

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 192.05

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,214	6,337	6,341	7,188	974	16%
Household Population	5,998	6,134	6,119	6,957	959	16%
Group Quarters Population	216	203	222	231	15	7%
Civilian	216	203	222	231	15	7%
Military	0	0	0	0	0	0%
Total Housing Units	2,147	2,152	2,165	2,429	282	13%
Single Family	955	960	973	1,025	70	7%
Multiple Family	624	624	624	836	212	34%
Mobile Homes	568	568	568	568	0	0%
Occupied Housing Units	2,026	2,025	2,038	2,285	259	13%
Single Family	948	953	967	1,018	70	7%
Multiple Family	617	617	616	818	201	33%
Mobile Homes	461	455	455	449	-12	-3%
Vacancy Rate	5.6%	5.9%	5.9%	5.9%	0.3	5%
Single Family	0.7%	0.7%	0.6%	0.7%	0.0	0%
Multiple Family	1.1%	1.1%	1.3%	2.2%	1.1	100%
Mobile Homes	18.8%	19.9%	19.9%	21.0%	2.2	12%
Persons per Household	2.96	3.03	3.00	3.04	0.1	3%

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	168	120	90	89	-79	-47%
\$15,000-\$29,999	407	306	260	224	-183	-45%
\$30,000-\$44,999	569	289	314	363	-206	-36%
\$45,000-\$59,999	357	352	294	270	-87	-24%
\$60,000-\$74,999	197	288	270	279	82	42%
\$75,000-\$99,999	239	293	315	415	176	74%
\$100,000-\$124,999	58	156	204	264	206	355%
\$125,000-\$149,999	0	73	108	128	128	0%
\$150,000-\$199,999	0	100	99	120	120	0%
\$200,000 or more	31	48	84	133	102	329%
Total Households	2,026	2,025	2,038	2,285	259	13%

*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.

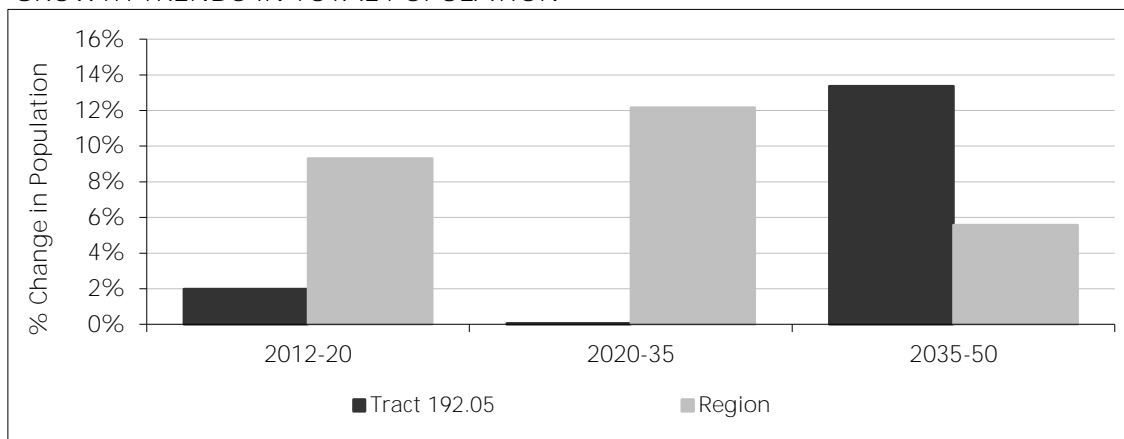
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,214	6,337	6,341	7,188	974	16%
Under 5	485	574	518	566	81	17%
5 to 9	439	457	465	515	76	17%
10 to 14	429	412	413	477	48	11%
15 to 17	268	226	238	272	4	1%
18 to 19	211	159	163	179	-32	-15%
20 to 24	497	483	424	506	9	2%
25 to 29	471	516	432	506	35	7%
30 to 34	421	441	454	500	79	19%
35 to 39	369	400	443	457	88	24%
40 to 44	348	324	416	427	79	23%
45 to 49	384	359	386	475	91	24%
50 to 54	346	324	307	406	60	17%
55 to 59	308	327	266	396	88	29%
60 to 61	94	106	87	117	23	24%
62 to 64	168	186	144	182	14	8%
65 to 69	220	268	237	252	32	15%
70 to 74	193	274	308	300	107	55%
75 to 79	123	137	184	170	47	38%
80 to 84	146	119	183	170	24	16%
85 and over	294	245	273	315	21	7%
Median Age	33.6	33.9	35.7	35.8	2.2	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,214	6,337	6,341	7,188	974	16%
Hispanic	3,365	3,834	4,351	5,409	2,044	61%
Non-Hispanic	2,849	2,503	1,990	1,779	-1,070	-38%
White	2,249	1,902	1,342	1,004	-1,245	-55%
Black	158	154	130	130	-28	-18%
American Indian	11	10	7	2	-9	-82%
Asian	225	230	285	363	138	61%
Hawaiian / Pacific Islander	58	58	58	74	16	28%
Other	13	12	12	12	-1	-8%
Two or More Races	135	137	156	194	59	44%

GROWTH TRENDS IN TOTAL POPULATION



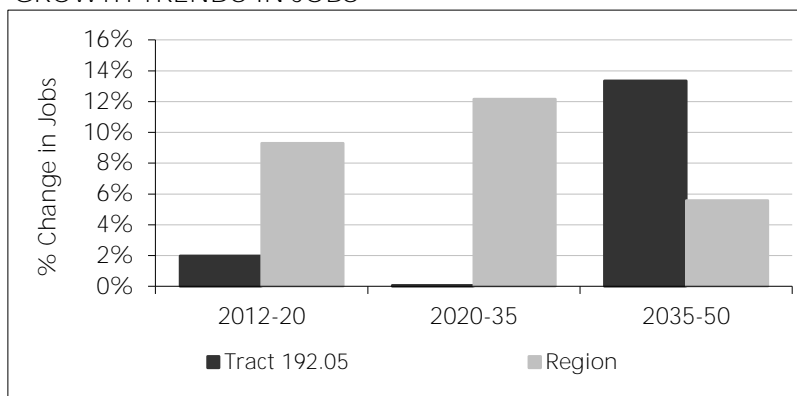
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	753	753	784	892	139	18%
Civilian Jobs	753	753	784	892	139	18%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	476	476	476	476	0	0%
Developed Acres	447	447	451	474	27	6%
Low Density Single Family	0	0	0	0	0	0%
Single Family	192	195	199	226	35	18%
Multiple Family	30	30	30	36	6	20%
Mobile Homes	58	58	58	58	0	0%
Other Residential	10	10	10	10	0	0%
Mixed Use	0	0	0	4	4	--
Industrial	0	0	0	0	0	0%
Commercial/Services	31	28	28	23	-8	-25%
Office	0	0	0	0	0	0%
Schools	43	43	43	43	0	0%
Roads and Freeways	61	61	61	61	0	0%
Agricultural and Extractive ²	14	14	14	5	-10	-68%
Parks and Military Use	8	8	8	8	0	0%
Vacant Developable Acres	29	29	25	3	-27	-90%
Low Density Single Family	0	0	0	0	0	0%
Single Family	23	23	21	3	-20	-88%
Multiple Family	4	4	4	0	-4	-100%
Mixed Use	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	2	2	0	0	-2	-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	10.3	10.7	11.1	13.3	3.0	29%
Residential Density ⁴	7.4	7.4	7.3	7.3	-0.1	-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