

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 184.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,608	3,985	3,781	3,726	118	3%
Household Population	3,463	3,842	3,631	3,570	107	3%
Group Quarters Population	145	143	150	156	11	8%
Civilian	145	143	150	156	11	8%
Military	0	0	0	0	0	0%
Total Housing Units	1,849	2,085	1,941	1,951	102	6%
Single Family	555	579	513	513	-42	-8%
Multiple Family	1,063	1,275	1,197	1,207	144	14%
Mobile Homes	231	231	231	231	0	0%
Occupied Housing Units	1,550	1,644	1,560	1,539	-11	-1%
Single Family	460	467	428	413	-47	-10%
Multiple Family	989	1,084	1,039	1,049	60	6%
Mobile Homes	101	93	93	77	-24	-24%
Vacancy Rate	16.2%	21.2%	19.6%	21.1%	4.9	30%
Single Family	17.1%	19.3%	16.6%	19.5%	2.4	14%
Multiple Family	7.0%	15.0%	13.2%	13.1%	6.1	87%
Mobile Homes	56.3%	59.7%	59.7%	66.7%	10.4	18%
Persons per Household	2.23	2.34	2.33	2.32	0.1	4%

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	279	343	286	234	-45	-16%
\$15,000-\$29,999	279	307	276	279	0	0%
\$30,000-\$44,999	346	304	312	296	-50	-14%
\$45,000-\$59,999	122	196	170	172	50	41%
\$60,000-\$74,999	143	138	139	146	3	2%
\$75,000-\$99,999	126	146	150	147	21	17%
\$100,000-\$124,999	80	106	89	99	19	24%
\$125,000-\$149,999	56	86	89	73	17	30%
\$150,000-\$199,999	57	13	44	88	31	54%
\$200,000 or more	62	5	5	5	-57	-92%
Total Households	1,550	1,644	1,560	1,539	-11	-1%
Median Household Income						
Adjusted for inflation (\$2010)	\$39,408	\$38,487	\$40,481	\$42,998	\$3,590	9%

*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.

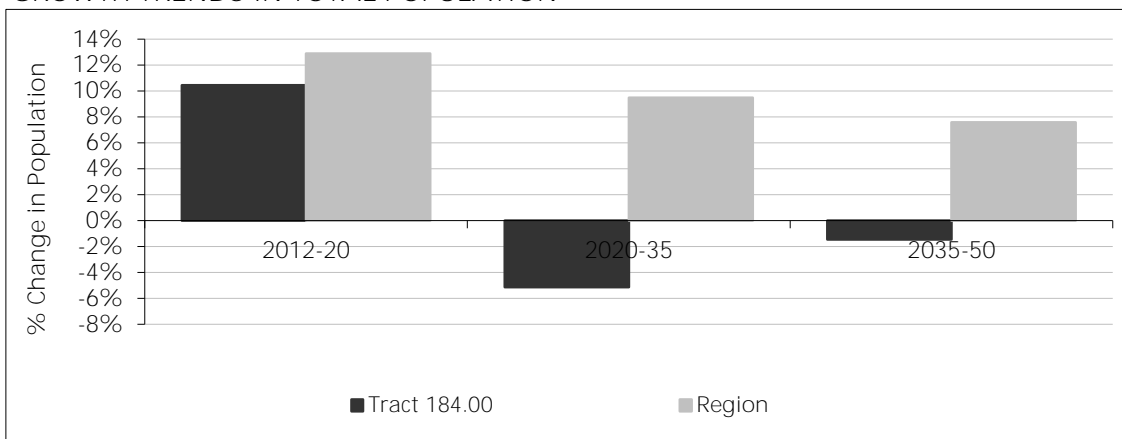
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,608	3,985	3,781	3,726	118	3%
Under 5	255	316	277	268	13	5%
5 to 9	230	261	259	262	32	14%
10 to 14	212	219	220	230	18	8%
15 to 17	119	116	110	113	-6	-5%
18 to 19	96	82	92	97	1	1%
20 to 24	320	326	279	260	-60	-19%
25 to 29	372	417	331	316	-56	-15%
30 to 34	366	381	328	330	-36	-10%
35 to 39	202	239	232	214	12	6%
40 to 44	180	178	210	180	0	0%
45 to 49	201	192	197	181	-20	-10%
50 to 54	230	222	210	220	-10	-4%
55 to 59	207	214	165	191	-16	-8%
60 to 61	81	102	75	78	-3	-4%
62 to 64	128	165	123	132	4	3%
65 to 69	145	204	179	176	31	21%
70 to 74	96	157	166	139	43	45%
75 to 79	69	91	153	137	68	99%
80 to 84	59	63	117	118	59	100%
85 and over	40	40	58	84	44	110%
Median Age	32.7	33.4	34.9	34.8	2.1	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,608	3,985	3,781	3,726	118	3%
Hispanic	1,410	1,771	1,961	2,194	784	56%
Non-Hispanic	2,198	2,214	1,820	1,532	-666	-30%
White	1,715	1,685	1,289	1,006	-709	-41%
Black	134	132	78	33	-101	-75%
American Indian	15	15	14	14	-1	-7%
Asian	200	231	281	310	110	55%
Hawaiian / Pacific Islander	26	28	23	23	-3	-12%
Other	13	14	14	14	1	8%
Two or More Races	95	109	121	132	37	39%

GROWTH TRENDS IN TOTAL POPULATION



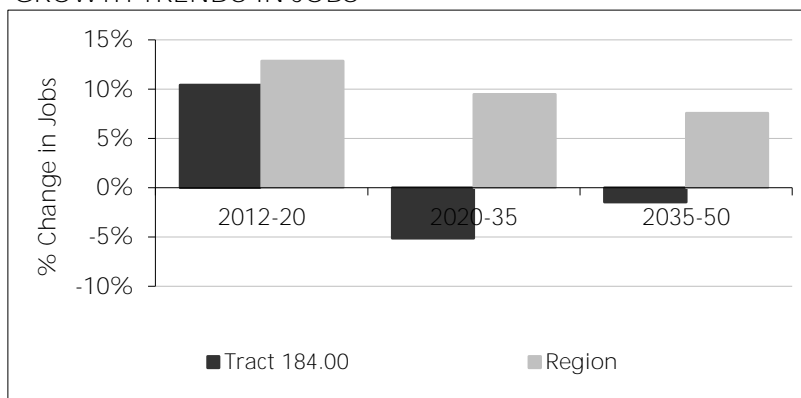
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,459	2,666	3,163	3,164	705	29%
Civilian Jobs	2,459	2,666	3,163	3,164	705	29%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	300	300	300	300	0	0%
Developed Acres	285	291	294	294	9	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	36	36	31	31	-5	-15%
Multiple Family	24	24	24	24	1	2%
Mobile Homes	8	8	8	8	0	0%
Other Residential	1	1	1	1	0	0%
Mixed Use	0	8	8	8	8	--
Industrial	15	9	9	9	-6	-40%
Commercial/Services	56	53	54	54	-2	-4%
Office	13	13	21	21	8	62%
Schools	34	34	34	34	0	0%
Roads and Freeways	96	102	102	102	6	6%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	3	3	3	3	0	0%
Vacant Developable Acres	9	4	1	1	-8	-91%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	1	1	1	1	-1	-40%
Mixed Use	5	1	0	0	-5	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	1	0	0	-1	-100%
Office	1	1	0	0	-1	-100%
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	5	5	5	5	0	0%
Employment Density ³	20.9	23.6	26.1	26.1	5.1	25%
Residential Density ⁴	27.0	28.6	28.7	28.7	1.7	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