SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 192.03

SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,887	3,237	3,278	3,436	549	19%
Household Population	2,846	3,204	3,218	3,355	509	18%
Group Quarters Population	41	33	60	81	40	98%
Civilian	41	33	60	81	40	98%
Military	0	0	0	0	0	0%
Total Housing Units	967	1,053	1,061	1,118	151	16%
Single Family	899	985	989	998	99	11%
Multiple Family	40	40	44	92	52	130%
Mobile Homes	28	28	28	28	0	0%
Occupied Housing Units	949	1,033	1,045	1,095	146	15%
Single Family	887	970	978	980	93	10%
Multiple Family	40	40	44	92	52	130%
Mobile Homes	22	23	23	23	1	5%
Vacancy Rate	1.9%	1.9%	1.5%	2.1%	0.2	11%
Single Family	1.3%	1.5%	1.1%	1.8%	0.5	38%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	21.4%	17.9%	17.9%	17.9%	-3.5	-16%
Persons per Household	3.00	3.10	3.08	3.06	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	69	54	48	38	-31	-45%
$15,000-$29,999	143	61	51	48	-95	-66%
$30,000-$44,999	14	125	99	103	89	636%
$45,000-$59,999	107	114	126	118	11	10%
$60,000-$74,999	103	123	108	75	-28	-27%
$75,000-$99,999	104	159	159	208	104	100%
$100,000-$124,999	132	130	126	98	-34	-26%
$125,000-$149,999	82	74	93	121	39	48%
$150,000-$199,999	110	85	105	121	11	10%
$200,000 or more	85	108	130	165	80	94%
Total Households	949	1,033	1,045	1,095	146	15%

*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.
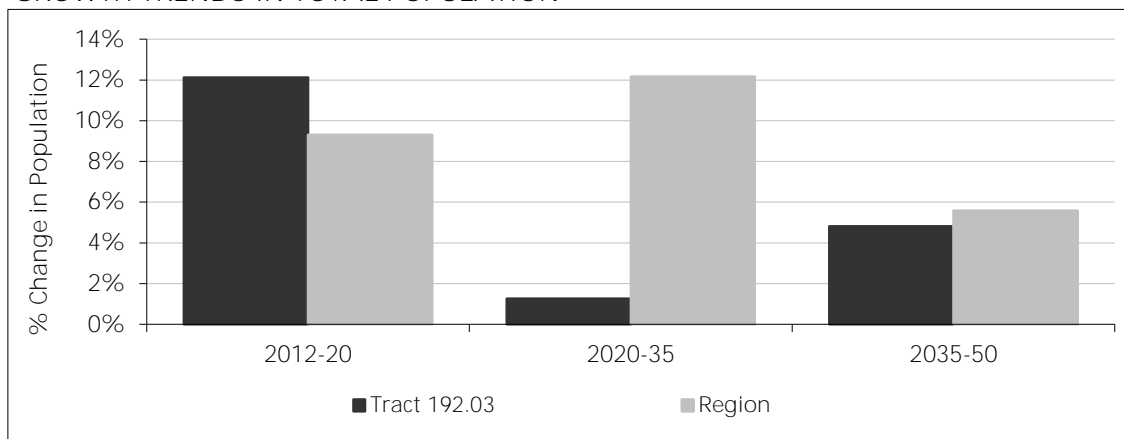
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,887	3,237	3,278	3,436	549	19%
Under 5	214	290	296	361	147	69%
5 to 9	204	250	268	309	105	51%
10 to 14	202	216	233	250	48	24%
15 to 17	126	123	136	146	20	16%
18 to 19	78	65	57	44	-34	-44%
20 to 24	224	236	219	245	21	9%
25 to 29	143	178	153	197	54	38%
30 to 34	173	207	189	229	56	32%
35 to 39	163	204	212	216	53	33%
40 to 44	154	161	169	157	3	2%
45 to 49	181	131	148	136	-45	-25%
50 to 54	216	200	196	231	15	7%
55 to 59	217	226	165	204	-13	-6%
60 to 61	72	85	55	56	-16	-22%
62 to 64	85	93	70	47	-38	-45%
65 to 69	140	187	168	150	10	7%
70 to 74	119	195	231	174	55	46%
75 to 79	60	74	115	65	5	8%
80 to 84	51	50	92	81	30	59%
85 and over	65	66	106	138	73	112%
Median Age	37.4	36.3	37.1	33.6	-3.8	-10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,887	3,237	3,278	3,436	549	19%
Hispanic	892	1,216	1,566	1,943	1,051	118%
Non-Hispanic	1,995	2,021	1,712	1,493	-502	-25%
White	1,746	1,741	1,370	1,050	-696	-40%
Black	49	54	55	62	13	27%
American Indian	12	9	3	0	-12	-100%
Asian	98	113	152	208	110	112%
Hawaiian / Pacific Islander	1	6	11	21	20	2000%
Other	7	5	13	21	14	200%
Two or More Races	82	93	108	131	49	60%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	377	378	378	378	1	0%
Civilian Jobs	377	378	378	378	1	0%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	940	940	940	940	0	0%
Developed Acres	828	913	919	927	99	12%
Low Density Single Family	339	416	421	423	83	25%
Single Family	347	356	356	362	15	4%
Multiple Family	3	3	3	7	4	134%
Mobile Homes	6	6	6	6	0	0%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	8	8	8	6	-1	-19%
Office	2	2	2	2	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	57	57	57	57	0	0%
Agricultural and Extractive[2]	53	53	53	51	-2	-3%
Parks and Military Use	10	10	10	10	0	0%
Vacant Developable Acres	105	20	14	7	-99	-94%
Low Density Single Family	90	13	8	7	-83	-93%
Single Family	15	5	5	0	-15	-100%
Multiple Family	1	1	1	0	-1	-100%
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	7	7	7	7	0	0%
Employment Density[3]	36.8	36.9	38.0	43.2	6.4	17%
Residential Density[4]	1.4	1.3	1.3	1.4	0.0	1%

GROWTH TRENDS IN JOBS
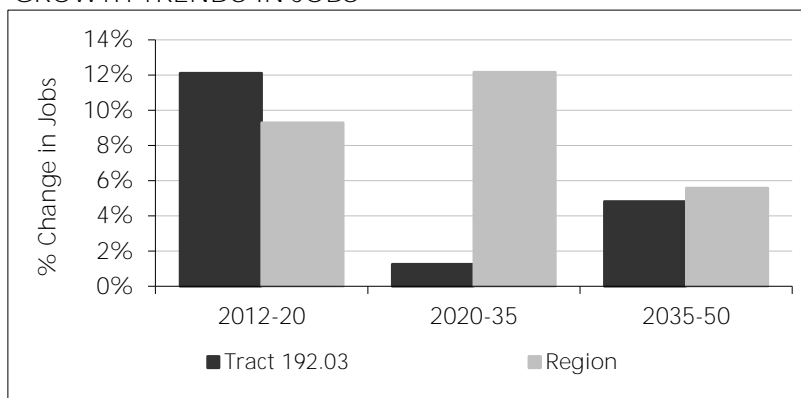
Notes:

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

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