

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 185.15

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,849	4,982	5,063	5,030	181	4%
Household Population	4,846	4,980	5,058	5,025	179	4%
Group Quarters Population	3	2	5	5	2	67%
Civilian	3	2	5	5	2	67%
Military	0	0	0	0	0	0%
Total Housing Units	2,232	2,233	2,237	2,237	5	0%
Single Family	1,362	1,363	1,367	1,367	5	0%
Multiple Family	870	870	870	870	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,094	2,090	2,110	2,100	6	0%
Single Family	1,280	1,275	1,293	1,287	7	1%
Multiple Family	814	815	817	813	-1	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.2%	6.4%	5.7%	6.1%	-0.1	-2%
Single Family	6.0%	6.5%	5.4%	5.9%	-0.1	-2%
Multiple Family	6.4%	6.3%	6.1%	6.6%	0.2	3%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.31	2.38	2.40	2.39	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	104	90	77	77	-27	-26%
\$15,000-\$29,999	230	205	182	138	-92	-40%
\$30,000-\$44,999	162	308	259	231	69	43%
\$45,000-\$59,999	295	222	205	221	-74	-25%
\$60,000-\$74,999	294	256	270	211	-83	-28%
\$75,000-\$99,999	349	383	373	358	9	3%
\$100,000-\$124,999	169	246	249	286	117	69%
\$125,000-\$149,999	160	161	184	205	45	28%
\$150,000-\$199,999	170	96	167	202	32	19%
\$200,000 or more	161	123	144	171	10	6%
Total Households	2,094	2,090	2,110	2,100	6	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$73,061	\$72,891	\$79,155	\$87,011	\$13,950	19%

*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.

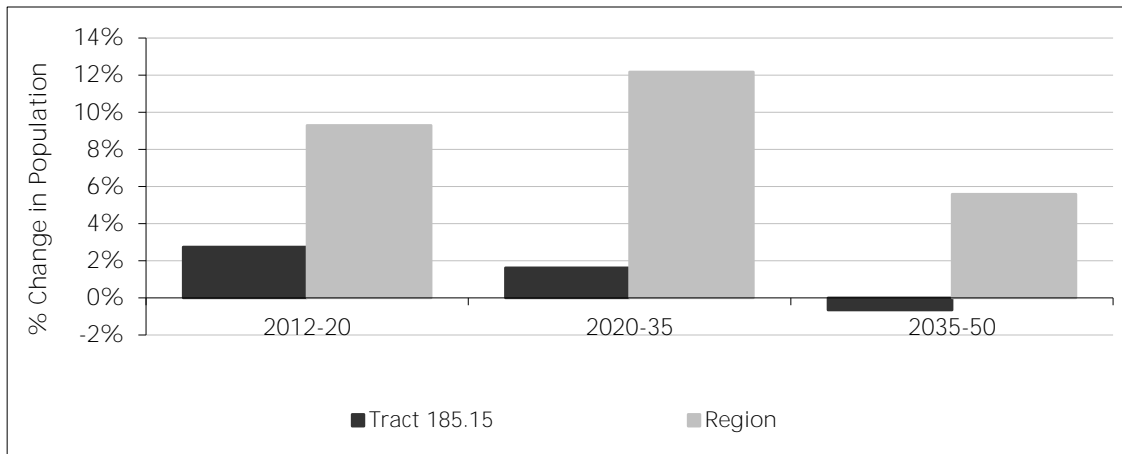
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,849	4,982	5,063	5,030	181	4%
Under 5	230	263	243	263	33	14%
5 to 9	206	221	213	233	27	13%
10 to 14	244	229	240	240	-4	-2%
15 to 17	163	139	153	140	-23	-14%
18 to 19	102	66	77	55	-47	-46%
20 to 24	300	274	262	227	-73	-24%
25 to 29	386	392	334	357	-29	-8%
30 to 34	340	345	301	347	7	2%
35 to 39	253	286	262	271	18	7%
40 to 44	283	259	279	247	-36	-13%
45 to 49	342	287	300	268	-74	-22%
50 to 54	359	287	297	266	-93	-26%
55 to 59	356	350	279	310	-46	-13%
60 to 61	121	142	107	116	-5	-4%
62 to 64	202	235	184	208	6	3%
65 to 69	304	407	349	374	70	23%
70 to 74	184	295	331	272	88	48%
75 to 79	148	190	302	231	83	56%
80 to 84	185	174	336	296	111	60%
85 and over	141	141	214	309	168	119%
Median Age	43.5	45.3	47.8	47.5	4.0	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,849	4,982	5,063	5,030	181	4%
Hispanic	778	960	1,232	1,512	734	94%
Non-Hispanic	4,071	4,022	3,831	3,518	-553	-14%
White	3,362	3,252	2,896	2,482	-880	-26%
Black	161	157	109	48	-113	-70%
American Indian	9	9	9	9	0	0%
Asian	317	361	516	626	309	97%
Hawaiian / Pacific Islander	30	30	27	27	-3	-10%
Other	24	24	30	32	8	33%
Two or More Races	168	189	244	294	126	75%

GROWTH TRENDS IN TOTAL POPULATION



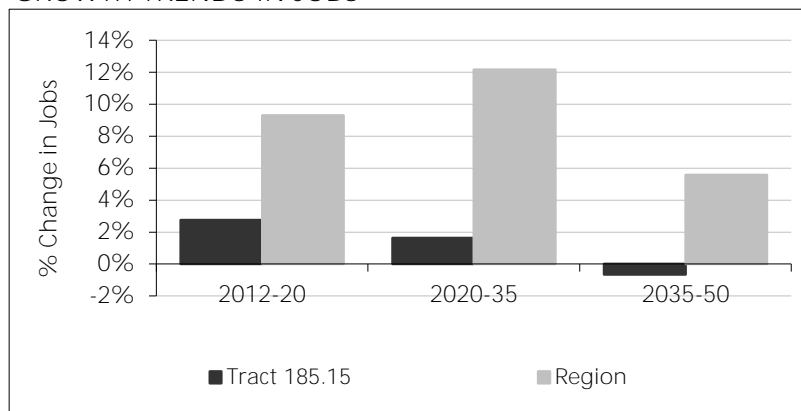
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,195	1,480	1,740	1,747	552	46%
Civilian Jobs	1,195	1,480	1,740	1,747	552	46%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	981	981	981	981	0	0%
Developed Acres	877	905	911	911	33	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	370	370	374	374	5	1%
Multiple Family	30	30	30	30	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	14	14	14	14	--
Industrial	32	18	18	18	-15	-45%
Commercial/Services	149	159	172	173	23	16%
Office	13	21	23	23	10	76%
Schools	3	3	3	3	0	0%
Roads and Freeways	127	141	141	141	15	12%
Agricultural and Extractive ²	74	69	56	56	-18	-25%
Parks and Military Use	79	79	79	79	0	0%
Vacant Developable Acres	22	9	3	3	-19	-87%
Low Density Single Family	0	0	0	0	0	0%
Single Family	8	7	3	3	-5	-61%
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	5	0	0	0	-5	-100%
Office	10	2	0	0	-10	-100%
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	67	67	67	67	0	0%
Employment Density ³	6.0	7.1	7.8	7.8	1.8	30%
Residential Density ⁴	5.6	5.5	5.4	5.4	-0.1	-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 residential acre (single family, multiple