

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 170.43

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,565	6,025	6,238	6,208	643	12%
Household Population	5,565	6,025	6,238	6,208	643	12%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	2,055	2,151	2,213	2,213	158	8%
Single Family	1,094	1,094	1,094	1,094	0	0%
Multiple Family	961	1,057	1,119	1,119	158	16%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,993	2,115	2,186	2,181	188	9%
Single Family	1,085	1,084	1,088	1,085	0	0%
Multiple Family	908	1,031	1,098	1,096	188	21%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.0%	1.7%	1.2%	1.4%	-1.6	-53%
Single Family	0.8%	0.9%	0.5%	0.8%	0.0	0%
Multiple Family	5.5%	2.5%	1.9%	2.1%	-3.4	-62%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.79	2.85	2.85	2.85	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	35	11	11	11	-24	-69%
\$15,000-\$29,999	135	52	25	8	-127	-94%
\$30,000-\$44,999	14	48	48	52	38	271%
\$45,000-\$59,999	144	110	87	58	-86	-60%
\$60,000-\$74,999	271	112	106	96	-175	-65%
\$75,000-\$99,999	192	256	206	178	-14	-7%
\$100,000-\$124,999	304	168	229	213	-91	-30%
\$125,000-\$149,999	154	267	210	155	1	1%
\$150,000-\$199,999	281	432	422	417	136	48%
\$200,000 or more	463	659	842	993	530	114%
Total Households	1,993	2,115	2,186	2,181	188	9%
Median Household Income						
Adjusted for inflation (\$2010)	\$116,900	\$153,877	\$170,261	\$188,309	\$71,409	61%

*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.

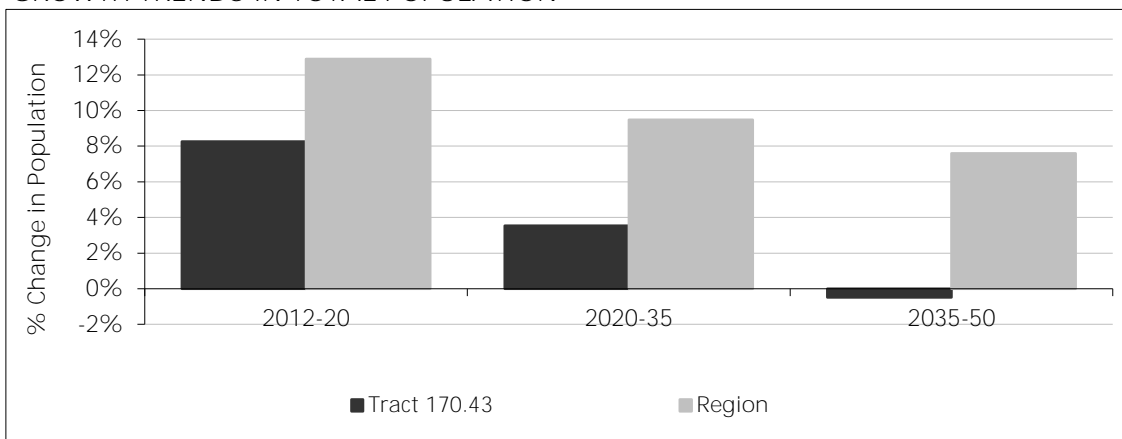
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,565	6,025	6,238	6,208	643	12%
Under 5	392	500	438	471	79	20%
5 to 9	469	567	544	567	98	21%
10 to 14	439	432	487	462	23	5%
15 to 17	236	211	255	233	-3	-1%
18 to 19	151	97	114	102	-49	-32%
20 to 24	186	176	184	169	-17	-9%
25 to 29	337	362	303	314	-23	-7%
30 to 34	364	385	328	371	7	2%
35 to 39	451	547	507	517	66	15%
40 to 44	569	576	656	567	-2	0%
45 to 49	562	529	586	504	-58	-10%
50 to 54	481	449	509	458	-23	-5%
55 to 59	348	386	364	406	58	17%
60 to 61	100	128	118	135	35	35%
62 to 64	149	191	182	201	52	35%
65 to 69	144	224	229	254	110	76%
70 to 74	70	121	160	152	82	117%
75 to 79	42	56	107	108	66	157%
80 to 84	34	39	82	94	60	176%
85 and over	41	49	85	123	82	200%
Median Age	37.3	37.6	39.6	39.0	1.7	5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,565	6,025	6,238	6,208	643	12%
Hispanic	569	715	836	949	380	67%
Non-Hispanic	4,996	5,310	5,402	5,259	263	5%
White	2,623	2,601	2,122	1,721	-902	-34%
Black	174	202	217	226	52	30%
American Indian	9	11	14	14	5	56%
Asian	1,880	2,128	2,587	2,777	897	48%
Hawaiian / Pacific Islander	8	15	30	40	32	400%
Other	21	26	33	36	15	71%
Two or More Races	281	327	399	445	164	58%

GROWTH TRENDS IN TOTAL POPULATION



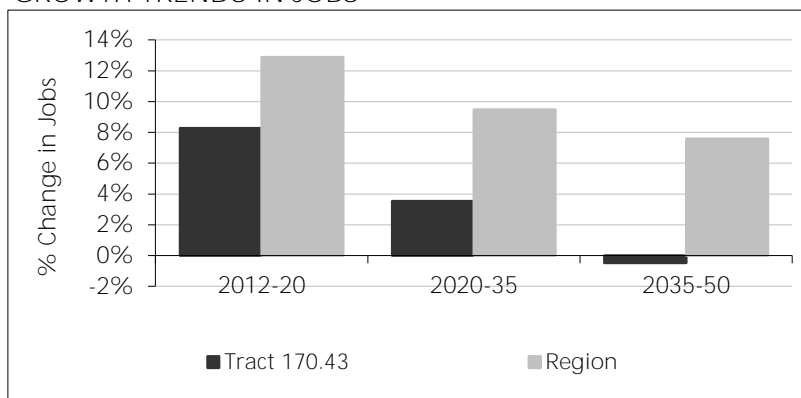
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,857	3,628	3,847	3,847	1,990	107%
Civilian Jobs	1,857	3,628	3,847	3,847	1,990	107%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	741	741	741	741	0	0%
Developed Acres	647	678	685	685	38	6%
Low Density Single Family	0	0	0	0	0	0%
Single Family	180	180	180	180	0	0%
Multiple Family	63	66	66	66	4	6%
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	1	1	1	1	0	0%
Commercial/Services	29	37	38	38	10	34%
Office	5	23	29	29	24	535%
Schools	0	0	0	0	0	0%
Roads and Freeways	154	154	154	154	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	217	217	217	217	0	0%
Vacant Developable Acres	38	7	0	0	-38	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	4	0	0	0	-4	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	13	4	0	0	-13	-100%
Office	21	3	0	0	-21	-100%
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	56	56	56	56	0	0%
Employment Density ³	53.9	59.2	56.3	56.3	2.5	5%
Residential Density ⁴	8.5	8.7	9.0	9.0	0.5	6%

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