

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 182.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,848	6,965	7,496	7,798	950	14%
Household Population	6,787	6,919	7,430	7,722	935	14%
Group Quarters Population	61	46	66	76	15	25%
Civilian	61	46	66	76	15	25%
Military	0	0	0	0	0	0%
Total Housing Units	2,707	2,786	2,897	2,994	287	11%
Single Family	1,054	1,054	1,050	1,047	-7	-1%
Multiple Family	1,479	1,558	1,673	1,777	298	20%
Mobile Homes	174	174	174	170	-4	-2%
Occupied Housing Units	2,419	2,383	2,544	2,659	240	10%
Single Family	976	949	992	970	-6	-1%
Multiple Family	1,378	1,377	1,497	1,596	218	16%
Mobile Homes	65	57	55	93	28	43%
Vacancy Rate	10.6%	14.5%	12.2%	11.2%	0.6	6%
Single Family	7.4%	10.0%	5.5%	7.4%	0.0	0%
Multiple Family	6.8%	11.6%	10.5%	10.2%	3.4	50%
Mobile Homes	62.6%	67.2%	68.4%	45.3%	-17.3	-28%
Persons per Household	2.81	2.90	2.92	2.90	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	408	214	212	197	-211	-52%
\$15,000-\$29,999	505	408	396	305	-200	-40%
\$30,000-\$44,999	458	337	313	302	-156	-34%
\$45,000-\$59,999	341	294	362	392	51	15%
\$60,000-\$74,999	230	280	229	267	37	16%
\$75,000-\$99,999	219	316	321	365	146	67%
\$100,000-\$124,999	128	151	252	277	149	116%
\$125,000-\$149,999	60	125	148	142	82	137%
\$150,000-\$199,999	44	189	181	200	156	355%
\$200,000 or more	26	69	130	212	186	715%
Total Households	2,419	2,383	2,544	2,659	240	10%
Median Household Income						
Adjusted for inflation (\$2010)	\$39,711	\$56,862	\$59,544	\$67,500	\$27,789	70%

*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.

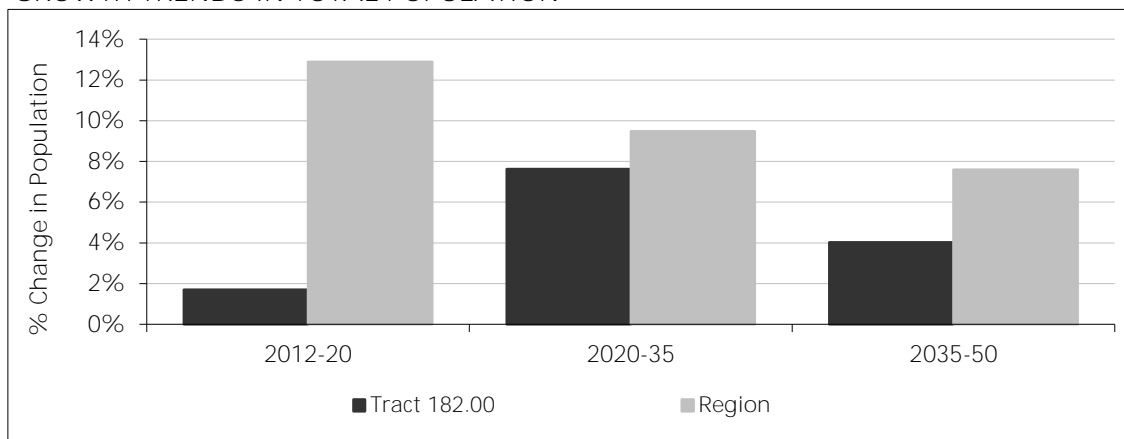
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,848	6,965	7,496	7,798	950	14%
Under 5	638	752	758	757	119	19%
5 to 9	561	580	643	669	108	19%
10 to 14	495	478	516	564	69	14%
15 to 17	314	273	302	331	17	5%
18 to 19	251	207	205	237	-14	-6%
20 to 24	592	588	554	580	-12	-2%
25 to 29	628	658	590	593	-35	-6%
30 to 34	601	598	634	642	41	7%
35 to 39	452	481	546	508	56	12%
40 to 44	454	413	558	508	54	12%
45 to 49	435	400	469	515	80	18%
50 to 54	365	324	347	386	21	6%
55 to 59	343	346	316	394	51	15%
60 to 61	116	138	114	132	16	14%
62 to 64	171	197	172	184	13	8%
65 to 69	148	193	219	234	86	58%
70 to 74	105	159	235	219	114	109%
75 to 79	55	65	117	90	35	64%
80 to 84	70	64	113	110	40	57%
85 and over	54	51	88	145	91	169%
Median Age	29.6	29.6	31.4	31.3	1.7	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,848	6,965	7,496	7,798	950	14%
Hispanic	3,931	4,378	5,255	5,948	2,017	51%
Non-Hispanic	2,917	2,587	2,241	1,850	-1,067	-37%
White	2,427	2,116	1,754	1,380	-1,047	-43%
Black	164	144	92	40	-124	-76%
American Indian	28	24	19	2	-26	-93%
Asian	105	109	145	166	61	58%
Hawaiian / Pacific Islander	43	41	39	49	6	14%
Other	6	7	8	8	2	33%
Two or More Races	144	146	184	205	61	42%

GROWTH TRENDS IN TOTAL POPULATION



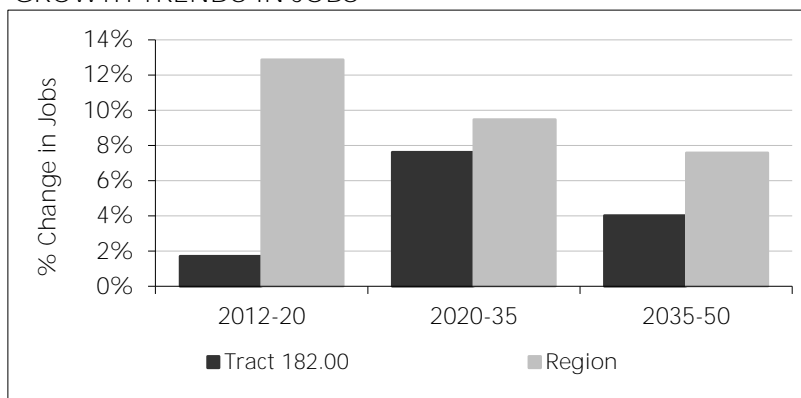
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,254	1,315	1,526	1,526	272	22%
Civilian Jobs	1,254	1,315	1,526	1,526	272	22%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	378	378	378	378	0	0%
Developed Acres	363	372	377	377	14	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	116	116	116	114	-3	-2%
Multiple Family	41	45	52	55	14	34%
Mobile Homes	3	3	3	3	0	-3%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	--
Industrial	37	7	8	8	-29	-79%
Commercial/Services	40	45	43	42	2	5%
Office	1	1	1	1	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	114	144	144	144	30	26%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	14	5	1	1	-14	-94%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	1	0	0%
Multiple Family	5	1	0	0	-5	-100%
Mixed Use	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	8	3	0	0	-8	-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	1	1	1	1	0	0%
Employment Density ³	14.3	20.9	25.0	25.2	10.9	76%
Residential Density ⁴	16.8	16.8	16.9	17.4	0.6	3%

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