SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 196.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,349	6,393	6,760	6,964	615	10%
Household Population	6,302	6,362	6,713	6,905	603	10%
Group Quarters Population	47	31	47	59	12	26%
Civilian	47	31	47	59	12	26%
Military	0	0	0	0	0	0%
Total Housing Units	2,191	2,191	2,287	2,345	154	7%
Single Family	1,542	1,542	1,629	1,647	105	7%
Multiple Family	621	621	630	670	49	8%
Mobile Homes	28	28	28	28	0	0%
Occupied Housing Units	2,111	2,097	2,214	2,242	131	6%
Single Family	1,467	1,467	1,577	1,590	123	8%
Multiple Family	616	602	610	628	12	2%
Mobile Homes	28	28	27	24	-4	-14%
Vacancy Rate	3.7%	4.3%	3.2%	4.4%	0.7	19%
Single Family	4.9%	4.9%	3.2%	3.5%	-1.4	-29%
Multiple Family	0.8%	3.1%	3.2%	6.3%	5.5	688%
Mobile Homes	0.0%	0.0%	3.6%	14.3%	14.3	0%
Persons per Household	2.99	3.03	3.03	3.08	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	192	169	163	130	-62	-32%
$15,000-$29,999	257	252	232	195	-62	-24%
$30,000-$44,999	255	275	272	271	16	6%
$45,000-$59,999	224	292	268	189	-35	-16%
$60,000-$74,999	272	196	198	252	-20	-7%
$75,000-$99,999	243	277	319	287	44	18%
$100,000-$124,999	212	215	214	252	40	19%
$125,000-$149,999	137	119	157	181	44	32%
$150,000-$199,999	208	148	171	206	-2	-1%
$200,000 or more	111	154	220	279	168	151%
Total Households	2,111	2,097	2,214	2,242	131	6%

*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.
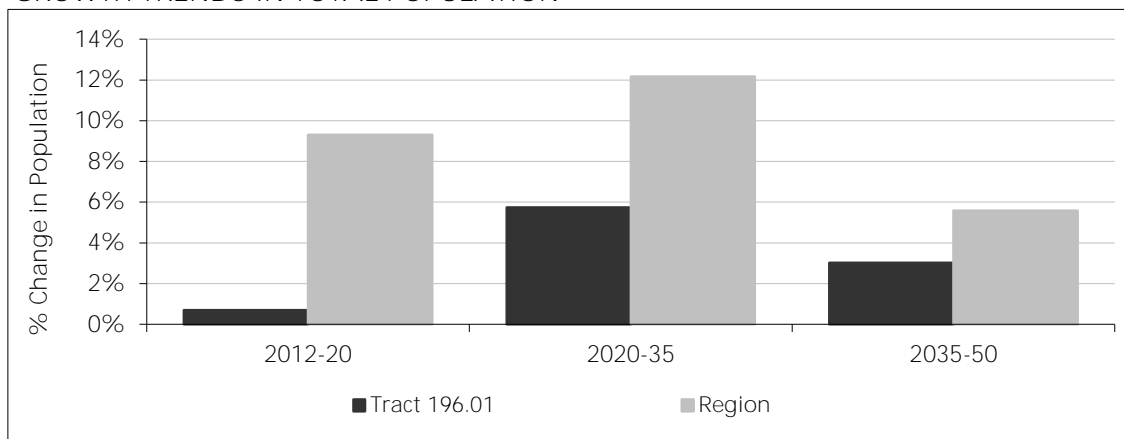
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,349	6,393	6,760	6,964	615	10%
Under 5	465	537	515	523	58	12%
5 to 9	401	425	441	460	59	15%
10 to 14	443	432	465	498	55	12%
15 to 17	288	244	264	271	-17	-6%
18 to 19	186	138	145	148	-38	-20%
20 to 24	499	475	459	458	-41	-8%
25 to 29	469	496	450	465	-4	-1%
30 to 34	433	439	447	457	24	6%
35 to 39	354	390	424	404	50	14%
40 to 44	429	392	496	464	35	8%
45 to 49	449	384	432	434	-15	-3%
50 to 54	491	413	438	462	-29	-6%
55 to 59	418	413	346	427	9	2%
60 to 61	129	149	128	156	27	21%
62 to 64	178	205	183	209	31	17%
65 to 69	204	263	257	284	80	39%
70 to 74	174	257	295	241	67	39%
75 to 79	111	129	206	157	46	41%
80 to 84	110	96	181	149	39	35%
85 and over	118	116	188	297	179	152%
Median Age	34.9	35.1	37.3	37.5	2.6	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	6,349	6,393	6,760	6,964	615	10%
Hispanic	2,385	2,818	3,619	4,335	1,950	82%
Non-Hispanic	3,964	3,575	3,141	2,629	-1,335	-34%
White	3,262	2,859	2,285	1,652	-1,610	-49%
Black	173	172	165	156	-17	-10%
American Indian	28	24	20	19	-9	-32%
Asian	178	188	261	318	140	79%
Hawaiian / Pacific Islander	50	51	58	68	18	36%
Other	15	14	14	14	-1	-7%
Two or More Races	258	267	338	402	144	56%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,732	1,786	1,959	1,959	227	13%
Civilian Jobs	1,732	1,786	1,959	1,959	227	13%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	876	876	876	876	0	0%
Developed Acres	817	819	831	833	16	2%
Low Density Single Family	1	1	1	1	0	0%
Single Family	496	496	503	505	9	2%
Multiple Family	37	37	37	38	1	2%
Mobile Homes	2	2	2	2	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	6	6	6	--
Industrial	0	0	0	0	0	-100%
Commercial/Services	33	35	35	35	2	5%
Office	21	21	19	19	-1	-6%
Schools	8	8	8	8	0	0%
Roads and Freeways	123	124	124	124	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	95	95	95	95	0	0%
Vacant Developable Acres	48	46	35	32	-16	-33%
Low Density Single Family	0	0	0	0	0	0%
Single Family	45	45	34	32	-13	-29%
Multiple Family	1	1	1	0	-1	-68%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	2	0	0	0	-2	-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	10	10	10	10	0	0%
Employment Density[3]	28.1	28.1	30.2	30.2	2.1	8%
Residential Density[4]	4.1	4.1	4.2	4.3	0.2	5%

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs for periods 2012-20, 2020-35, 2035-50, comparing Tract 196.01 and Region.
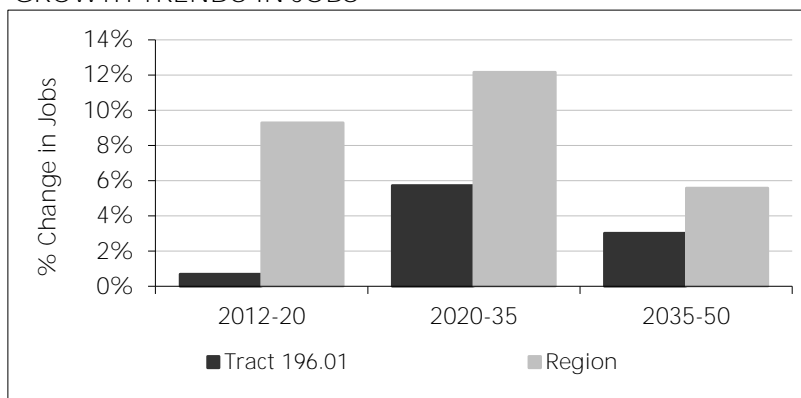
Notes:

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

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