

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 185.19

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,628	5,999	6,107	6,044	416	7%
Household Population	5,427	5,812	5,895	5,809	382	7%
Group Quarters Population	201	187	212	235	34	17%
Civilian	201	187	212	235	34	17%
Military	0	0	0	0	0	0%
Total Housing Units	1,450	1,538	1,547	1,547	97	7%
Single Family	988	1,032	1,033	1,033	45	5%
Multiple Family	462	506	514	514	52	11%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,388	1,471	1,496	1,486	98	7%
Single Family	935	973	993	987	52	6%
Multiple Family	453	498	503	499	46	10%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.3%	4.4%	3.3%	3.9%	-0.4	-9%
Single Family	5.4%	5.7%	3.9%	4.5%	-0.9	-17%
Multiple Family	1.9%	1.6%	2.1%	2.9%	1.0	53%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.91	3.95	3.94	3.91	0.0	0%

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	40	111	102	67	27	68%
\$15,000-\$29,999	166	189	158	158	-8	-5%
\$30,000-\$44,999	218	239	210	184	-34	-16%
\$45,000-\$59,999	250	266	267	225	-25	-10%
\$60,000-\$74,999	237	171	175	205	-32	-14%
\$75,000-\$99,999	210	198	228	227	17	8%
\$100,000-\$124,999	133	129	145	166	33	25%
\$125,000-\$149,999	48	76	80	86	38	79%
\$150,000-\$199,999	65	62	87	117	52	80%
\$200,000 or more	21	30	44	51	30	143%
Total Households	1,388	1,471	1,496	1,486	98	7%
Median Household Income						
Adjusted for inflation (\$2010)	\$61,266	\$56,081	\$60,943	\$67,976	\$6,710	11%

*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.

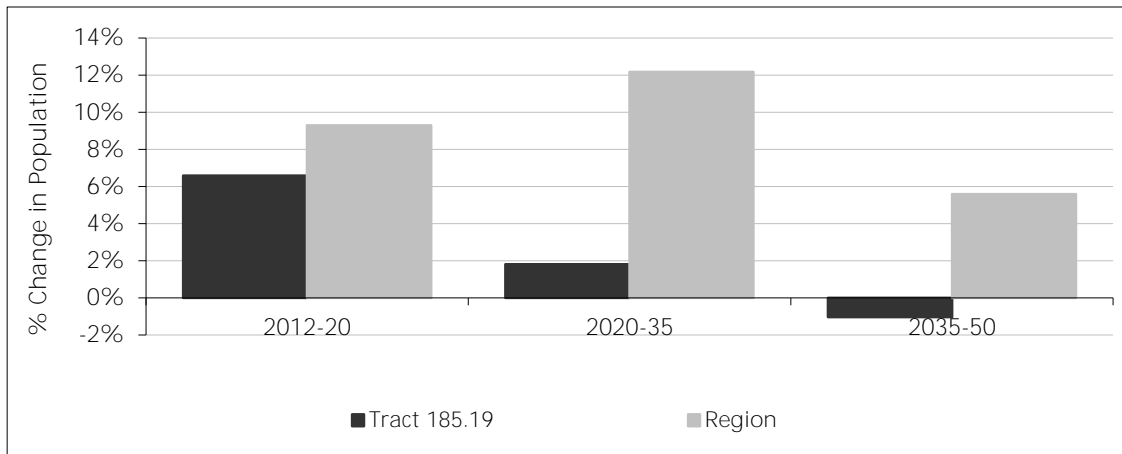
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,628	5,999	6,107	6,044	416	7%
Under 5	471	570	515	468	-3	-1%
5 to 9	473	494	486	457	-16	-3%
10 to 14	445	432	427	422	-23	-5%
15 to 17	251	223	217	223	-28	-11%
18 to 19	187	158	143	143	-44	-24%
20 to 24	452	462	400	404	-48	-11%
25 to 29	463	524	443	419	-44	-10%
30 to 34	441	467	466	429	-12	-3%
35 to 39	401	435	483	413	12	3%
40 to 44	392	362	436	368	-24	-6%
45 to 49	361	347	368	375	14	4%
50 to 54	334	332	327	363	29	9%
55 to 59	296	342	305	397	101	34%
60 to 61	77	99	95	115	38	49%
62 to 64	118	147	135	146	28	24%
65 to 69	124	177	197	204	80	65%
70 to 74	114	172	233	205	91	80%
75 to 79	90	110	183	162	72	80%
80 to 84	57	58	119	141	84	147%
85 and over	81	88	129	190	109	135%
Median Age	30.8	31.5	34.5	35.7	4.9	16%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,628	5,999	6,107	6,044	416	7%
Hispanic	3,648	4,155	4,527	4,728	1,080	30%
Non-Hispanic	1,980	1,844	1,580	1,316	-664	-34%
White	1,257	1,121	846	616	-641	-51%
Black	139	126	74	30	-109	-78%
American Indian	33	30	26	22	-11	-33%
Asian	282	296	359	372	90	32%
Hawaiian / Pacific Islander	107	104	88	82	-25	-23%
Other	5	5	5	5	0	0%
Two or More Races	157	162	182	189	32	20%

GROWTH TRENDS IN TOTAL POPULATION



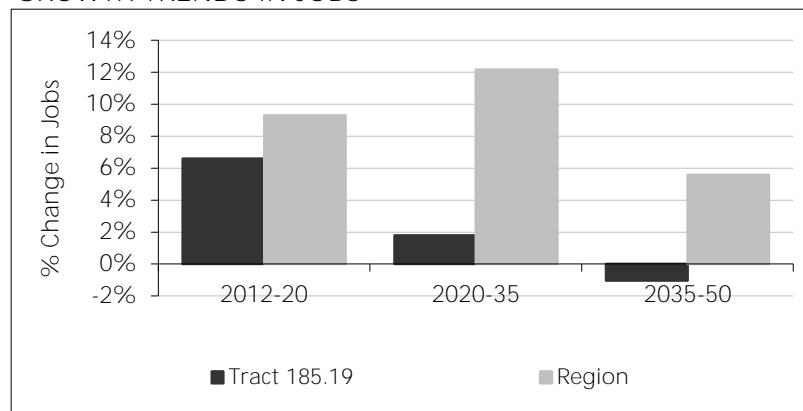
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,446	1,671	1,671	1,671	225	16%
Civilian Jobs	1,446	1,671	1,671	1,671	225	16%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	386	386	386	386	0	0%
Developed Acres	377	386	386	386	9	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	183	186	186	186	3	2%
Multiple Family	20	23	23	23	3	13%
Mobile Homes	0	0	0	0	0	0%
Other Residential	16	16	16	16	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	2	2	2	2	0	0%
Commercial/Services	36	40	40	40	4	10%
Office	8	8	8	8	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	90	90	90	90	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	10	10	10	10	0	0%
Vacant Developable Acres	9	0	0	0	-9	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	7	0	0	0	-7	-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	3	0	0	0	-3	-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	0	0	0	0	0	0%
Employment Density ³	25.8	28.0	28.0	28.0	2.2	8%
Residential Density ⁴	6.6	6.8	6.9	6.9	0.3	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