

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 174.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,408	6,575	6,736	6,817	409	6%
Household Population	6,406	6,575	6,736	6,817	411	6%
Group Quarters Population	2	0	0	0	-2	-100%
Civilian	2	0	0	0	-2	-100%
Military	0	0	0	0	0	0%
Total Housing Units	2,695	2,727	2,745	2,802	107	4%
Single Family	2,231	2,264	2,297	2,398	167	7%
Multiple Family	464	463	448	404	-60	-13%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,589	2,616	2,657	2,690	101	4%
Single Family	2,129	2,153	2,209	2,286	157	7%
Multiple Family	460	463	448	404	-56	-12%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.9%	4.1%	3.2%	4.0%	0.1	3%
Single Family	4.6%	4.9%	3.8%	4.7%	0.1	2%
Multiple Family	0.9%	0.0%	0.0%	0.0%	-0.9	-100%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.47	2.51	2.54	2.53	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	184	187	160	136	-48	-26%
\$15,000-\$29,999	136	217	195	177	41	30%
\$30,000-\$44,999	230	225	214	204	-26	-11%
\$45,000-\$59,999	282	217	209	195	-87	-31%
\$60,000-\$74,999	204	234	201	177	-27	-13%
\$75,000-\$99,999	359	313	312	335	-24	-7%
\$100,000-\$124,999	295	266	262	256	-39	-13%
\$125,000-\$149,999	168	212	240	228	60	36%
\$150,000-\$199,999	277	287	315	342	65	23%
\$200,000 or more	454	458	549	640	186	41%
Total Households	2,589	2,616	2,657	2,690	101	4%
Median Household Income						
Adjusted for inflation (\$2010)	\$93,001	\$93,211	\$103,578	\$111,816	\$18,815	20%

*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.

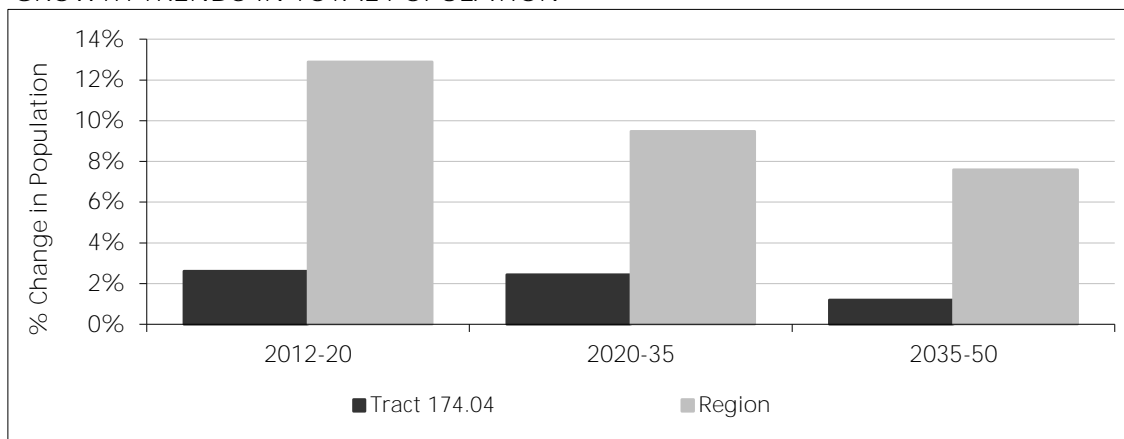
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,408	6,575	6,736	6,817	409	6%
Under 5	301	353	301	351	50	17%
5 to 9	359	391	351	394	35	10%
10 to 14	370	337	356	344	-26	-7%
15 to 17	242	193	221	193	-49	-20%
18 to 19	154	99	111	82	-72	-47%
20 to 24	291	258	257	213	-78	-27%
25 to 29	348	346	284	304	-44	-13%
30 to 34	469	468	366	453	-16	-3%
35 to 39	479	558	477	507	28	6%
40 to 44	509	473	514	436	-73	-14%
45 to 49	410	340	381	306	-104	-25%
50 to 54	496	409	442	381	-115	-23%
55 to 59	548	549	459	505	-43	-8%
60 to 61	160	186	137	152	-8	-5%
62 to 64	271	328	267	303	32	12%
65 to 69	340	464	434	471	131	39%
70 to 74	173	285	357	309	136	79%
75 to 79	135	181	336	275	140	104%
80 to 84	151	148	322	288	137	91%
85 and over	202	209	363	550	348	172%
Median Age	41.9	43.0	46.7	47.1	5.2	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,408	6,575	6,736	6,817	409	6%
Hispanic	1,101	1,274	1,442	1,573	472	43%
Non-Hispanic	5,307	5,301	5,294	5,244	-63	-1%
White	4,865	4,846	4,775	4,687	-178	-4%
Black	34	36	36	36	2	6%
American Indian	27	20	9	6	-21	-78%
Asian	214	229	286	316	102	48%
Hawaiian / Pacific Islander	12	12	12	13	1	8%
Other	11	7	3	2	-9	-82%
Two or More Races	144	151	173	184	40	28%

GROWTH TRENDS IN TOTAL POPULATION



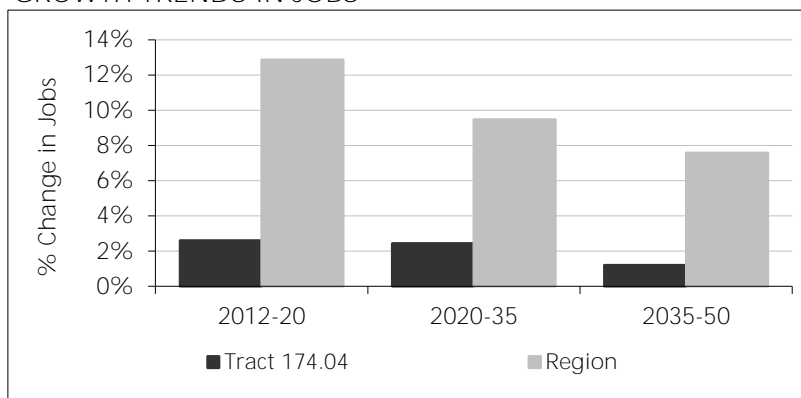
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,277	1,278	1,327	1,485	208	16%
Civilian Jobs	1,277	1,278	1,327	1,485	208	16%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,321	1,321	1,321	1,321	0	0%
Developed Acres	987	995	1,005	1,055	68	7%
Low Density Single Family	151	151	162	191	40	26%
Single Family	350	369	388	424	74	21%
Multiple Family	22	22	21	18	-4	-17%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	4	4	4	4	0	0%
Commercial/Services	41	41	42	45	4	9%
Office	0	0	0	0	0	0%
Schools	53	53	53	53	0	0%
Roads and Freeways	266	266	266	266	0	0%
Agricultural and Extractive ²	64	53	34	18	-45	-71%
Parks and Military Use	36	36	36	36	0	0%
Vacant Developable Acres	89	81	71	21	-68	-77%
Low Density Single Family	55	55	45	15	-40	-72%
Single Family	34	26	26	5	-28	-84%
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	0	0	0	0	0	0%
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	245	245	245	245	0	0%
Employment Density ³	13.1	13.1	13.5	14.7	1.6	12%
Residential Density ⁴	5.1	5.0	4.8	4.4	-0.7	-14%

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