

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 188.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,665	4,327	5,089	5,035	1,370	37%
Household Population	3,649	4,314	5,069	5,012	1,363	37%
Group Quarters Population	16	13	20	23	7	44%
Civilian	16	13	20	23	7	44%
Military	0	0	0	0	0	0%
Total Housing Units	1,383	1,639	1,889	1,889	506	37%
Single Family	1,383	1,639	1,889	1,889	506	37%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,320	1,536	1,806	1,788	468	35%
Single Family	1,320	1,536	1,806	1,788	468	35%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.6%	6.3%	4.4%	5.3%	0.7	15%
Single Family	4.6%	6.3%	4.4%	5.3%	0.7	15%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.76	2.81	2.81	2.80	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	113	72	76	76	-37	-33%
\$15,000-\$29,999	52	59	63	47	-5	-10%
\$30,000-\$44,999	74	116	119	71	-3	-4%
\$45,000-\$59,999	117	148	154	130	13	11%
\$60,000-\$74,999	149	68	105	159	10	7%
\$75,000-\$99,999	267	269	234	189	-78	-29%
\$100,000-\$124,999	161	137	189	197	36	22%
\$125,000-\$149,999	97	163	197	157	60	62%
\$150,000-\$199,999	159	227	277	282	123	77%
\$200,000 or more	131	277	392	480	349	266%
Total Households	1,320	1,536	1,806	1,788	468	35%
Median Household Income						
Adjusted for inflation (\$2010)	\$89,513	\$106,569	\$120,106	\$128,981	\$39,468	44%

*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.

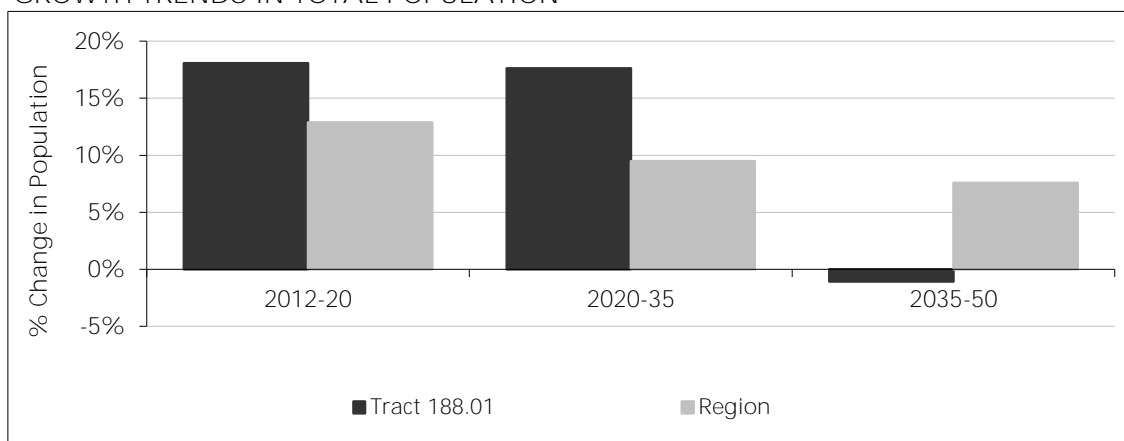
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,665	4,327	5,089	5,035	1,370	37%
Under 5	190	250	283	328	138	73%
5 to 9	188	231	282	322	134	71%
10 to 14	216	238	284	296	80	37%
15 to 17	166	163	228	228	62	37%
18 to 19	118	96	124	89	-29	-25%
20 to 24	211	228	285	281	70	33%
25 to 29	153	194	212	243	90	59%
30 to 34	140	170	208	254	114	81%
35 to 39	156	210	281	294	138	88%
40 to 44	189	203	270	236	47	25%
45 to 49	202	179	218	186	-16	-8%
50 to 54	319	288	332	314	-5	-2%
55 to 59	290	332	318	380	90	31%
60 to 61	125	158	121	129	4	3%
62 to 64	181	226	164	176	-5	-3%
65 to 69	232	328	264	251	19	8%
70 to 74	228	401	451	314	86	38%
75 to 79	141	196	309	223	82	58%
80 to 84	111	120	251	210	99	89%
85 and over	109	116	204	281	172	158%
Median Age	47.6	50.0	47.0	43.9	-3.7	-8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,665	4,327	5,089	5,035	1,370	37%
Hispanic	751	1,090	1,768	2,162	1,411	188%
Non-Hispanic	2,914	3,237	3,321	2,873	-41	-1%
White	2,711	2,997	3,004	2,529	-182	-7%
Black	24	30	35	29	5	21%
American Indian	13	13	5	4	-9	-69%
Asian	78	96	145	167	89	114%
Hawaiian / Pacific Islander	2	0	2	3	1	50%
Other	9	7	3	5	-4	-44%
Two or More Races	77	94	127	136	59	77%

GROWTH TRENDS IN TOTAL POPULATION



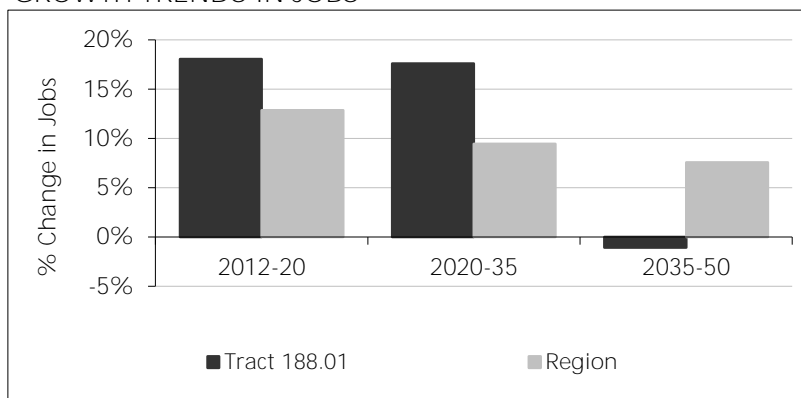
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,260	1,268	1,268	1,268	8	1%
Civilian Jobs	1,260	1,268	1,268	1,268	8	1%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	3,103	3,103	3,103	3,103	0	0%
Developed Acres	2,805	2,962	3,056	3,056	250	9%
Low Density Single Family	1,257	1,313	1,337	1,337	80	6%
Single Family	361	502	639	639	278	77%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	41	41	41	41	0	0%
Commercial/Services	49	280	280	280	231	468%
Office	0	0	0	0	0	0%
Schools	81	81	81	81	0	0%
Roads and Freeways	121	121	121	121	0	0%
Agricultural and Extractive ²	894	624	556	556	-338	-38%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	269	112	18	18	-250	-93%
Low Density Single Family	98	42	18	18	-80	-82%
Single Family	171	70	1	1	-170	-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	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	29	29	29	29	0	0%
Employment Density ³	7.3	3.2	3.2	3.2	-4.2	-57%
Residential Density ⁴	0.9	0.9	1.0	1.0	0.1	12%

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