

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 186.09

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,208	6,251	6,347	6,293	85	1%
Household Population	6,189	6,235	6,319	6,256	67	1%
Group Quarters Population	19	16	28	37	18	95%
Civilian	19	16	28	37	18	95%
Military	0	0	0	0	0	0%
Total Housing Units	1,837	1,837	1,837	1,837	0	0%
Single Family	1,426	1,426	1,426	1,426	0	0%
Multiple Family	157	157	157	157	0	0%
Mobile Homes	254	254	254	254	0	0%
Occupied Housing Units	1,744	1,727	1,755	1,743	-1	0%
Single Family	1,353	1,338	1,365	1,364	11	1%
Multiple Family	157	154	157	151	-6	-4%
Mobile Homes	234	235	233	228	-6	-3%
Vacancy Rate	5.1%	6.0%	4.5%	5.1%	0.0	0%
Single Family	5.1%	6.2%	4.3%	4.3%	-0.8	-16%
Multiple Family	0.0%	1.9%	0.0%	3.8%	3.8	0%
Mobile Homes	7.9%	7.5%	8.3%	10.2%	2.3	29%
Persons per Household	3.55	3.61	3.60	3.59	0.0	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	161	105	89	65	-96	-60%
\$15,000-\$29,999	147	170	130	116	-31	-21%
\$30,000-\$44,999	257	212	208	171	-86	-33%
\$45,000-\$59,999	136	262	179	191	55	40%
\$60,000-\$74,999	208	185	282	235	27	13%
\$75,000-\$99,999	333	272	285	308	-25	-8%
\$100,000-\$124,999	178	215	227	176	-2	-1%
\$125,000-\$149,999	133	119	92	181	48	36%
\$150,000-\$199,999	101	146	175	162	61	60%
\$200,000 or more	90	41	88	138	48	53%
Total Households	1,744	1,727	1,755	1,743	-1	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$72,332	\$69,284	\$74,441	\$82,589	\$10,257	14%

*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.

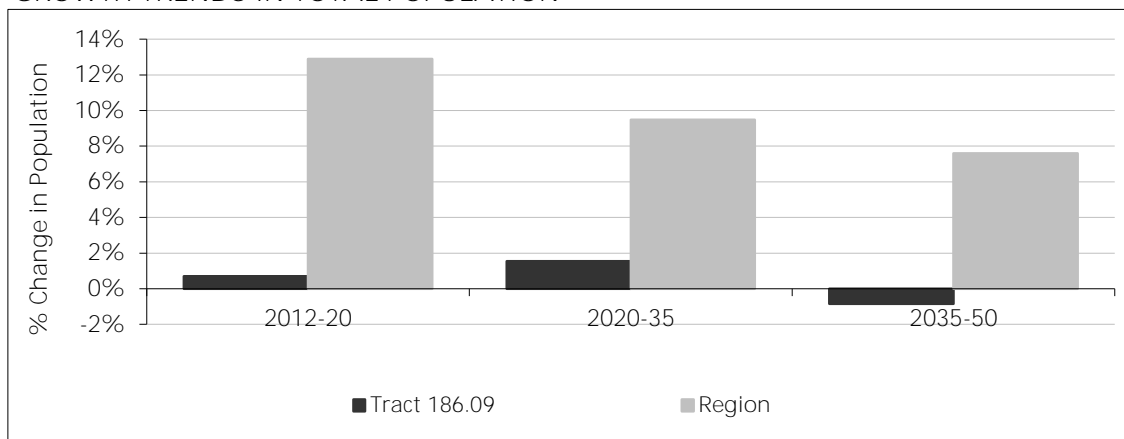
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,208	6,251	6,347	6,293	85	1%
Under 5	518	586	523	496	-22	-4%
5 to 9	438	444	442	429	-9	-2%
10 to 14	439	410	412	413	-26	-6%
15 to 17	301	250	248	241	-60	-20%
18 to 19	227	172	163	161	-66	-29%
20 to 24	504	486	427	423	-81	-16%
25 to 29	532	565	474	455	-77	-14%
30 to 34	416	416	416	391	-25	-6%
35 to 39	388	410	439	381	-7	-2%
40 to 44	475	426	516	446	-29	-6%
45 to 49	458	411	425	416	-42	-9%
50 to 54	444	398	386	396	-48	-11%
55 to 59	337	368	316	399	62	18%
60 to 61	86	103	82	98	12	14%
62 to 64	148	182	164	176	28	19%
65 to 69	135	187	204	217	82	61%
70 to 74	111	167	234	218	107	96%
75 to 79	100	119	212	192	92	92%
80 to 84	76	77	157	196	120	158%
85 and over	75	74	107	149	74	99%
Median Age	31.7	32.6	35.8	36.8	5.1	16%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,208	6,251	6,347	6,293	85	1%
Hispanic	3,364	3,694	4,111	4,403	1,039	31%
Non-Hispanic	2,844	2,557	2,236	1,890	-954	-34%
White	1,706	1,465	1,128	841	-865	-51%
Black	326	283	169	67	-259	-79%
American Indian	16	14	14	13	-3	-19%
Asian	462	468	577	611	149	32%
Hawaiian / Pacific Islander	99	93	81	76	-23	-23%
Other	8	9	11	11	3	38%
Two or More Races	227	225	256	271	44	19%

GROWTH TRENDS IN TOTAL POPULATION



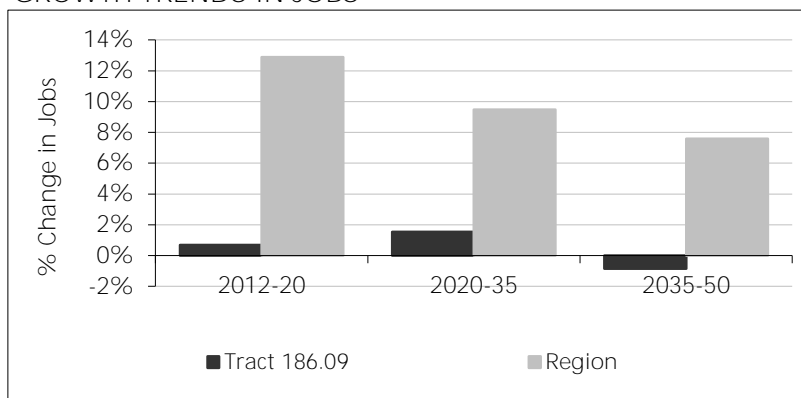
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	175	175	175	175	0	0%
Civilian Jobs	175	175	175	175	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	322	322	322	322	0	0%
Developed Acres	318	318	318	318	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	183	183	183	183	0	0%
Multiple Family	8	8	8	8	0	0%
Mobile Homes	29	29	29	29	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	4	4	4	4	0	0%
Office	0	0	0	0	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	76	76	76	76	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	9	9	9	9	0	0%
Vacant Developable Acres	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
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	0	0	0	0	0	0%
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	3	3	3	3	0	0%
Employment Density ³	12.8	12.8	12.8	12.8	--	#VALUE!
Residential Density ⁴	8.4	8.4	8.4	8.4	0.0	0%

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