

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 185.11

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,037	5,349	5,854	5,811	774	15%
Household Population	5,037	5,349	5,854	5,811	774	15%
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	1,895	1,959	2,140	2,140	245	13%
Single Family	810	810	866	866	56	7%
Multiple Family	1,015	1,079	1,204	1,204	189	19%
Mobile Homes	70	70	70	70	0	0%
Occupied Housing Units	1,815	1,901	2,083	2,081	266	15%
Single Family	792	789	848	847	55	7%
Multiple Family	955	1,043	1,166	1,166	211	22%
Mobile Homes	68	69	69	68	0	0%
Vacancy Rate	4.2%	3.0%	2.7%	2.8%	-1.4	-33%
Single Family	2.2%	2.6%	2.1%	2.2%	0.0	0%
Multiple Family	5.9%	3.3%	3.2%	3.2%	-2.7	-46%
Mobile Homes	2.9%	1.4%	1.4%	2.9%	0.0	0%
Persons per Household	2.78	2.81	2.81	2.79	0.0	0%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

*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.

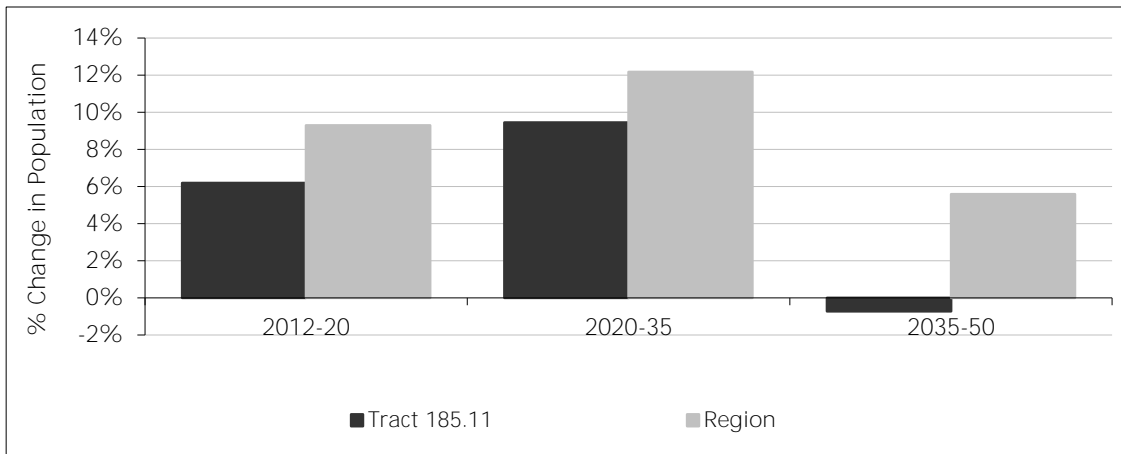
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,037	5,349	5,854	5,811	774	15%
Under 5	398	487	502	500	102	26%
5 to 9	357	395	439	449	92	26%
10 to 14	360	363	409	418	58	16%
15 to 17	186	169	187	184	-2	-1%
18 to 19	145	120	132	130	-15	-10%
20 to 24	498	492	484	453	-45	-9%
25 to 29	489	538	500	501	12	2%
30 to 34	462	496	525	527	65	14%
35 to 39	349	398	457	417	68	19%
40 to 44	336	323	434	384	48	14%
45 to 49	316	294	344	336	20	6%
50 to 54	310	283	307	309	-1	0%
55 to 59	275	287	252	289	14	5%
60 to 61	87	102	80	83	-4	-5%
62 to 64	116	140	123	132	16	14%
65 to 69	125	178	199	210	85	68%
70 to 74	68	108	140	115	47	69%
75 to 79	56	73	145	140	84	150%
80 to 84	59	58	123	135	76	129%
85 and over	45	45	72	99	54	120%
Median Age	30.9	31.1	32.6	32.6	1.7	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,037	5,349	5,854	5,811	774	15%
Hispanic	2,284	2,717	3,404	3,770	1,486	65%
Non-Hispanic	2,753	2,632	2,450	2,041	-712	-26%
White	2,076	1,933	1,674	1,291	-785	-38%
Black	205	193	130	53	-152	-74%
American Indian	9	9	10	9	0	0%
Asian	233	256	356	391	158	68%
Hawaiian / Pacific Islander	79	78	75	73	-6	-8%
Other	5	5	5	5	0	0%
Two or More Races	146	158	200	219	73	50%

GROWTH TRENDS IN TOTAL POPULATION



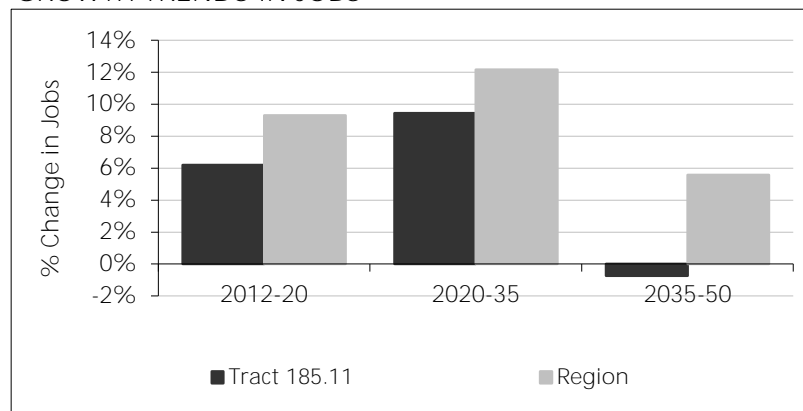
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	373	550	558	558	185	50%
Civilian Jobs	373	550	558	558	185	50%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	408	408	408	408	0	0%
Developed Acres	392	395	406	406	14	4%
Low Density Single Family	12	12	12	12	0	0%
Single Family	201	201	212	212	11	5%
Multiple Family	62	70	70	70	8	12%
Mobile Homes	7	7	7	7	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	8	8	8	8	0	0%
Commercial/Services	13	10	10	10	-3	-24%
Office	1	0	0	0	-1	-100%
Schools	11	11	11	11	0	0%
Roads and Freeways	69	69	69	69	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	7	7	7	7	0	0%
Vacant Developable Acres	15	11	1	1	-14	-96%
Low Density Single Family	0	0	0	0	0	0%
Single Family	11	11	1	1	-11	-95%
Multiple Family	0	0	0	0	0	0%
Mixed Use	3	0	0	0	-3	-100%
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	1	1	1	1	0	0%
Employment Density ³	11.1	18.7	19.0	19.0	7.9	71%
Residential Density ⁴	6.7	6.8	7.1	7.1	0.4	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 residential acre (single family, multiple