

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 185.12

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,411	4,074	4,138	4,212	801	23%
Household Population	3,411	4,074	4,138	4,212	801	23%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	2,191	2,418	2,418	2,418	227	10%
Single Family	1,799	1,828	1,828	1,828	29	2%
Multiple Family	392	590	590	590	198	51%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,976	2,180	2,222	2,269	293	15%
Single Family	1,588	1,605	1,639	1,689	101	6%
Multiple Family	388	575	583	580	192	49%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	9.8%	9.8%	8.1%	6.2%	-3.6	-37%
Single Family	11.7%	12.2%	10.3%	7.6%	-4.1	-35%
Multiple Family	1.0%	2.5%	1.2%	1.7%	0.7	70%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.73	1.87	1.86	1.86	0.1	8%

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	226	98	77	78	-148	-65%
\$15,000-\$29,999	462	193	172	137	-325	-70%
\$30,000-\$44,999	466	296	244	206	-260	-56%
\$45,000-\$59,999	332	178	231	260	-72	-22%
\$60,000-\$74,999	166	298	231	147	-19	-11%
\$75,000-\$99,999	156	395	386	396	240	154%
\$100,000-\$124,999	87	274	296	381	294	338%
\$125,000-\$149,999	21	162	240	206	185	881%
\$150,000-\$199,999	28	151	173	250	222	793%
\$200,000 or more	32	135	172	208	176	550%
Total Households	1,976	2,180	2,222	2,269	293	15%
Median Household Income						
Adjusted for inflation (\$2010)	\$39,657	\$76,709	\$85,104	\$94,350	\$54,693	138%

*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.

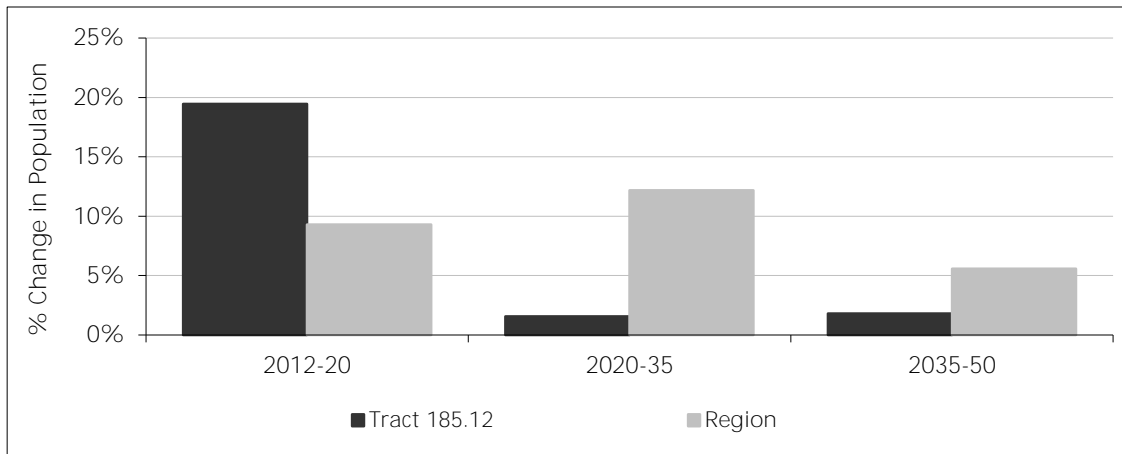
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,411	4,074	4,138	4,212	801	23%
Under 5	156	194	176	189	33	21%
5 to 9	74	86	86	93	19	26%
10 to 14	92	103	100	104	12	13%
15 to 17	57	61	60	68	11	19%
18 to 19	37	32	34	32	-5	-14%
20 to 24	196	205	177	173	-23	-12%
25 to 29	221	263	223	235	14	6%
30 to 34	133	156	149	156	23	17%
35 to 39	94	120	115	110	16	17%
40 to 44	86	88	100	93	7	8%
45 to 49	94	89	98	102	8	9%
50 to 54	113	111	110	118	5	4%
55 to 59	194	206	159	190	-4	-2%
60 to 61	116	135	94	107	-9	-8%
62 to 64	191	234	166	189	-2	-1%
65 to 69	369	513	402	439	70	19%
70 to 74	306	507	494	421	115	38%
75 to 79	279	375	522	395	116	42%
80 to 84	288	284	466	430	142	49%
85 and over	315	312	407	568	253	80%
Median Age	62.7	64.4	67.8	66.7	4.0	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,411	4,074	4,138	4,212	801	23%
Hispanic	645	922	1,181	1,481	836	130%
Non-Hispanic	2,766	3,152	2,957	2,731	-35	-1%
White	2,336	2,615	2,338	2,050	-286	-12%
Black	121	138	94	43	-78	-64%
American Indian	12	14	16	16	4	33%
Asian	149	194	275	339	190	128%
Hawaiian / Pacific Islander	27	32	30	34	7	26%
Other	6	8	8	8	2	33%
Two or More Races	115	151	196	241	126	110%

GROWTH TRENDS IN TOTAL POPULATION



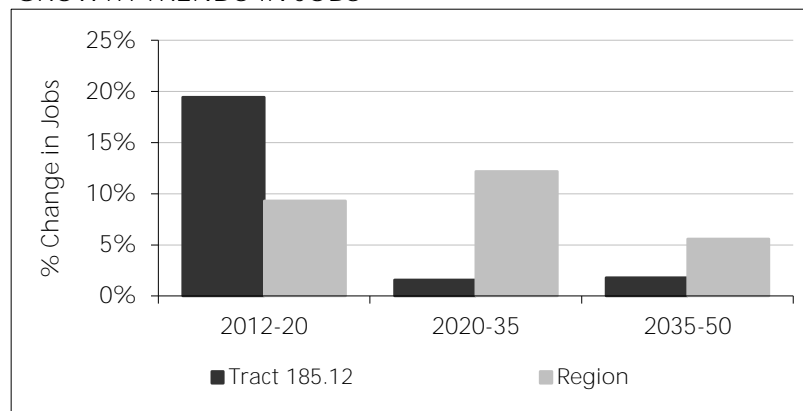
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	871	948	1,068	1,068	197	23%
Civilian Jobs	871	948	1,068	1,068	197	23%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	582	582	582	582	0	0%
Developed Acres	469	532	536	536	66	14%
Low Density Single Family	0	0	0	0	0	0%
Single Family	94	111	111	111	17	18%
Multiple Family	43	80	80	80	36	83%
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	0	0	0	0	0	0%
Commercial/Services	72	81	85	85	13	19%
Office	1	1	1	1	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	97	97	97	97	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	162	162	162	162	0	0%
Vacant Developable Acres	66	4	0	0	-66	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	17	0	0	0	-17	-100%
Multiple Family	36	0	0	0	-36	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	13	4	0	0	-13	-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	46	46	46	46	0	0%
Employment Density ³	12.0	11.5	12.4	12.4	0.4	4%
Residential Density ⁴	16.0	12.7	12.7	12.7	-3.3	-20%

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 residential acre (single family, multiple