

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 171.10

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	11,242	12,905	14,251	14,261	3,019	27%
Household Population	11,217	12,882	14,218	14,222	3,005	27%
Group Quarters Population	25	23	33	39	14	56%
Civilian	25	23	33	39	14	56%
Military	0	0	0	0	0	0%
Total Housing Units	3,945	4,496	4,931	5,014	1,069	27%
Single Family	3,146	3,533	3,968	4,051	905	29%
Multiple Family	799	963	963	963	164	21%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	3,672	4,136	4,588	4,615	943	26%
Single Family	2,907	3,222	3,668	3,689	782	27%
Multiple Family	765	914	920	926	161	21%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.9%	8.0%	7.0%	8.0%	1.1	16%
Single Family	7.6%	8.8%	7.6%	8.9%	1.3	17%
Multiple Family	4.3%	5.1%	4.5%	3.8%	-0.5	-12%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.05	3.11	3.10	3.08	0.0	1%

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	364	419	412	376	12	3%
\$15,000-\$29,999	278	344	356	332	54	19%
\$30,000-\$44,999	171	352	354	309	138	81%
\$45,000-\$59,999	242	296	324	323	81	33%
\$60,000-\$74,999	229	266	282	263	34	15%
\$75,000-\$99,999	304	443	457	433	129	42%
\$100,000-\$124,999	251	370	396	396	145	58%
\$125,000-\$149,999	224	296	322	347	123	55%
\$150,000-\$199,999	366	414	498	500	134	37%
\$200,000 or more	1,243	936	1,187	1,336	93	7%
Total Households	3,672	4,136	4,588	4,615	943	26%
Median Household Income						
Adjusted for inflation (\$2010)	\$124,701	\$97,065	\$106,881	\$117,140	(\$7,561)	-6%

*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.

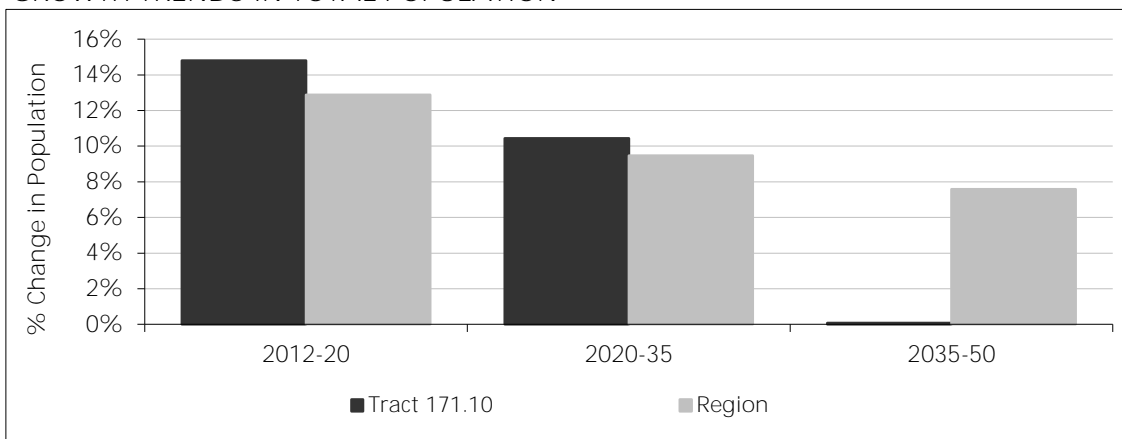
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	11,242	12,905	14,251	14,261	3,019	27%
Under 5	731	963	919	1,051	320	44%
5 to 9	1,016	1,243	1,247	1,410	394	39%
10 to 14	1,064	1,124	1,297	1,290	226	21%
15 to 17	618	559	748	646	28	5%
18 to 19	366	272	324	236	-130	-36%
20 to 24	470	476	529	463	-7	-1%
25 to 29	500	579	549	577	77	15%
30 to 34	543	643	611	719	176	32%
35 to 39	820	1,088	1,019	1,129	309	38%
40 to 44	848	890	1,079	914	66	8%
45 to 49	889	850	1,067	881	-8	-1%
50 to 54	824	752	921	766	-58	-7%
55 to 59	789	872	810	862	73	9%
60 to 61	307	405	323	350	43	14%
62 to 64	394	520	456	527	133	34%
65 to 69	437	677	675	759	322	74%
70 to 74	277	516	707	618	341	123%
75 to 79	151	229	448	344	193	128%
80 to 84	84	99	233	243	159	189%
85 and over	114	148	289	476	362	318%
Median Age	36.9	37.7	39.4	38.3	1.4	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	11,242	12,905	14,251	14,261	3,019	27%
Hispanic	1,708	2,205	2,677	2,880	1,172	69%
Non-Hispanic	9,534	10,700	11,574	11,381	1,847	19%
White	8,083	9,009	9,480	9,169	1,086	13%
Black	158	178	180	156	-2	-1%
American Indian	35	28	13	0	-35	-100%
Asian	803	965	1,292	1,415	612	76%
Hawaiian / Pacific Islander	14	16	13	16	2	14%
Other	27	18	4	2	-25	-93%
Two or More Races	414	486	592	623	209	50%

GROWTH TRENDS IN TOTAL POPULATION



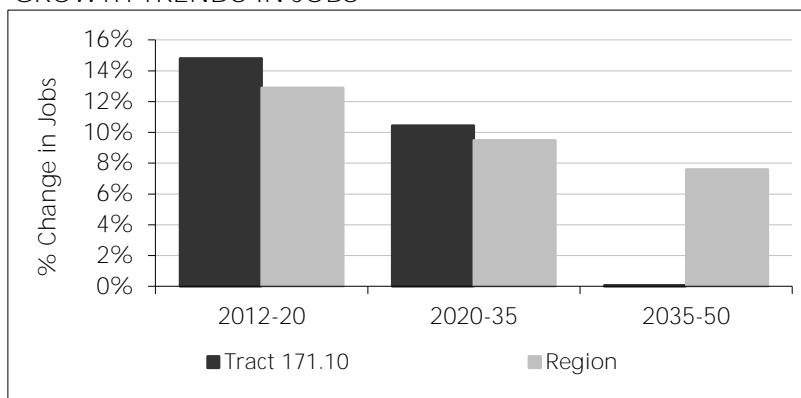
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,427	1,464	1,464	1,557	130	9%
Civilian Jobs	1,427	1,464	1,464	1,557	130	9%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	11,628	11,628	11,628	11,628	0	0%
Developed Acres	5,730	7,150	7,938	8,089	2,358	41%
Low Density Single Family	3,345	4,471	5,240	5,373	2,028	61%
Single Family	656	719	739	750	94	14%
Multiple Family	45	50	50	50	5	12%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	5	5	5	5	--
Industrial	110	110	110	117	6	6%
Commercial/Services	34	38	38	38	5	13%
Office	4	4	4	4	0	3%
Schools	60	60	60	60	0	0%
Roads and Freeways	484	484	484	484	0	0%
Agricultural and Extractive ²	445	444	444	444	-1	0%
Parks and Military Use	547	764	764	764	217	40%
Vacant Developable Acres	2,752	1,333	545	394	-2,358	-86%
Low Density Single Family	2,408	1,254	486	352	-2,056	-85%
Single Family	93	58	38	27	-66	-71%
Multiple Family	5	0	0	0	-5	-100%
Mixed Use	5	0	0	0	-5	-100%
Industrial	15	15	15	9	-6	-40%
Commercial/Services	3	0	0	0	-3	-100%
Office	1	1	1	1	0	-15%
Schools	0	0	0	0	0	0%
Parks and Other	217	0	0	0	-217	-100%
Future Roads and Freeways	6	6	6	6	0	0%
Constrained Acres	3,145	3,145	3,145	3,145	0	0%
Employment Density ³	6.9	6.8	6.8	7.0	0.2	2%
Residential Density ⁴	1.0	0.9	0.8	0.8	-0.2	-17%

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