

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 167.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,183	11,527	13,174	14,114	4,931	54%
Household Population	9,156	11,503	13,143	14,077	4,921	54%
Group Quarters Population	27	24	31	37	10	37%
Civilian	27	24	31	37	10	37%
Military	0	0	0	0	0	0%
Total Housing Units	3,384	4,162	4,756	5,175	1,791	53%
Single Family	1,938	2,266	2,680	2,638	700	36%
Multiple Family	1,264	1,714	1,894	2,355	1,091	86%
Mobile Homes	182	182	182	182	0	0%
Occupied Housing Units	3,348	4,097	4,684	5,033	1,685	50%
Single Family	1,918	2,224	2,628	2,542	624	33%
Multiple Family	1,248	1,691	1,876	2,320	1,072	86%
Mobile Homes	182	182	180	171	-11	-6%
Vacancy Rate	1.1%	1.6%	1.5%	2.7%	1.6	145%
Single Family	1.0%	1.9%	1.9%	3.6%	2.6	260%
Multiple Family	1.3%	1.3%	1.0%	1.5%	0.2	15%
Mobile Homes	0.0%	0.0%	1.1%	6.0%	6.0	0%
Persons per Household	2.73	2.81	2.81	2.80	0.1	3%

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	68	116	100	89	21	31%
\$15,000-\$29,999	281	335	309	279	-2	-1%
\$30,000-\$44,999	487	556	524	470	-17	-3%
\$45,000-\$59,999	622	585	613	586	-36	-6%
\$60,000-\$74,999	482	592	670	626	144	30%
\$75,000-\$99,999	655	733	851	962	307	47%
\$100,000-\$124,999	390	472	641	709	319	82%
\$125,000-\$149,999	209	303	391	461	252	121%
\$150,000-\$199,999	131	279	392	554	423	323%
\$200,000 or more	23	126	193	297	274	1191%
Total Households	3,348	4,097	4,684	5,033	1,685	50%

*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.

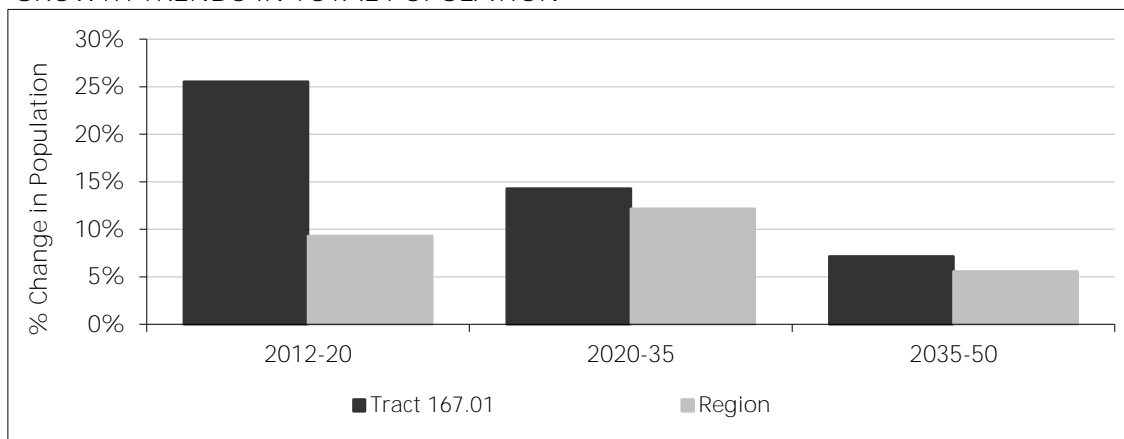
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,183	11,527	13,174	14,114	4,931	54%
Under 5	727	1,009	1,052	1,238	511	70%
5 to 9	602	811	865	1,027	425	71%
10 to 14	598	710	837	902	304	51%
15 to 17	365	378	494	462	97	27%
18 to 19	260	214	295	255	-5	-2%
20 to 24	667	753	879	819	152	23%
25 to 29	758	939	969	1,108	350	46%
30 to 34	730	912	931	1,154	424	58%
35 to 39	674	960	1,022	1,113	439	65%
40 to 44	588	679	851	801	213	36%
45 to 49	608	640	798	742	134	22%
50 to 54	669	681	847	804	135	20%
55 to 59	566	722	667	824	258	46%
60 to 61	187	277	224	286	99	53%
62 to 64	258	371	318	381	123	48%
65 to 69	310	517	547	673	363	117%
70 to 74	203	405	532	480	277	136%
75 to 79	178	282	519	404	226	127%
80 to 84	113	134	281	247	134	119%
85 and over	122	133	246	394	272	223%
Median Age	34.2	35.2	36.3	35.4	1.2	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,183	11,527	13,174	14,114	4,931	54%
Hispanic	1,699	2,449	3,305	3,991	2,292	135%
Non-Hispanic	7,484	9,078	9,869	10,123	2,639	35%
White	6,524	7,783	7,946	7,688	1,164	18%
Black	217	294	417	519	302	139%
American Indian	50	44	20	12	-38	-76%
Asian	273	403	719	984	711	260%
Hawaiian / Pacific Islander	37	50	71	95	58	157%
Other	17	24	36	42	25	147%
Two or More Races	366	480	660	783	417	114%

GROWTH TRENDS IN TOTAL POPULATION



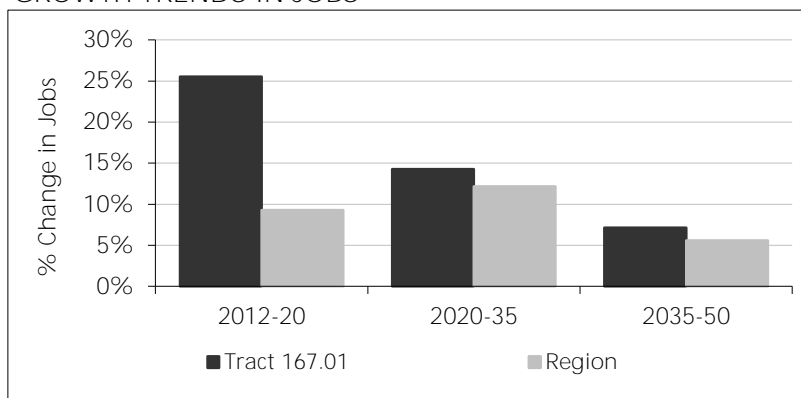
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	613	621	674	675	62	10%
Civilian Jobs	613	621	674	675	62	10%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,539	1,539	1,539	1,539	0	0%
Developed Acres	1,005	1,102	1,142	1,166	161	16%
Low Density Single Family	31	53	75	79	48	154%
Single Family	588	645	683	696	107	18%
Multiple Family	67	81	88	104	37	54%
Mobile Homes	37	37	9	0	-37	-100%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	39	39	39	39	0	0%
Commercial/Services	7	12	13	13	6	94%
Office	0	0	0	0	0	0%
Schools	12	12	12	12	0	0%
Roads and Freeways	162	162	162	162	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	59	59	59	59	0	0%
Vacant Developable Acres	181	83	44	20	-161	-89%
Low Density Single Family	61	39	17	13	-48	-79%
Single Family	94	34	22	5	-89	-94%
Multiple Family	18	7	3	0	-18	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	1	1	0	0	-1	-100%
Commercial/Services	7	2	1	1	-6	-91%
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	1	1	1	1	0	0%
Constrained Acres	354	354	354	354	0	0%
Employment Density ³	10.7	10.0	10.5	10.6	-0.1	-1%
Residential Density ⁴	4.7	5.1	5.6	5.9	1.2	26%

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