

# SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 168.11

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,439	4,482	6,711	7,625	3,186	72%
Household Population	4,425	4,474	6,698	7,609	3,184	72%
Group Quarters Population	14	8	13	16	2	14%
Civilian	14	8	13	16	2	14%
Military	0	0	0	0	0	0%
Total Housing Units	1,719	1,719	2,534	2,922	1,203	70%
Single Family	1,139	1,139	1,968	2,356	1,217	107%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	580	580	566	566	-14	-2%
Occupied Housing Units	1,594	1,580	2,429	2,793	1,199	75%
Single Family	1,089	1,078	1,941	2,315	1,226	113%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	505	502	488	478	-27	-5%
Vacancy Rate	7.3%	8.1%	4.1%	4.4%	-2.9	-40%
Single Family	4.4%	5.4%	1.4%	1.7%	-2.7	-61%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	12.9%	13.4%	13.8%	15.5%	2.6	20%
Persons per Household	2.78	2.83	2.76	2.72	-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	74	154	199	191	117	158%
\$15,000-\$29,999	202	196	256	237	35	17%
\$30,000-\$44,999	164	201	270	274	110	67%
\$45,000-\$59,999	210	358	466	370	160	76%
\$60,000-\$74,999	249	155	233	463	214	86%
\$75,000-\$99,999	245	181	313	362	117	48%
\$100,000-\$124,999	216	141	301	290	74	34%
\$125,000-\$149,999	69	97	143	217	148	214%
\$150,000-\$199,999	81	96	223	279	198	244%
\$200,000 or more	84	1	25	110	26	31%
Total Households	1,594	1,580	2,429	2,793	1,199	75%
Median Household Income						
Adjusted for inflation (\$2010)	\$68,855	\$55,014	\$61,513	\$70,513	\$1,658	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.

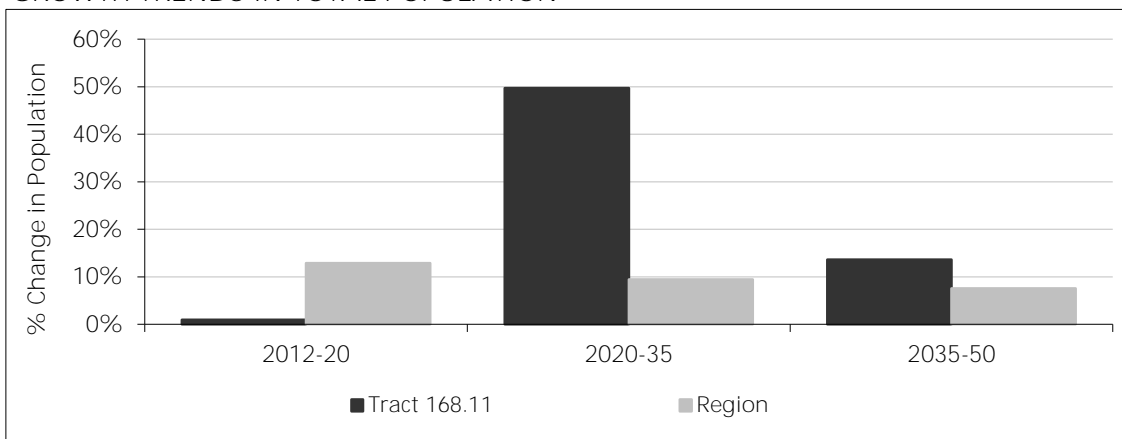
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,439	4,482	6,711	7,625	3,186	72%
Under 5	221	259	350	465	244	110%
5 to 9	225	251	336	435	210	93%
10 to 14	261	244	388	432	171	66%
15 to 17	188	150	250	242	54	29%
18 to 19	140	91	151	119	-21	-15%
20 to 24	302	266	396	357	55	18%
25 to 29	234	226	280	332	98	42%
30 to 34	219	220	253	362	143	65%
35 to 39	202	235	299	365	163	81%
40 to 44	273	255	408	394	121	44%
45 to 49	370	309	505	466	96	26%
50 to 54	444	357	551	534	90	20%
55 to 59	380	379	464	589	209	55%
60 to 61	139	165	184	236	97	70%
62 to 64	197	229	260	352	155	79%
65 to 69	228	308	414	525	297	130%
70 to 74	136	221	389	385	249	183%
75 to 79	116	152	397	374	258	222%
80 to 84	59	59	188	225	166	281%
85 and over	105	106	248	436	331	315%
Median Age	44.2	45.7	47.4	48.3	4.1	9%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,439	4,482	6,711	7,625	3,186	72%
Hispanic	637	750	1,370	1,804	1,167	183%
Non-Hispanic	3,802	3,732	5,341	5,821	2,019	53%
White	3,535	3,443	4,772	5,043	1,508	43%
Black	34	37	73	99	65	191%
American Indian	27	19	11	6	-21	-78%
Asian	83	100	241	357	274	330%
Hawaiian / Pacific Islander	12	14	24	34	22	183%
Other	0	0	0	0	0	0%
Two or More Races	111	119	220	282	171	154%

## GROWTH TRENDS IN TOTAL POPULATION



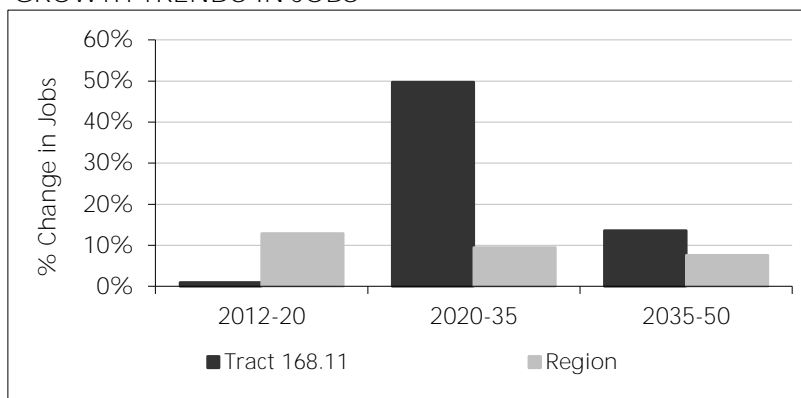
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	408	413	549	558	150	37%
Civilian Jobs	408	413	549	558	150	37%
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	807	807	807	807	0	0%
Developed Acres	639	639	689	717	78	12%
Low Density Single Family	29	29	29	52	23	80%
Single Family	373	373	462	492	119	32%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	83	83	33	8	-76	-91%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	35	35	33	33	-2	-5%
Commercial/Services	9	9	22	23	14	153%
Office	0	0	0	0	0	0%
Schools	9	9	9	9	0	0%
Roads and Freeways	84	84	84	84	0	0%
Agricultural and Extractive <sup>2</sup>	8	8	8	8	0	0%
Parks and Military Use	9	9	9	9	0	0%
Vacant Developable Acres	107	106	56	29	-78	-73%
Low Density Single Family	24	24	24	0	-23	-98%
Single Family	72	72	32	28	-44	-61%
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	11	11	1	0	-11	-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	61	61	61	61	0	0%
Employment Density <sup>3</sup>	7.7	7.7	8.5	8.6	0.9	12%
Residential Density <sup>4</sup>	3.5	3.5	4.8	5.3	1.8	50%

## 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