

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 167.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,019	7,023	7,211	7,711	692	10%
Household Population	6,881	6,898	7,068	7,553	672	10%
Group Quarters Population	138	125	143	158	20	14%
Civilian	138	125	143	158	20	14%
Military	0	0	0	0	0	0%
Total Housing Units	2,787	2,706	2,815	3,113	326	12%
Single Family	1,275	1,314	1,421	1,391	116	9%
Multiple Family	1,452	1,377	1,379	1,707	255	18%
Mobile Homes	60	15	15	15	-45	-75%
Occupied Housing Units	2,670	2,608	2,686	2,869	199	7%
Single Family	1,226	1,254	1,323	1,259	33	3%
Multiple Family	1,398	1,340	1,349	1,599	201	14%
Mobile Homes	46	14	14	11	-35	-76%
Vacancy Rate	4.2%	3.6%	4.6%	7.8%	3.6	86%
Single Family	3.8%	4.6%	6.9%	9.5%	5.7	150%
Multiple Family	3.7%	2.7%	2.2%	6.3%	2.6	70%
Mobile Homes	23.3%	6.7%	6.7%	26.7%	3.4	15%
Persons per Household	2.58	2.64	2.63	2.63	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	272	134	111	111	-161	-59%
\$15,000-\$29,999	325	215	201	187	-138	-42%
\$30,000-\$44,999	363	356	263	288	-75	-21%
\$45,000-\$59,999	325	208	308	285	-40	-12%
\$60,000-\$74,999	308	369	279	190	-118	-38%
\$75,000-\$99,999	396	424	437	458	62	16%
\$100,000-\$124,999	292	305	350	478	186	64%
\$125,000-\$149,999	170	197	249	242	72	42%
\$150,000-\$199,999	152	202	251	323	171	113%
\$200,000 or more	67	198	237	307	240	358%
Total Households	2,670	2,608	2,686	2,869	199	7%
Median Household Income						
Adjusted for inflation (\$2010)	\$62,435	\$76,297	\$85,355	\$95,388	\$32,953	53%

*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.

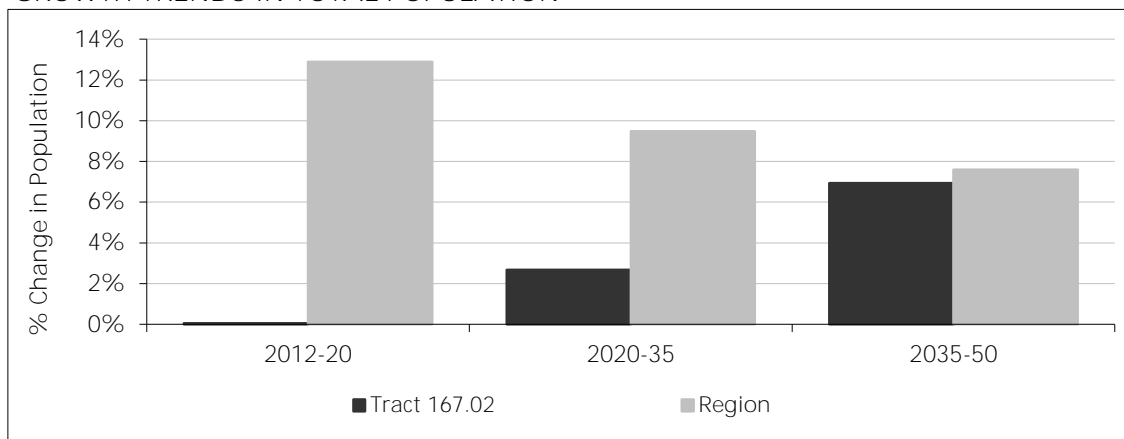
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,019	7,023	7,211	7,711	692	10%
Under 5	494	555	515	611	117	24%
5 to 9	473	502	509	579	106	22%
10 to 14	449	426	444	474	25	6%
15 to 17	303	252	284	284	-19	-6%
18 to 19	220	150	160	138	-82	-37%
20 to 24	485	439	449	424	-61	-13%
25 to 29	536	527	479	535	-1	0%
30 to 34	538	537	490	609	71	13%
35 to 39	407	461	445	486	79	19%
40 to 44	463	428	489	450	-13	-3%
45 to 49	457	383	432	409	-48	-11%
50 to 54	563	454	488	471	-92	-16%
55 to 59	481	487	412	523	42	9%
60 to 61	172	198	149	180	8	5%
62 to 64	214	241	184	231	17	8%
65 to 69	251	329	303	355	104	41%
70 to 74	196	311	375	332	136	69%
75 to 79	128	163	277	232	104	81%
80 to 84	106	97	192	166	60	57%
85 and over	83	83	135	222	139	167%
Median Age	35.1	36.3	38.1	37.1	2.0	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,019	7,023	7,211	7,711	692	10%
Hispanic	1,566	1,800	2,202	2,669	1,103	70%
Non-Hispanic	5,453	5,223	5,009	5,042	-411	-8%
White	4,913	4,672	4,323	4,199	-714	-15%
Black	98	107	138	173	75	77%
American Indian	84	58	25	16	-68	-81%
Asian	93	110	178	244	151	162%
Hawaiian / Pacific Islander	14	14	20	26	12	86%
Other	0	0	0	0	0	0%
Two or More Races	251	262	325	384	133	53%

GROWTH TRENDS IN TOTAL POPULATION



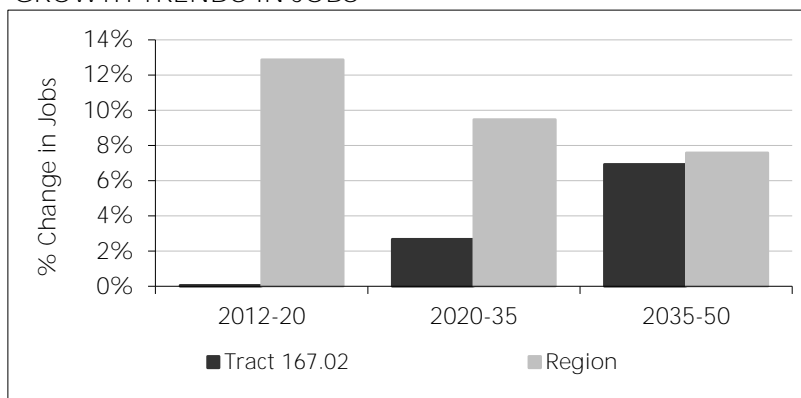
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,026	2,402	2,423	2,423	397	20%
Civilian Jobs	2,026	2,402	2,423	2,423	397	20%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	810	810	810	810	0	0%
Developed Acres	765	792	796	798	33	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	523	529	540	530	7	1%
Multiple Family	60	58	58	71	11	18%
Mobile Homes	5	2	1	1	-5	-90%
Other Residential	3	1	1	1	-3	-79%
Mixed Use	0	0	0	0	0	0%
Industrial	5	14	10	10	4	84%
Commercial/Services	58	80	79	78	20	34%
Office	3	2	2	2	-1	-46%
Schools	29	29	29	29	0	0%
Roads and Freeways	77	77	77	77	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	0	-28%
Vacant Developable Acres	34	7	3	0	-33	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	17	5	0	0	-16	-97%
Multiple Family	2	2	2	0	-2	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	3	0	0	0	-3	-100%
Commercial/Services	12	0	0	0	-12	-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	12	12	12	12	0	0%
Employment Density ³	21.1	19.4	20.3	20.4	-0.7	-4%
Residential Density ⁴	4.7	4.6	4.7	5.2	0.5	10%

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