

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 193.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,576	7,767	8,095	10,189	3,613	55%
Household Population	6,563	7,763	8,079	10,164	3,601	55%
Group Quarters Population	13	4	16	25	12	92%
Civilian	13	4	16	25	12	92%
Military	0	0	0	0	0	0%
Total Housing Units	2,311	2,644	2,725	3,319	1,008	44%
Single Family	1,880	2,213	2,294	2,348	468	25%
Multiple Family	332	332	332	872	540	163%
Mobile Homes	99	99	99	99	0	0%
Occupied Housing Units	2,187	2,506	2,609	3,212	1,025	47%
Single Family	1,786	2,107	2,211	2,261	475	27%
Multiple Family	302	302	302	857	555	184%
Mobile Homes	99	97	96	94	-5	-5%
Vacancy Rate	5.4%	5.2%	4.3%	3.2%	-2.2	-41%
Single Family	5.0%	4.8%	3.6%	3.7%	-1.3	-26%
Multiple Family	9.0%	9.0%	9.0%	1.7%	-7.3	-81%
Mobile Homes	0.0%	2.0%	3.0%	5.1%	5.1	0%
Persons per Household	3.00	3.10	3.10	3.16	0.2	5%

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	100	133	97	109	9	9%
\$15,000-\$29,999	142	383	339	364	222	156%
\$30,000-\$44,999	222	340	309	401	179	81%
\$45,000-\$59,999	250	301	302	386	136	54%
\$60,000-\$74,999	133	351	387	357	224	168%
\$75,000-\$99,999	454	377	408	521	67	15%
\$100,000-\$124,999	340	210	236	373	33	10%
\$125,000-\$149,999	185	160	198	229	44	24%
\$150,000-\$199,999	189	163	197	284	95	50%
\$200,000 or more	172	88	136	188	16	9%
Total Households	2,187	2,506	2,609	3,212	1,025	47%
Median Household Income						
Adjusted for inflation (\$2010)	\$88,574	\$64,103	\$69,981	\$74,538	(\$14,036)	-16%

*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.

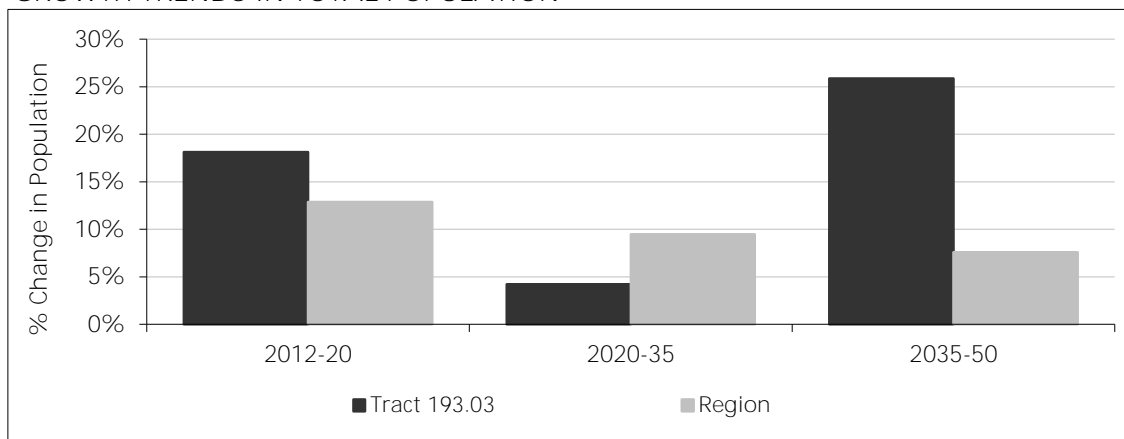
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,576	7,767	8,095	10,189	3,613	55%
Under 5	449	609	575	740	291	65%
5 to 9	391	474	469	602	211	54%
10 to 14	421	456	476	597	176	42%
15 to 17	333	318	338	389	56	17%
18 to 19	243	206	199	233	-10	-4%
20 to 24	460	506	469	558	98	21%
25 to 29	435	534	471	609	174	40%
30 to 34	337	403	390	505	168	50%
35 to 39	367	473	470	561	194	53%
40 to 44	422	458	551	621	199	47%
45 to 49	517	522	571	683	166	32%
50 to 54	549	543	568	696	147	27%
55 to 59	428	505	419	622	194	45%
60 to 61	147	212	188	281	134	91%
62 to 64	223	309	256	355	132	59%
65 to 69	266	411	379	497	231	87%
70 to 74	175	317	434	513	338	193%
75 to 79	155	225	382	394	239	154%
80 to 84	119	125	237	255	136	114%
85 and over	139	161	253	478	339	244%
Median Age	38.0	39.0	41.7	42.4	4.4	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,576	7,767	8,095	10,189	3,613	55%
Hispanic	2,234	3,043	3,770	5,492	3,258	146%
Non-Hispanic	4,342	4,724	4,325	4,697	355	8%
White	3,557	3,789	3,245	3,285	-272	-8%
Black	184	197	130	70	-114	-62%
American Indian	18	19	21	24	6	33%
Asian	276	346	474	681	405	147%
Hawaiian / Pacific Islander	42	48	46	61	19	45%
Other	15	17	19	23	8	53%
Two or More Races	250	308	390	553	303	121%

GROWTH TRENDS IN TOTAL POPULATION



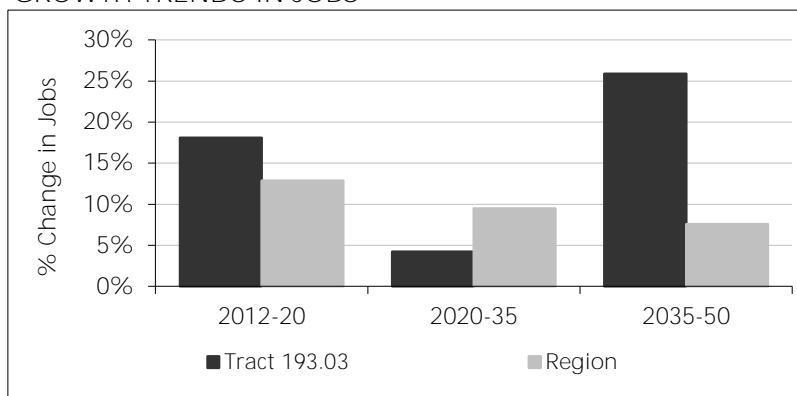
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	795	907	1,587	1,601	806	101%
Civilian Jobs	795	907	1,587	1,601	806	101%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	2,080	2,080	2,080	2,080	0	0%
Developed Acres	1,548	1,765	1,888	1,913	364	24%
Low Density Single Family	319	361	431	431	112	35%
Single Family	459	630	656	677	218	47%
Multiple Family	16	16	16	16	0	0%
Mobile Homes	10	10	10	10	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	17	17	17	--
Industrial	0	0	0	0	0	0%
Commercial/Services	54	58	67	71	17	31%
Office	0	0	0	0	0	0%
Schools	26	26	26	26	0	0%
Roads and Freeways	183	183	183	183	0	0%
Agricultural and Extractive ²	91	91	91	91	0	0%
Parks and Military Use	390	390	390	390	0	0%
Vacant Developable Acres	427	211	88	63	-364	-85%
Low Density Single Family	120	78	8	8	-112	-94%
Single Family	251	80	51	30	-221	-88%
Multiple Family	0	0	0	0	0	0%
Mixed Use	12	12	0	0	-12	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	19	16	4	0	-19	-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	25	25	25	25	0	0%
Constrained Acres	104	104	104	104	0	0%
Employment Density ³	9.9	10.8	15.6	15.1	5.2	53%
Residential Density ⁴	2.9	2.6	2.4	2.9	0.0	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