

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 186.10

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,682	7,747	8,429	8,450	768	10%
Household Population	7,674	7,747	8,429	8,450	776	10%
Group Quarters Population	8	0	0	0	-8	-100%
Civilian	8	0	0	0	-8	-100%
Military	0	0	0	0	0	0%
Total Housing Units	2,061	2,061	2,174	2,174	113	5%
Single Family	1,642	1,642	1,642	1,642	0	0%
Multiple Family	419	419	532	532	113	27%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,936	1,921	2,070	2,087	151	8%
Single Family	1,519	1,505	1,538	1,555	36	2%
Multiple Family	417	416	532	532	115	28%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.1%	6.8%	4.8%	4.0%	-2.1	-34%
Single Family	7.5%	8.3%	6.3%	5.3%	-2.2	-29%
Multiple Family	0.5%	0.7%	0.0%	0.0%	-0.5	-100%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.96	4.03	4.07	4.05	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	83	134	118	74	-9	-11%
\$15,000-\$29,999	168	215	180	174	6	4%
\$30,000-\$44,999	398	213	267	193	-205	-52%
\$45,000-\$59,999	254	302	244	223	-31	-12%
\$60,000-\$74,999	223	233	244	326	103	46%
\$75,000-\$99,999	326	283	391	364	38	12%
\$100,000-\$124,999	263	231	237	184	-79	-30%
\$125,000-\$149,999	92	111	129	218	126	137%
\$150,000-\$199,999	76	181	194	197	121	159%
\$200,000 or more	53	18	66	134	81	153%
Total Households	1,936	1,921	2,070	2,087	151	8%
Median Household Income						
Adjusted for inflation (\$2010)	\$64,372	\$66,212	\$73,893	\$78,674	\$14,302	22%

*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.

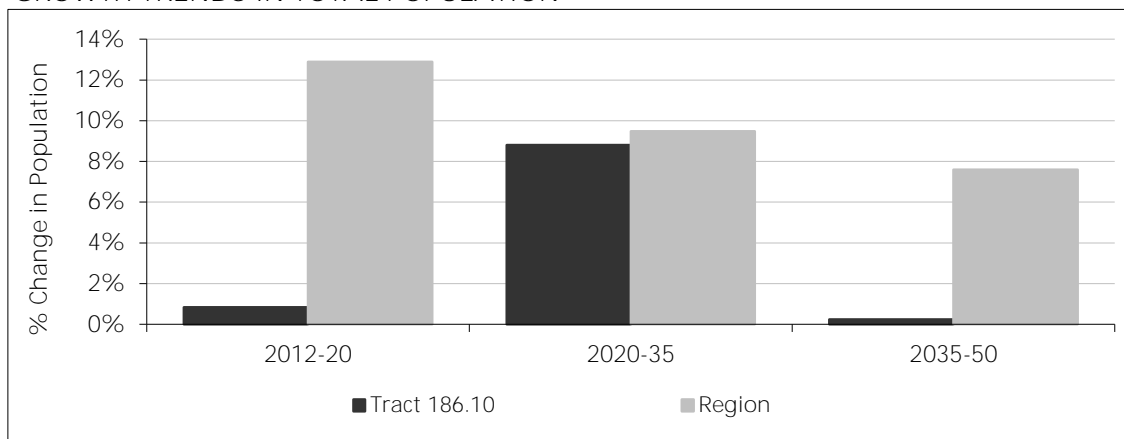
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,682	7,747	8,429	8,450	768	10%
Under 5	706	778	753	699	-7	-1%
5 to 9	616	621	640	612	-4	-1%
10 to 14	594	550	575	574	-20	-3%
15 to 17	376	316	327	332	-44	-12%
18 to 19	251	194	191	187	-64	-25%
20 to 24	665	640	584	577	-88	-13%
25 to 29	633	676	610	592	-41	-6%
30 to 34	536	535	575	547	11	2%
35 to 39	518	540	606	530	12	2%
40 to 44	465	412	546	474	9	2%
45 to 49	496	442	497	508	12	2%
50 to 54	491	453	480	523	32	7%
55 to 59	401	438	406	519	118	29%
60 to 61	108	134	136	163	55	51%
62 to 64	150	179	193	212	62	41%
65 to 69	172	230	272	284	112	65%
70 to 74	165	235	323	283	118	72%
75 to 79	166	191	394	389	223	134%
80 to 84	91	89	170	203	112	123%
85 and over	82	94	151	242	160	195%
Median Age	30.0	30.9	34.6	36.0	6.0	20%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,682	7,747	8,429	8,450	768	10%
Hispanic	4,410	4,816	5,699	6,123	1,713	39%
Non-Hispanic	3,272	2,931	2,730	2,327	-945	-29%
White	1,893	1,617	1,323	992	-901	-48%
Black	369	319	203	80	-289	-78%
American Indian	14	12	12	10	-4	-29%
Asian	490	494	650	689	199	41%
Hawaiian / Pacific Islander	183	170	157	150	-33	-18%
Other	6	5	5	5	-1	-17%
Two or More Races	317	314	380	401	84	26%

GROWTH TRENDS IN TOTAL POPULATION



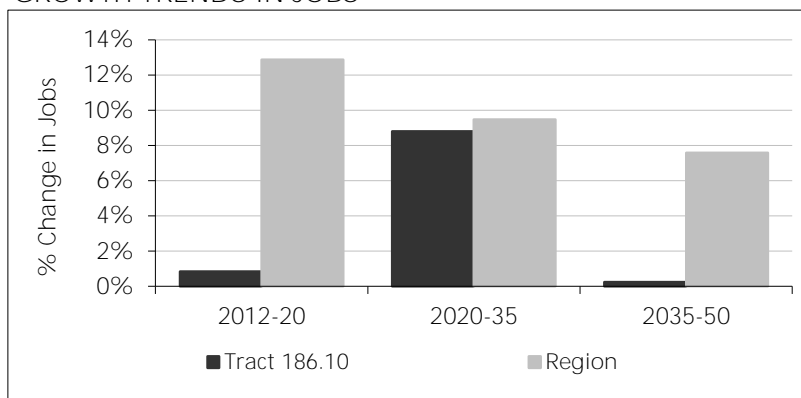
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	288	305	315	315	27	9%
Civilian Jobs	288	305	315	315	27	9%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	634	634	634	634	0	0%
Developed Acres	523	523	523	523	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	303	303	303	303	0	0%
Multiple Family	19	20	24	24	5	24%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	1	0	0	0	0%
Industrial	2	2	2	2	0	0%
Commercial/Services	6	5	1	1	-5	-81%
Office	0	0	0	0	0	0%
Schools	27	27	27	27	0	0%
Roads and Freeways	134	134	134	134	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	32	32	32	32	0	0%
Vacant Developable Acres	2	2	2	2	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
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	2	2	2	2	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	109	109	109	109	0	0%
Employment Density ³	8.3	9.0	10.5	10.5	2.2	26%
Residential Density ⁴	6.4	6.4	6.6	6.6	0.3	4%

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