

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 186.11

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,633	9,456	9,589	9,394	761	9%
Household Population	8,630	9,456	9,589	9,394	764	9%
Group Quarters Population	3	0	0	0	-3	-100%
Civilian	3	0	0	0	-3	-100%
Military	0	0	0	0	0	0%
Total Housing Units	2,522	2,752	2,756	2,756	234	9%
Single Family	2,326	2,556	2,560	2,560	234	10%
Multiple Family	196	196	196	196	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,448	2,653	2,690	2,625	177	7%
Single Family	2,252	2,457	2,494	2,429	177	8%
Multiple Family	196	196	196	196	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.9%	3.6%	2.4%	4.8%	1.9	66%
Single Family	3.2%	3.9%	2.6%	5.1%	1.9	59%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.53	3.56	3.56	3.58	0.1	1%

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	43	96	97	54	11	26%
\$15,000-\$29,999	141	138	101	107	-34	-24%
\$30,000-\$44,999	137	238	162	154	17	12%
\$45,000-\$59,999	261	270	264	223	-38	-15%
\$60,000-\$74,999	346	148	214	213	-133	-38%
\$75,000-\$99,999	320	459	377	282	-38	-12%
\$100,000-\$124,999	319	376	360	366	47	15%
\$125,000-\$149,999	241	251	311	317	76	32%
\$150,000-\$199,999	336	359	381	426	90	27%
\$200,000 or more	304	318	423	483	179	59%
Total Households	2,448	2,653	2,690	2,625	177	7%

*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.

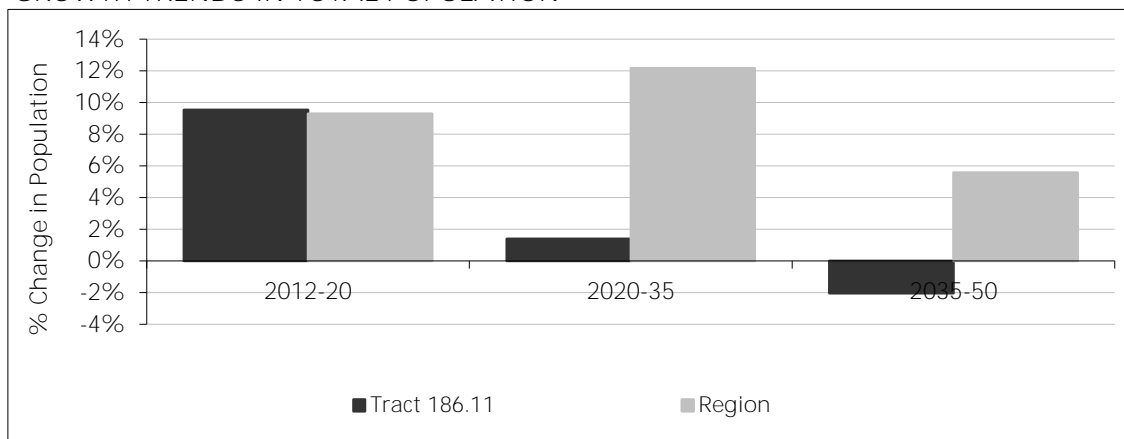
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,633	9,456	9,589	9,394	761	9%
Under 5	625	782	682	668	43	7%
5 to 9	697	787	740	716	19	3%
10 to 14	620	610	619	595	-25	-4%
15 to 17	402	366	371	358	-44	-11%
18 to 19	239	186	183	174	-65	-27%
20 to 24	564	568	513	476	-88	-16%
25 to 29	542	631	538	512	-30	-6%
30 to 34	538	576	537	521	-17	-3%
35 to 39	578	664	645	589	11	2%
40 to 44	611	588	685	574	-37	-6%
45 to 49	605	577	619	589	-16	-3%
50 to 54	598	569	584	586	-12	-2%
55 to 59	541	594	501	582	41	8%
60 to 61	181	234	193	217	36	20%
62 to 64	262	321	283	304	42	16%
65 to 69	335	478	471	479	144	43%
70 to 74	243	394	483	419	176	72%
75 to 79	189	243	434	391	202	107%
80 to 84	135	136	267	258	123	91%
85 and over	128	152	241	386	258	202%
Median Age	35.8	36.7	39.7	40.8	5.0	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,633	9,456	9,589	9,394	761	9%
Hispanic	3,133	3,889	4,500	4,933	1,800	57%
Non-Hispanic	5,500	5,567	5,089	4,461	-1,039	-19%
White	3,727	3,617	2,892	2,209	-1,518	-41%
Black	273	269	164	66	-207	-76%
American Indian	16	15	15	15	-1	-6%
Asian	956	1,089	1,400	1,526	570	60%
Hawaiian / Pacific Islander	192	201	182	181	-11	-6%
Other	12	11	11	11	-1	-8%
Two or More Races	324	365	425	453	129	40%

GROWTH TRENDS IN TOTAL POPULATION



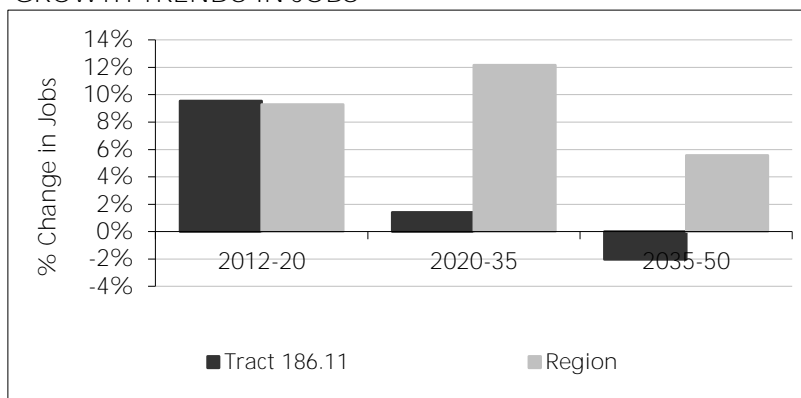
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	733	733	812	814	81	11%
Civilian Jobs	733	733	812	814	81	11%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	6,119	6,119	6,119	6,119	0	0%
Developed Acres	5,485	5,627	5,729	5,739	254	5%
Low Density Single Family	1,985	2,016	2,027	2,027	41	2%
Single Family	354	466	466	466	112	32%
Multiple Family	12	12	12	12	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	9	9	9	9	0	0%
Commercial/Services	115	115	132	142	27	23%
Office	0	0	0	0	0	0%
Schools	27	27	27	27	0	0%
Roads and Freeways	298	298	298	298	0	0%
Agricultural and Extractive ²	2,645	2,645	2,718	2,718	74	3%
Parks and Military Use	41	41	41	41	0	0%
Vacant Developable Acres	285	143	41	32	-254	-89%
Low Density Single Family	146	116	32	32	-115	-78%
Single Family	112	0	0	0	-112	-100%
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	27	27	10	0	-27	-100%
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	349	349	349	349	0	0%
Employment Density ³	4.9	4.9	4.8	4.6	-0.3	-6%
Residential Density ⁴	1.1	1.1	1.1	1.1	0.0	3%

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