

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 189.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,794	5,442	5,844	6,191	397	7%
Household Population	5,728	5,389	5,761	6,091	363	6%
Group Quarters Population	66	53	83	100	34	52%
Civilian	66	53	83	100	34	52%
Military	0	0	0	0	0	0%
Total Housing Units	1,970	1,885	1,941	2,107	137	7%
Single Family	1,153	1,150	1,206	1,182	29	3%
Multiple Family	817	735	735	925	108	13%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,857	1,727	1,816	1,948	91	5%
Single Family	1,099	1,062	1,129	1,097	-2	0%
Multiple Family	758	665	687	851	93	12%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.7%	8.4%	6.4%	7.5%	1.8	32%
Single Family	4.7%	7.7%	6.4%	7.2%	2.5	53%
Multiple Family	7.2%	9.5%	6.5%	8.0%	0.8	11%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.08	3.12	3.17	3.13	0.0	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	113	84	71	80	-33	-29%
\$15,000-\$29,999	335	211	212	142	-193	-58%
\$30,000-\$44,999	239	264	228	296	57	24%
\$45,000-\$59,999	293	293	277	254	-39	-13%
\$60,000-\$74,999	234	238	226	214	-20	-9%
\$75,000-\$99,999	282	280	323	367	85	30%
\$100,000-\$124,999	144	159	193	237	93	65%
\$125,000-\$149,999	83	53	118	131	48	58%
\$150,000-\$199,999	91	108	107	126	35	38%
\$200,000 or more	43	37	61	101	58	135%
Total Households	1,857	1,727	1,816	1,948	91	5%
Median Household Income						
Adjusted for inflation (\$2010)	\$57,363	\$60,725	\$67,965	\$74,159	\$16,796	29%

*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.

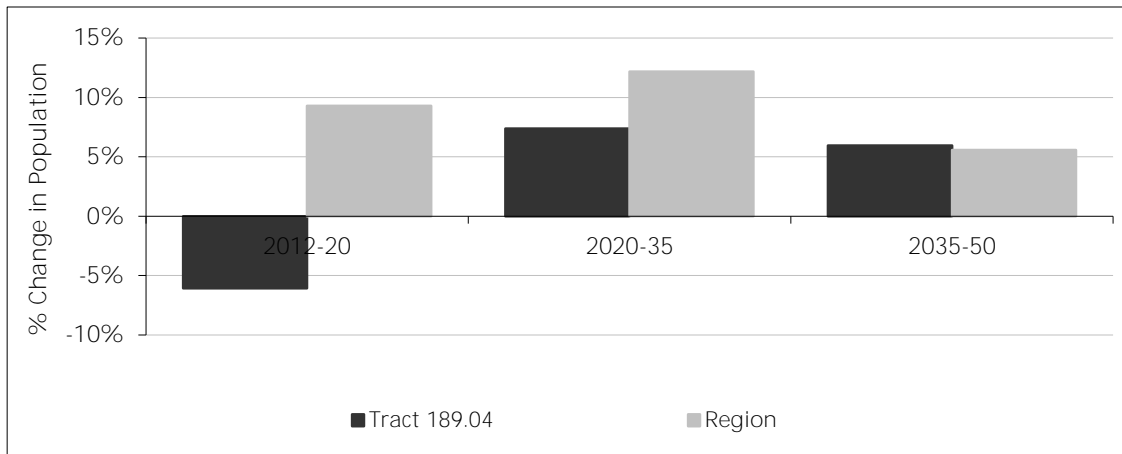
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,794	5,442	5,844	6,191	397	7%
Under 5	468	506	496	505	37	8%
5 to 9	486	468	501	519	33	7%
10 to 14	406	356	390	419	13	3%
15 to 17	264	209	224	235	-29	-11%
18 to 19	223	156	157	168	-55	-25%
20 to 24	478	444	425	460	-18	-4%
25 to 29	474	473	432	449	-25	-5%
30 to 34	413	385	408	410	-3	-1%
35 to 39	343	339	403	378	35	10%
40 to 44	357	299	382	352	-5	-1%
45 to 49	357	294	326	347	-10	-3%
50 to 54	324	267	267	303	-21	-6%
55 to 59	278	265	221	292	14	5%
60 to 61	97	109	92	113	16	16%
62 to 64	141	149	131	151	10	7%
65 to 69	175	211	222	246	71	41%
70 to 74	108	146	188	182	74	69%
75 to 79	91	101	174	167	76	84%
80 to 84	120	102	185	185	65	54%
85 and over	191	163	220	310	119	62%
Median Age	31.2	31.4	33.6	34.2	3.0	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,794	5,442	5,844	6,191	397	7%
Hispanic	3,214	3,348	4,134	4,757	1,543	48%
Non-Hispanic	2,580	2,094	1,710	1,434	-1,146	-44%
White	2,307	1,850	1,447	1,160	-1,147	-50%
Black	55	48	39	31	-24	-44%
American Indian	25	17	11	8	-17	-68%
Asian	88	83	105	121	33	38%
Hawaiian / Pacific Islander	9	8	8	8	-1	-11%
Other	6	4	4	4	-2	-33%
Two or More Races	90	84	96	102	12	13%

GROWTH TRENDS IN TOTAL POPULATION



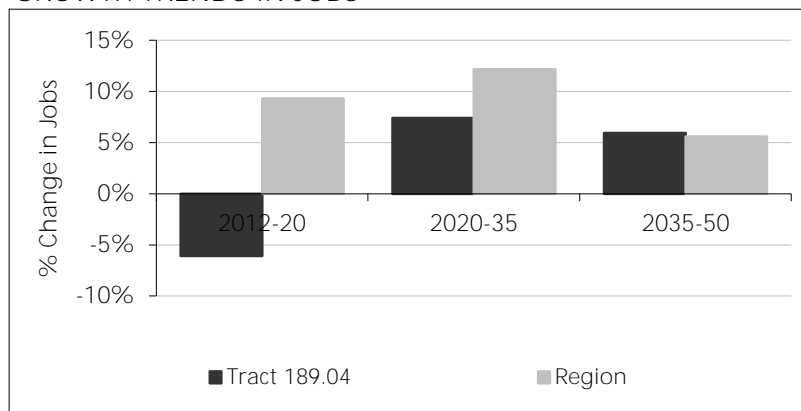
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	3,139	3,561	3,886	4,426	1,287	41%
Civilian Jobs	3,139	3,561	3,886	4,426	1,287	41%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	717	717	717	717	0	0%
Developed Acres	624	632	666	685	61	10%
Low Density Single Family	4	4	4	4	0	0%
Single Family	321	320	347	346	25	8%
Multiple Family	29	26	26	27	-2	-7%
Mobile Homes	0	0	0	0	0	0%
Other Residential	8	1	1	1	-7	-83%
Mixed Use	0	0	14	48	48	--
Industrial	43	55	67	70	27	62%
Commercial/Services	59	57	46	31	-28	-47%
Office	11	25	24	22	11	102%
Schools	40	40	40	40	0	0%
Roads and Freeways	96	96	96	96	0	0%
Agricultural and Extractive ²	13	9	1	0	-13	-100%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	80	73	39	19	-61	-76%
Low Density Single Family	0	0	0	0	0	0%
Single Family	45	45	18	11	-33	-75%
Multiple Family	3	2	2	2	0	-14%
Mixed Use	7	7	3	0	-6	-93%
Industrial	23	15	11	2	-21	-93%
Commercial/Services	4	4	4	4	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	12	12	12	12	0	0%
Employment Density ³	20.5	20.2	21.1	23.6	3.1	15%
Residential Density ⁴	5.4	5.4	5.0	5.2	-0.2	-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 residential acre (single family, multiple