

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 191.05

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,787	7,006	8,305	10,223	4,436	77%
Household Population	5,759	6,982	8,273	10,185	4,426	77%
Group Quarters Population	28	24	32	38	10	36%
Civilian	28	24	32	38	10	36%
Military	0	0	0	0	0	0%
Total Housing Units	2,672	3,049	3,490	4,211	1,539	58%
Single Family	2,043	2,420	2,861	3,035	992	49%
Multiple Family	68	68	68	615	547	804%
Mobile Homes	561	561	561	561	0	0%
Occupied Housing Units	2,248	2,615	3,077	3,800	1,552	69%
Single Family	1,890	2,257	2,720	2,900	1,010	53%
Multiple Family	68	68	68	615	547	804%
Mobile Homes	290	290	289	285	-5	-2%
Vacancy Rate	15.9%	14.2%	11.8%	9.8%	-6.1	-38%
Single Family	7.5%	6.7%	4.9%	4.4%	-3.1	-41%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	48.3%	48.3%	48.5%	49.2%	0.9	2%
Persons per Household	2.56	2.67	2.69	2.68	0.1	5%

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	111	76	60	51	-60	-54%
\$15,000-\$29,999	213	131	148	177	-36	-17%
\$30,000-\$44,999	208	188	168	202	-6	-3%
\$45,000-\$59,999	293	244	249	280	-13	-4%
\$60,000-\$74,999	147	188	262	302	155	105%
\$75,000-\$99,999	375	402	397	420	45	12%
\$100,000-\$124,999	231	306	365	474	243	105%
\$125,000-\$149,999	195	273	326	367	172	88%
\$150,000-\$199,999	173	356	459	587	414	239%
\$200,000 or more	302	451	643	940	638	211%
Total Households	2,248	2,615	3,077	3,800	1,552	69%
Median Household Income						
Adjusted for inflation (\$2010)	\$85,133	\$106,413	\$117,432	\$124,684	\$39,551	46%

*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.

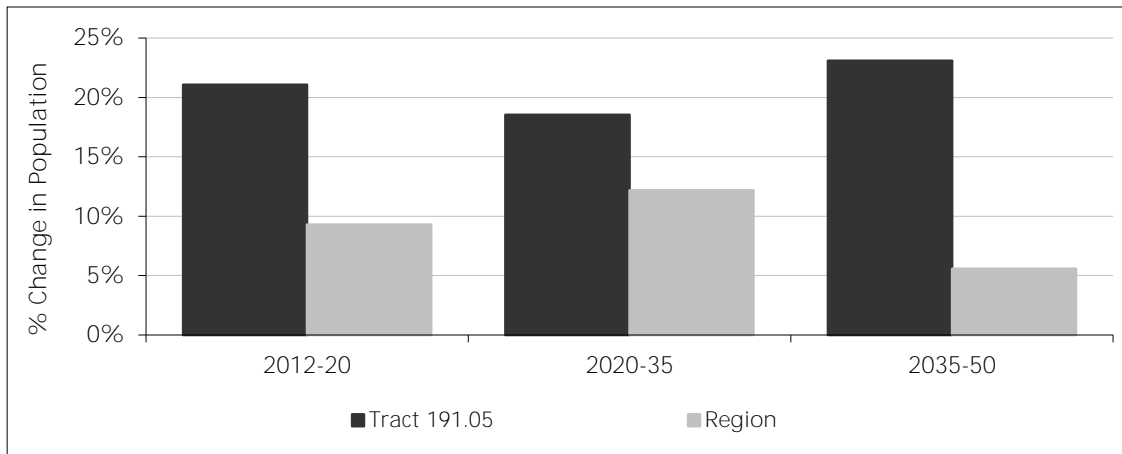
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,787	7,006	8,305	10,223	4,436	77%
Under 5	206	272	274	390	184	89%
5 to 9	239	300	317	443	204	85%
10 to 14	294	320	387	476	182	62%
15 to 17	204	192	246	279	75	37%
18 to 19	156	117	147	139	-17	-11%
20 to 24	303	315	353	384	81	27%
25 to 29	251	296	282	378	127	51%
30 to 34	194	224	217	307	113	58%
35 to 39	227	298	315	399	172	76%
40 to 44	298	320	414	445	147	49%
45 to 49	392	389	488	528	136	35%
50 to 54	502	463	565	594	92	18%
55 to 59	530	610	581	824	294	55%
60 to 61	230	307	252	354	124	54%
62 to 64	360	483	428	614	254	71%
65 to 69	452	690	690	959	507	112%
70 to 74	335	621	812	850	515	154%
75 to 79	260	389	722	638	378	145%
80 to 84	164	179	408	450	286	174%
85 and over	190	221	407	772	582	306%
Median Age	51.3	55.0	56.3	57.1	5.8	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,787	7,006	8,305	10,223	4,436	77%
Hispanic	909	1,253	1,651	2,253	1,344	148%
Non-Hispanic	4,878	5,753	6,654	7,970	3,092	63%
White	4,239	4,949	5,536	6,514	2,275	54%
Black	70	92	121	162	92	131%
American Indian	21	17	7	2	-19	-90%
Asian	394	500	729	943	549	139%
Hawaiian / Pacific Islander	12	16	20	26	14	117%
Other	6	5	4	4	-2	-33%
Two or More Races	136	174	237	319	183	135%

GROWTH TRENDS IN TOTAL POPULATION



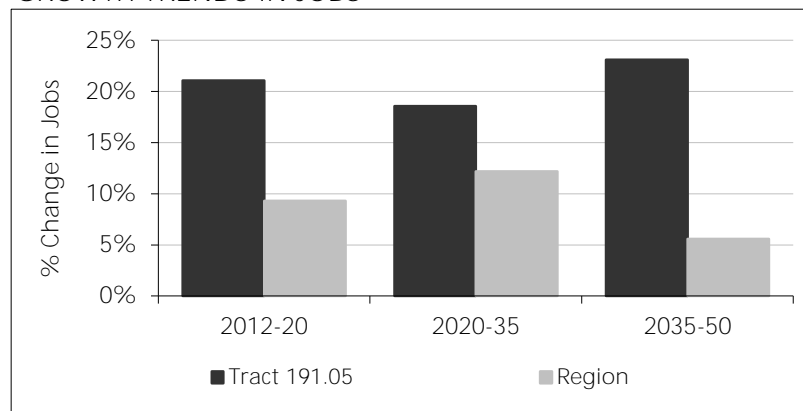
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,264	1,345	1,939	3,176	1,912	151%
Civilian Jobs	1,264	1,345	1,939	3,176	1,912	151%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	11,239	11,239	11,239	11,239	0	0%
Developed Acres	7,384	7,859	9,098	9,550	2,166	29%
Low Density Single Family	4,121	4,567	5,675	6,061	1,940	47%
Single Family	307	367	482	504	197	64%
Multiple Family	4	4	4	4	0	0%
Mobile Homes	148	148	148	148	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	1	10	46	46	--
Industrial	16	16	16	16	0	0%
Commercial/Services	334	338	375	452	118	35%
Office	2	1	1	1	-1	-47%
Schools	0	0	0	0	0	0%
Roads and Freeways	508	508	508	508	0	0%
Agricultural and Extractive ²	1,913	1,879	1,849	1,780	-134	-7%
Parks and Military Use	32	31	31	31	-1	-4%
Vacant Developable Acres	2,966	2,490	1,251	800	-2,166	-73%
Low Density Single Family	2,676	2,230	1,121	736	-1,940	-73%
Single Family	134	107	17	5	-129	-96%
Multiple Family	0	0	0	0	0	0%
Mixed Use	5	5	0	0	-5	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	140	137	100	47	-93	-67%
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	12	12	12	12	0	0%
Constrained Acres	889	889	889	889	0	0%
Employment Density ³	3.6	3.8	4.9	6.5	2.9	80%
Residential Density ⁴	0.6	0.6	0.6	0.6	0.0	7%

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