

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.54

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,859	5,985	6,287	6,274	415	7%
Household Population	5,523	5,678	5,925	5,865	342	6%
Group Quarters Population	336	307	362	409	73	22%
Civilian	336	307	362	409	73	22%
Military	0	0	0	0	0	0%
Total Housing Units	2,013	2,015	2,098	2,098	85	4%
Single Family	1,666	1,667	1,722	1,722	56	3%
Multiple Family	347	348	376	376	29	8%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,991	1,987	2,070	2,062	71	4%
Single Family	1,647	1,639	1,694	1,687	40	2%
Multiple Family	344	348	376	375	31	9%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.1%	1.4%	1.3%	1.7%	0.6	55%
Single Family	1.1%	1.7%	1.6%	2.0%	0.9	82%
Multiple Family	0.9%	0.0%	0.0%	0.3%	-0.6	-67%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.77	2.86	2.86	2.84	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	89	166	148	117	28	31%
\$15,000-\$29,999	0	202	170	153	153	0%
\$30,000-\$44,999	136	186	174	184	48	35%
\$45,000-\$59,999	100	160	180	165	65	65%
\$60,000-\$74,999	124	245	211	138	14	11%
\$75,000-\$99,999	281	228	264	304	23	8%
\$100,000-\$124,999	227	211	227	211	-16	-7%
\$125,000-\$149,999	138	125	141	176	38	28%
\$150,000-\$199,999	313	202	230	241	-72	-23%
\$200,000 or more	583	262	325	373	-210	-36%
Total Households	1,991	1,987	2,070	2,062	71	4%
Median Household Income						
Adjusted for inflation (\$2010)	\$131,975	\$78,783	\$89,394	\$97,533	(\$34,442)	-26%

*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.

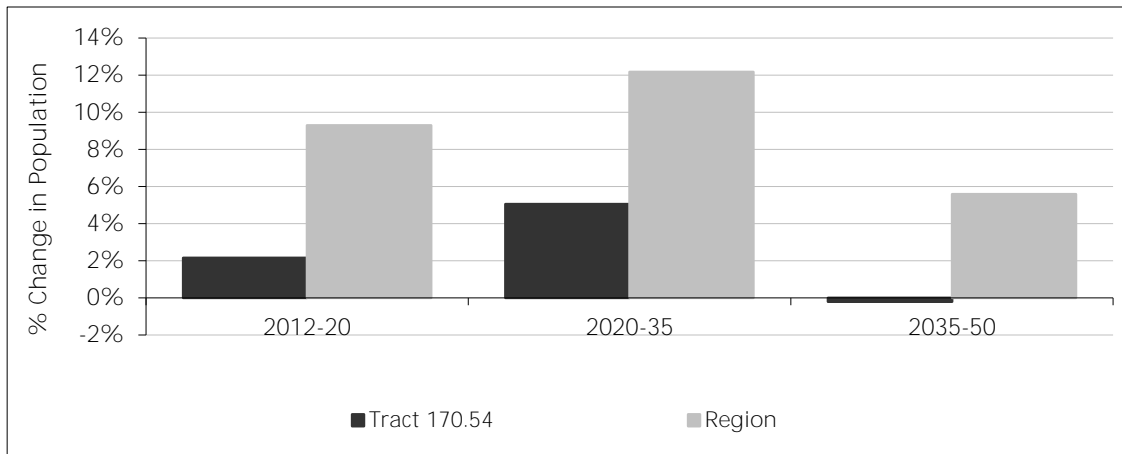
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,859	5,985	6,287	6,274	415	7%
Under 5	176	204	175	197	21	12%
5 to 9	316	350	305	331	15	5%
10 to 14	430	400	420	402	-28	-7%
15 to 17	360	293	333	277	-83	-23%
18 to 19	212	136	148	106	-106	-50%
20 to 24	287	258	246	197	-90	-31%
25 to 29	216	219	190	195	-21	-10%
30 to 34	220	229	186	214	-6	-3%
35 to 39	219	263	218	226	7	3%
40 to 44	338	325	357	314	-24	-7%
45 to 49	499	423	463	377	-122	-24%
50 to 54	561	456	480	402	-159	-28%
55 to 59	481	480	383	412	-69	-14%
60 to 61	195	230	164	185	-10	-5%
62 to 64	247	292	224	250	3	1%
65 to 69	273	383	359	394	121	44%
70 to 74	190	312	368	314	124	65%
75 to 79	151	203	352	295	144	95%
80 to 84	148	152	303	282	134	91%
85 and over	340	377	613	904	564	166%
Median Age	46.6	48.7	51.1	53.7	7.1	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,859	5,985	6,287	6,274	415	7%
Hispanic	546	671	888	1,095	549	101%
Non-Hispanic	5,313	5,314	5,399	5,179	-134	-3%
White	4,406	4,291	3,992	3,528	-878	-20%
Black	85	96	117	131	46	54%
American Indian	15	18	23	24	9	60%
Asian	567	628	866	1,006	439	77%
Hawaiian / Pacific Islander	13	23	49	71	58	446%
Other	12	15	21	21	9	75%
Two or More Races	215	243	331	398	183	85%

GROWTH TRENDS IN TOTAL POPULATION



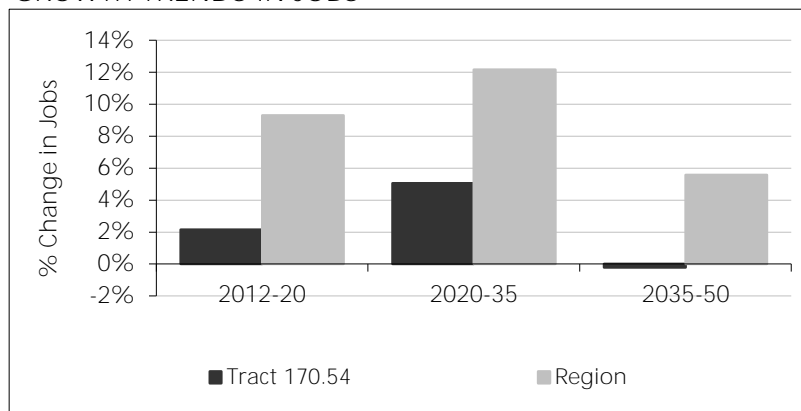
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	5,548	5,772	5,772	5,772	224	4%
Civilian Jobs	5,548	5,772	5,772	5,772	224	4%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,640	1,640	1,640	1,640	0	0%
Developed Acres	1,101	1,116	1,455	1,455	354	32%
Low Density Single Family	270	280	609	609	339	125%
Single Family	523	523	530	530	7	1%
Multiple Family	14	14	15	15	2	13%
Mobile Homes	0	0	0	0	0	0%
Other Residential	19	19	19	19	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	19	19	19	19	0	0%
Commercial/Services	58	63	63	63	6	10%
Office	0	0	0	0	0	0%
Schools	49	56	56	56	6	13%
Roads and Freeways	129	129	129	129	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	19	13	13	13	-6	-33%
Vacant Developable Acres	425	409	71	71	-354	-83%
Low Density Single Family	410	400	71	71	-339	-83%
Single Family	7	7	0	0	-7	-100%
Multiple Family	2	2	0	0	-2	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	6	0	0	0	-6	-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	115	115	115	115	0	0%
Employment Density ³	43.9	41.7	41.7	41.7	-2.2	-5%
Residential Density ⁴	2.4	2.4	1.8	1.8	-0.6	-27%

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 residential acre (single family, multiple