
\$75,000-\$99,999	148	181	166	144	-4	-3%
\$100,000-\$124,999	226	205	187	176	-50	-22%
\$125,000-\$149,999	213	168	168	166	-47	-22%
\$150,000-\$199,999	253	172	189	235	-18	-7%
\$200,000 or more	377	261	328	386	9	2%
Total Households	1,405	1,400	1,405	1,399	-6	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$141,491	\$112,927	\$122,660	\$138,178	(\$3,313)	-2%

*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.

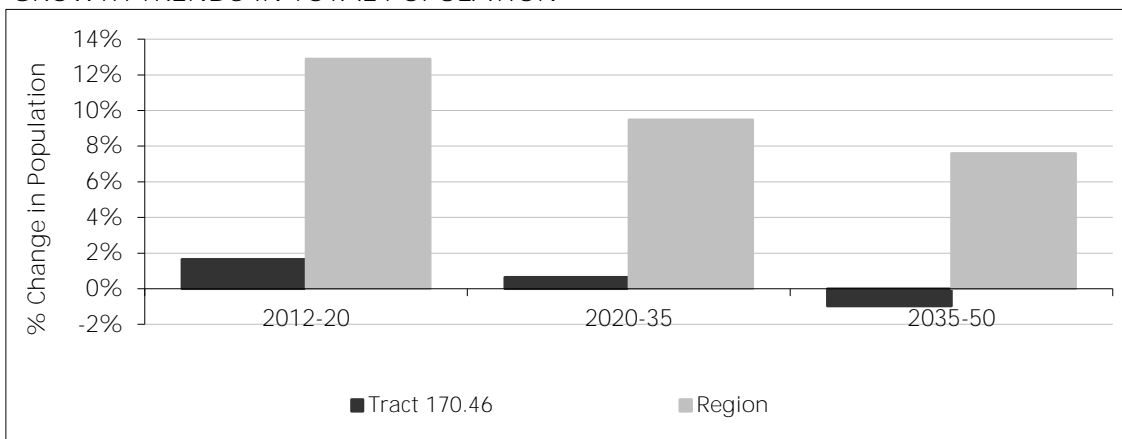
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,703	3,764	3,788	3,751	48	1%
Under 5	213	259	232	261	48	23%
5 to 9	207	233	211	227	20	10%
10 to 14	250	224	234	227	-23	-9%
15 to 17	152	121	139	116	-36	-24%
18 to 19	127	75	90	62	-65	-51%
20 to 24	148	127	122	104	-44	-30%
25 to 29	123	122	99	107	-16	-13%
30 to 34	189	191	165	190	1	1%
35 to 39	232	263	231	241	9	4%
40 to 44	292	272	297	257	-35	-12%
45 to 49	301	261	284	241	-60	-20%
50 to 54	355	284	296	252	-103	-29%
55 to 59	336	332	266	289	-47	-14%
60 to 61	128	145	102	104	-24	-19%
62 to 64	158	182	152	169	11	7%
65 to 69	197	268	244	266	69	35%
70 to 74	131	210	264	249	118	90%
75 to 79	73	95	161	137	64	88%
80 to 84	54	54	113	116	62	115%
85 and over	37	46	86	136	99	268%
Median Age	43.6	44.9	46.3	46.7	3.1	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,703	3,764	3,788	3,751	48	1%
Hispanic	323	390	476	567	244	76%
Non-Hispanic	3,380	3,374	3,312	3,184	-196	-6%
White	2,430	2,324	1,975	1,672	-758	-31%
Black	40	45	51	57	17	43%
American Indian	3	4	5	5	2	67%
Asian	787	860	1,089	1,216	429	55%
Hawaiian / Pacific Islander	13	23	43	60	47	362%
Other	1	1	1	1	0	0%
Two or More Races	106	117	148	173	67	63%

GROWTH TRENDS IN TOTAL POPULATION



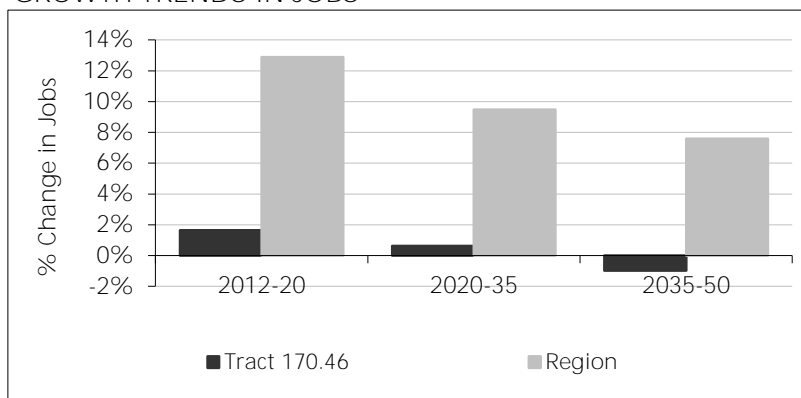
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	252	252	264	264	12	5%
Civilian Jobs	252	252	264	264	12	5%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	933	933	933	933	0	0%
Developed Acres	781	781	781	781	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	219	219	219	219	0	0%
Multiple Family	18	18	18	18	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	33	33	33	33	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	5	5	5	5	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	83	83	83	83	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	425	425	425	425	0	0%
Vacant Developable Acres	0	0	0	0	0	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-100%
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	152	152	152	152	0	0%
Employment Density ³	6.7	6.7	7.1	7.1	--	#VALUE!
Residential Density ⁴	6.0	6.0	6.0	6.0	0.0	0%

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