SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 186.13

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,497	3,539	3,608	3,634	137	4%
Household Population	3,492	3,538	3,606	3,632	140	4%
Group Quarters Population	5	1	2	2	-3	-60%
Civilian	5	1	2	2	-3	-60%
Military	0	0	0	0	0	0%
Total Housing Units	1,291	1,291	1,291	1,291	0	0%
Single Family	610	610	610	610	0	0%
Multiple Family	681	681	681	681	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,191	1,182	1,205	1,219	28	2%
Single Family	519	512	532	547	28	5%
Multiple Family	672	670	673	672	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	7.7%	8.4%	6.7%	5.6%	-2.1	-27%
Single Family	14.9%	16.1%	12.8%	10.3%	-4.6	-31%
Multiple Family	1.3%	1.6%	1.2%	1.3%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.93	2.99	2.99	2.98	0.0	2%

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	61	94	89	65	4	7%
$15,000-$29,999	74	137	110	93	19	26%
$30,000-$44,999	114	136	134	113	-1	-1%
$45,000-$59,999	93	240	196	147	54	58%
$60,000-$74,999	175	144	151	222	47	27%
$75,000-$99,999	213	132	175	202	-11	-5%
$100,000-$124,999	187	123	143	113	-74	-40%
$125,000-$149,999	109	75	74	85	-24	-22%
$150,000-$199,999	111	96	123	116	5	5%
$200,000 or more	54	5	10	63	9	17%
Total Households	1,191	1,182	1,205	1,219	28	2%

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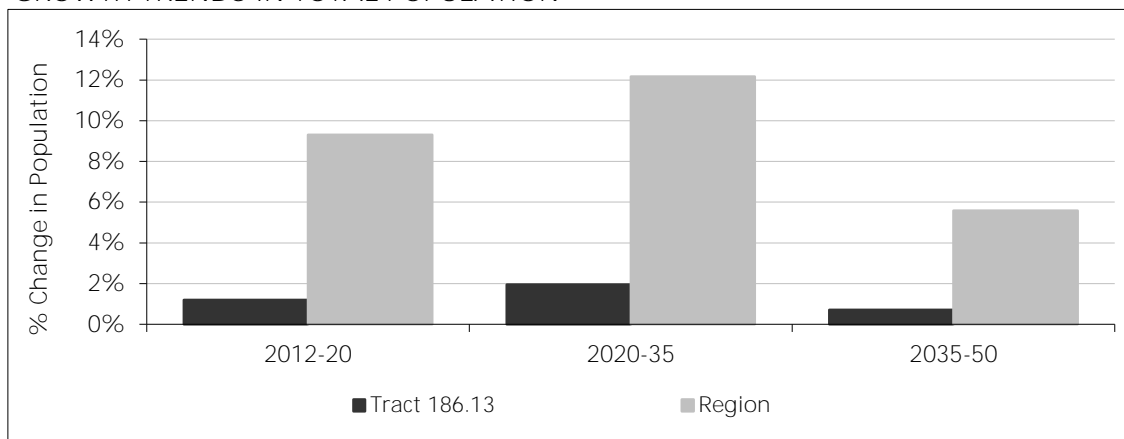
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,497	3,539	3,608	3,634	137	4%
Under 5	585	630	543	525	-60	-10%
5 to 9	209	211	211	210	1	0%
10 to 14	186	175	183	186	0	0%
15 to 17	98	88	90	93	-5	-5%
18 to 19	81	64	63	64	-17	-21%
20 to 24	317	302	277	264	-53	-17%
25 to 29	340	339	285	276	-64	-19%
30 to 34	262	254	231	224	-38	-15%
35 to 39	183	197	197	177	-6	-3%
40 to 44	222	198	239	209	-13	-6%
45 to 49	185	161	178	161	-24	-13%
50 to 54	248	218	232	242	-6	-2%
55 to 59	163	168	148	185	22	13%
60 to 61	43	51	36	39	-4	-9%
62 to 64	63	76	70	86	23	37%
65 to 69	83	112	126	140	57	69%
70 to 74	82	122	174	169	87	106%
75 to 79	57	68	128	123	66	116%
80 to 84	49	56	117	133	84	171%
85 and over	41	49	80	128	87	212%
Median Age	29.0	29.4	33.3	34.4	5.4	19%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	3,497	3,539	3,608	3,634	137	4%
Hispanic	1,265	1,454	1,725	1,972	707	56%
Non-Hispanic	2,232	2,085	1,883	1,662	-570	-26%
White	1,459	1,315	1,075	859	-600	-41%
Black	253	230	146	61	-192	-76%
American Indian	23	21	21	21	-2	-9%
Asian	247	262	344	390	143	58%
Hawaiian / Pacific Islander	51	50	48	51	0	0%
Other	15	16	19	20	5	33%
Two or More Races	184	191	230	260	76	41%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	189	189	189	189	0	0%
Civilian Jobs	189	189	189	189	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	296	296	296	296	0	0%
Developed Acres	180	180	180	180	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	73	73	73	73	0	0%
Multiple Family	41	41	41	41	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	0	0	0	0	0	0%
Commercial/Services	3	3	3	3	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	36	36	36	36	0	0%
Agricultural and Extractive[2]	17	17	17	17	0	0%
Parks and Military Use	11	11	11	11	0	0%
Vacant Developable Acres	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
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	0	0	0	0	0	0%
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	116	116	116	116	0	0%
Employment Density[3]	66.2	66.2	66.2	66.2	--	#VALUE!
Residential Density[4]	11.4	11.4	11.4	11.4	0.0	0%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 186.13 ■ Region
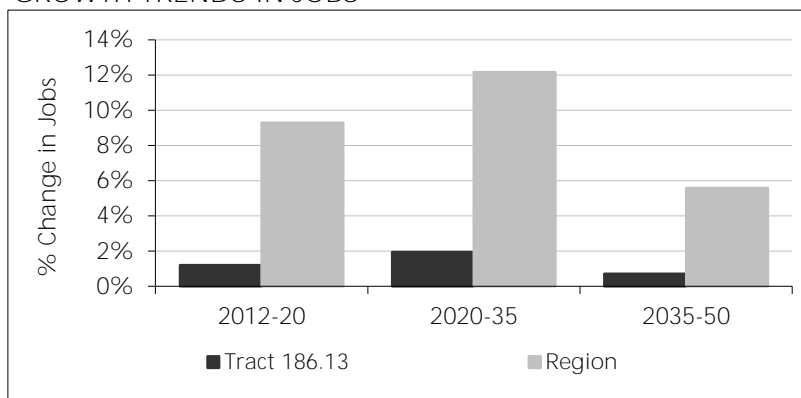
Notes:

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

Source: Series 13 Regional Growth Forecast
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