

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 190.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,780	3,814	5,913	6,076	4,296	241%
Household Population	1,691	3,728	5,826	5,989	4,298	254%
Group Quarters Population	89	86	87	87	-2	-2%
Civilian	89	86	87	87	-2	-2%
Military	0	0	0	0	0	0%
Total Housing Units	559	1,341	2,090	2,163	1,604	287%
Single Family	552	1,334	2,083	2,156	1,604	291%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	7	7	7	7	0	0%
Occupied Housing Units	559	1,325	2,059	2,116	1,557	279%
Single Family	552	1,318	2,053	2,112	1,560	283%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	7	7	6	4	-3	-43%
Vacancy Rate	0.0%	1.2%	1.5%	2.2%	2.2	0%
Single Family	0.0%	1.2%	1.4%	2.0%	2.0	0%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	14.3%	42.9%	42.9	0%
Persons per Household	3.03	2.81	2.83	2.83	-0.2	-7%

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	28	31	51	52	24	86%
\$15,000-\$29,999	90	105	119	92	2	2%
\$30,000-\$44,999	81	152	221	185	104	128%
\$45,000-\$59,999	64	152	187	178	114	178%
\$60,000-\$74,999	48	163	185	184	136	283%
\$75,000-\$99,999	98	197	324	324	226	231%
\$100,000-\$124,999	77	171	268	245	168	218%
\$125,000-\$149,999	26	95	182	240	214	823%
\$150,000-\$199,999	27	122	239	272	245	907%
\$200,000 or more	20	137	283	344	324	1620%
Total Households	559	1,325	2,059	2,116	1,557	279%
Median Household Income						
Adjusted for inflation (\$2010)	\$65,156	\$82,551	\$95,563	\$104,388	\$39,232	60%

*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.

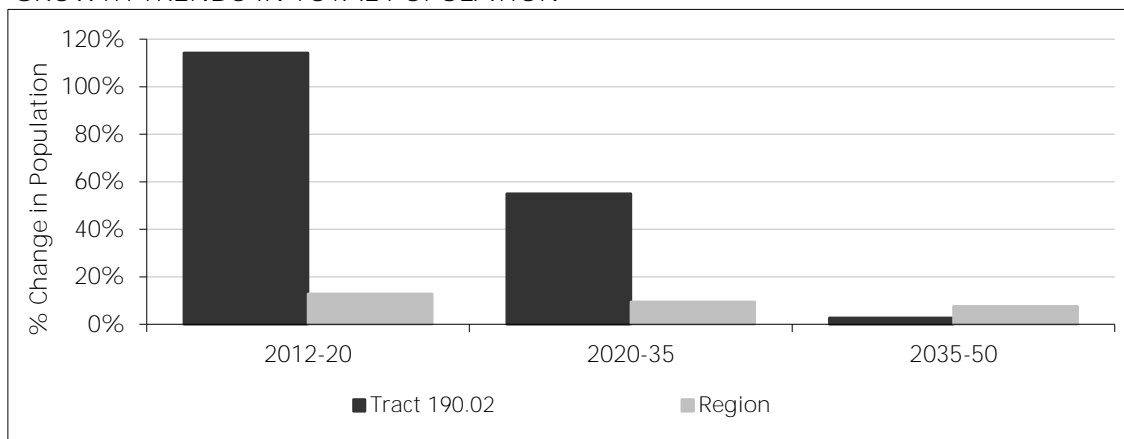
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,780	3,814	5,913	6,076	4,296	241%
Under 5	108	274	399	397	289	268%
5 to 9	117	262	389	389	272	232%
10 to 14	89	175	284	290	201	226%
15 to 17	79	135	208	204	125	158%
18 to 19	59	95	147	150	91	154%
20 to 24	115	236	340	340	225	196%
25 to 29	96	231	321	330	234	244%
30 to 34	97	210	311	319	222	229%
35 to 39	85	190	305	281	196	231%
40 to 44	115	216	402	357	242	210%
45 to 49	119	222	367	377	258	217%
50 to 54	144	260	388	413	269	187%
55 to 59	122	247	295	364	242	198%
60 to 61	44	103	121	134	90	205%
62 to 64	78	177	208	225	147	188%
65 to 69	114	294	414	429	315	276%
70 to 74	75	222	371	311	236	315%
75 to 79	41	99	254	229	188	459%
80 to 84	21	41	120	142	121	576%
85 and over	62	125	269	395	333	537%
Median Age	42.0	42.3	43.1	44.7	2.7	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,780	3,814	5,913	6,076	4,296	241%
Hispanic	800	1,955	3,628	4,155	3,355	419%
Non-Hispanic	980	1,859	2,285	1,921	941	96%
White	876	1,643	1,923	1,531	655	75%
Black	14	26	26	12	-2	-14%
American Indian	2	4	6	6	4	200%
Asian	45	99	190	214	169	376%
Hawaiian / Pacific Islander	21	40	65	79	58	276%
Other	3	6	7	7	4	133%
Two or More Races	19	41	68	72	53	279%

GROWTH TRENDS IN TOTAL POPULATION



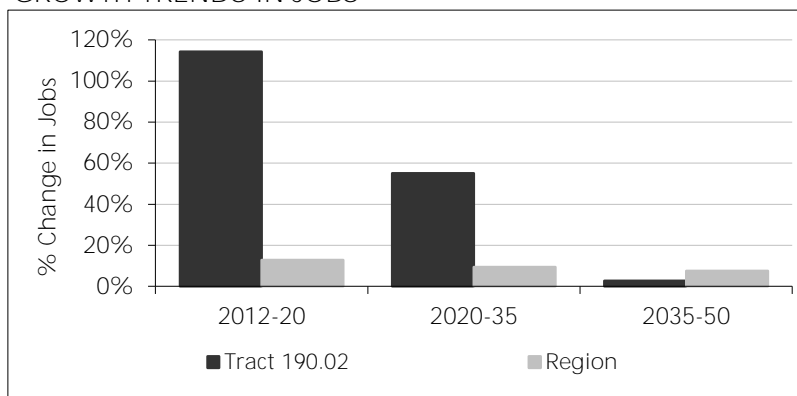
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	951	1,248	1,946	2,476	1,525	160%
Civilian Jobs	951	1,248	1,946	2,476	1,525	160%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	9,599	9,599	9,599	9,599	0	0%
Developed Acres	6,227	6,571	7,571	7,752	1,525	24%
Low Density Single Family	1,870	2,359	3,195	3,304	1,434	77%
Single Family	9	199	346	381	372	4319%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	48	48	48	48	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	53	54	60	63	9	18%
Commercial/Services	46	61	93	158	112	245%
Office	0	0	0	0	0	0%
Schools	9	9	41	60	51	571%
Roads and Freeways	868	868	868	868	0	0%
Agricultural and Extractive ²	3,035	2,683	2,636	2,588	-447	-15%
Parks and Military Use	288	288	284	281	-7	-2%
Vacant Developable Acres	2,810	2,466	1,466	1,285	-1,525	-54%
Low Density Single Family	2,615	2,126	1,290	1,181	-1,434	-55%
Single Family	95	242	95	60	-35	-37%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	6	6	0	0	-6	-100%
Commercial/Services	70	68	56	20	-50	-72%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	24	24	24	24	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	562	562	562	562	0	0%
Employment Density ³	8.8	10.0	10.0	8.8	0.0	0%
Residential Density ⁴	0.3	0.5	0.6	0.6	0.3	100%

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