

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 185.10

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,989	3,004	3,084	3,068	79	3%
Household Population	2,979	2,995	3,073	3,056	77	3%
Group Quarters Population	10	9	11	12	2	20%
Civilian	10	9	11	12	2	20%
Military	0	0	0	0	0	0%
Total Housing Units	892	892	914	914	22	2%
Single Family	783	783	805	805	22	3%
Multiple Family	109	109	109	109	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	854	849	875	875	21	2%
Single Family	754	750	776	775	21	3%
Multiple Family	100	99	99	100	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.3%	4.8%	4.3%	4.3%	0.0	0%
Single Family	3.7%	4.2%	3.6%	3.7%	0.0	0%
Multiple Family	8.3%	9.2%	9.2%	8.3%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.49	3.53	3.51	3.49	0.0	0%

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	87	53	42	39	-48	-55%
\$15,000-\$29,999	88	97	74	49	-39	-44%
\$30,000-\$44,999	100	94	99	98	-2	-2%
\$45,000-\$59,999	79	99	97	78	-1	-1%
\$60,000-\$74,999	151	74	110	100	-51	-34%
\$75,000-\$99,999	131	155	116	123	-8	-6%
\$100,000-\$124,999	84	95	94	104	20	24%
\$125,000-\$149,999	38	56	93	98	60	158%
\$150,000-\$199,999	55	59	69	89	34	62%
\$200,000 or more	41	67	81	97	56	137%
Total Households	854	849	875	875	21	2%
Median Household Income						
Adjusted for inflation (\$2010)	\$67,252	\$76,210	\$78,341	\$89,939	\$22,687	34%

*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.

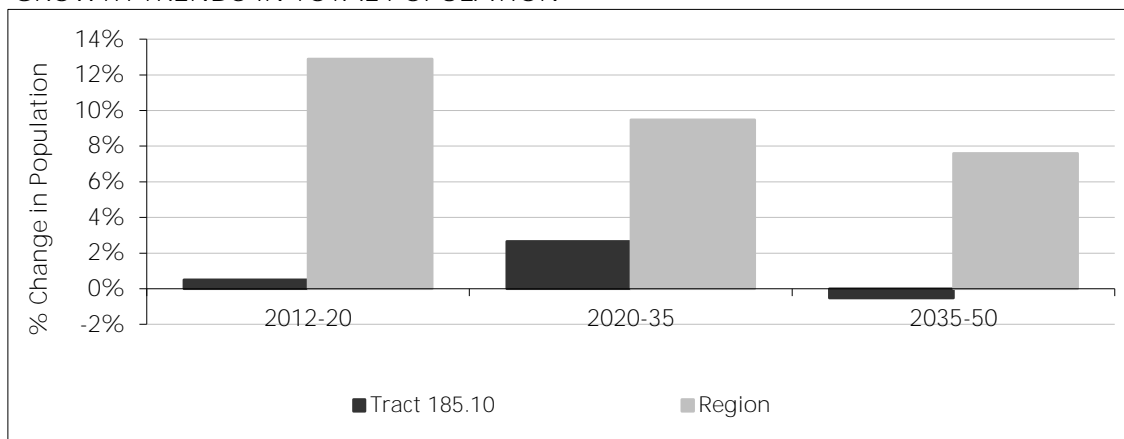
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,989	3,004	3,084	3,068	79	3%
Under 5	261	296	288	280	19	7%
5 to 9	210	212	212	207	-3	-1%
10 to 14	199	183	183	184	-15	-8%
15 to 17	136	111	113	107	-29	-21%
18 to 19	75	57	60	53	-22	-29%
20 to 24	262	251	224	215	-47	-18%
25 to 29	263	277	243	243	-20	-8%
30 to 34	218	215	206	200	-18	-8%
35 to 39	179	186	197	175	-4	-2%
40 to 44	186	162	187	158	-28	-15%
45 to 49	208	184	199	196	-12	-6%
50 to 54	199	178	176	187	-12	-6%
55 to 59	165	171	144	176	11	7%
60 to 61	56	66	62	71	15	27%
62 to 64	73	85	85	94	21	29%
65 to 69	97	128	128	132	35	36%
70 to 74	64	96	123	106	42	66%
75 to 79	48	57	106	105	57	119%
80 to 84	42	39	71	62	20	48%
85 and over	48	50	77	117	69	144%
Median Age	32.0	32.7	35.3	36.3	4.3	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,989	3,004	3,084	3,068	79	3%
Hispanic	1,499	1,659	1,897	2,057	558	37%
Non-Hispanic	1,490	1,345	1,187	1,011	-479	-32%
White	1,032	898	713	543	-489	-47%
Black	105	92	57	23	-82	-78%
American Indian	2	2	1	1	-1	-50%
Asian	189	194	248	268	79	42%
Hawaiian / Pacific Islander	60	55	47	46	-14	-23%
Other	6	6	6	6	0	0%
Two or More Races	96	98	115	124	28	29%

GROWTH TRENDS IN TOTAL POPULATION



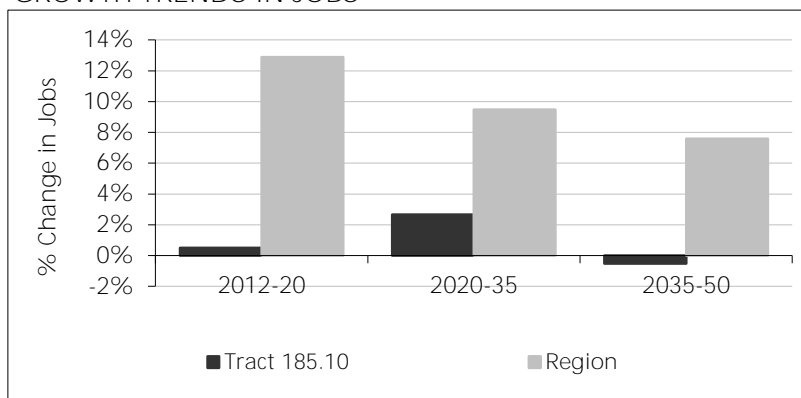
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	592	592	639	658	66	11%
Civilian Jobs	592	592	639	658	66	11%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	475	475	475	475	0	0%
Developed Acres	234	234	244	244	10	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	96	96	98	98	2	3%
Multiple Family	6	6	6	6	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	15	15	15	15	0	0%
Commercial/Services	2	2	9	9	7	335%
Office	3	3	3	3	0	0%
Schools	11	11	11	11	0	0%
Roads and Freeways	71	71	71	71	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	31	31	31	31	0	0%
Vacant Developable Acres	11	11	1	1	-10	-88%
Low Density Single Family	0	0	0	0	0	0%
Single Family	4	4	1	1	-2	-66%
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	7	7	0	0	-7	-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	230	230	230	230	0	0%
Employment Density ³	19.4	19.4	16.9	17.4	-2.0	-10%
Residential Density ⁴	8.8	8.8	8.8	8.8	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