

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 191.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,798	8,871	9,929	10,245	2,447	31%
Household Population	7,772	8,849	9,900	10,213	2,441	31%
Group Quarters Population	26	22	29	32	6	23%
Civilian	26	22	29	32	6	23%
Military	0	0	0	0	0	0%
Total Housing Units	2,553	2,832	3,150	3,279	726	28%
Single Family	2,404	2,683	3,001	3,130	726	30%
Multiple Family	10	10	10	10	0	0%
Mobile Homes	139	139	139	139	0	0%
Occupied Housing Units	2,502	2,777	3,096	3,204	702	28%
Single Family	2,399	2,673	2,993	3,103	704	29%
Multiple Family	10	10	10	10	0	0%
Mobile Homes	93	94	93	91	-2	-2%
Vacancy Rate	2.0%	1.9%	1.7%	2.3%	0.3	15%
Single Family	0.2%	0.4%	0.3%	0.9%	0.7	350%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	33.1%	32.4%	33.1%	34.5%	1.4	4%
Persons per Household	3.11	3.19	3.20	3.19	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	136	176	173	156	20	15%
\$15,000-\$29,999	177	248	218	195	18	10%
\$30,000-\$44,999	277	289	301	260	-17	-6%
\$45,000-\$59,999	237	288	303	298	61	26%
\$60,000-\$74,999	355	326	335	289	-66	-19%
\$75,000-\$99,999	456	411	481	493	37	8%
\$100,000-\$124,999	337	335	320	388	51	15%
\$125,000-\$149,999	200	272	333	314	114	57%
\$150,000-\$199,999	213	251	333	442	229	108%
\$200,000 or more	114	181	299	369	255	224%
Total Households	2,502	2,777	3,096	3,204	702	28%

*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.

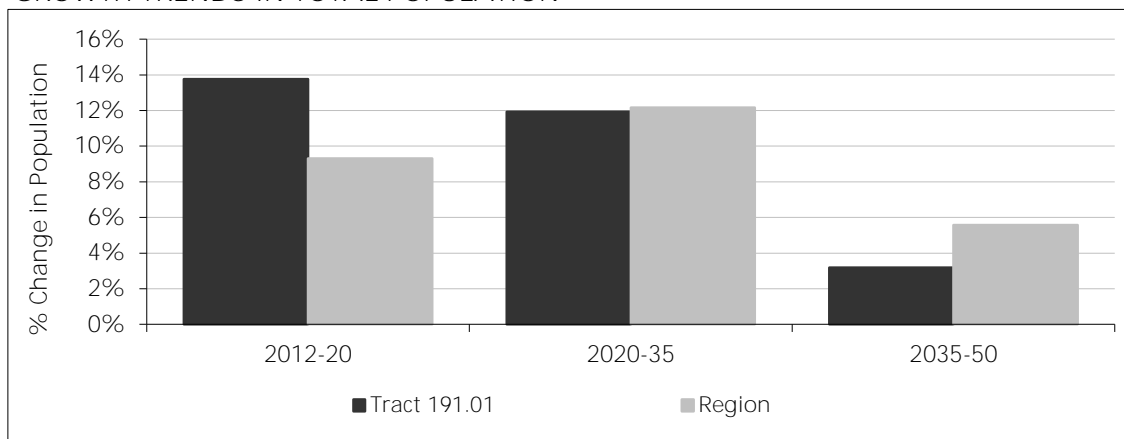
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,798	8,871	9,929	10,245	2,447	31%
Under 5	654	779	754	767	113	17%
5 to 9	606	680	702	714	108	18%
10 to 14	535	549	598	604	69	13%
15 to 17	368	340	377	360	-8	-2%
18 to 19	268	225	241	227	-41	-15%
20 to 24	484	497	468	451	-33	-7%
25 to 29	475	560	505	515	40	8%
30 to 34	509	578	564	610	101	20%
35 to 39	496	615	697	669	173	35%
40 to 44	486	494	642	560	74	15%
45 to 49	565	574	722	696	131	23%
50 to 54	562	547	611	626	64	11%
55 to 59	482	557	510	616	134	28%
60 to 61	168	226	201	230	62	37%
62 to 64	258	352	328	382	124	48%
65 to 69	277	429	484	529	252	91%
70 to 74	228	398	610	586	358	157%
75 to 79	141	191	361	284	143	101%
80 to 84	93	99	216	240	147	158%
85 and over	143	181	338	579	436	305%
Median Age	35.0	36.8	40.5	41.8	6.8	19%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,798	8,871	9,929	10,245	2,447	31%
Hispanic	3,020	3,884	4,914	5,395	2,375	79%
Non-Hispanic	4,778	4,987	5,015	4,850	72	2%
White	2,986	3,310	3,570	3,455	469	16%
Black	111	140	182	204	93	84%
American Indian	1,133	866	314	92	-1,041	-92%
Asian	285	362	561	669	384	135%
Hawaiian / Pacific Islander	24	28	27	30	6	25%
Other	15	13	8	8	-7	-47%
Two or More Races	224	268	353	392	168	75%

GROWTH TRENDS IN TOTAL POPULATION



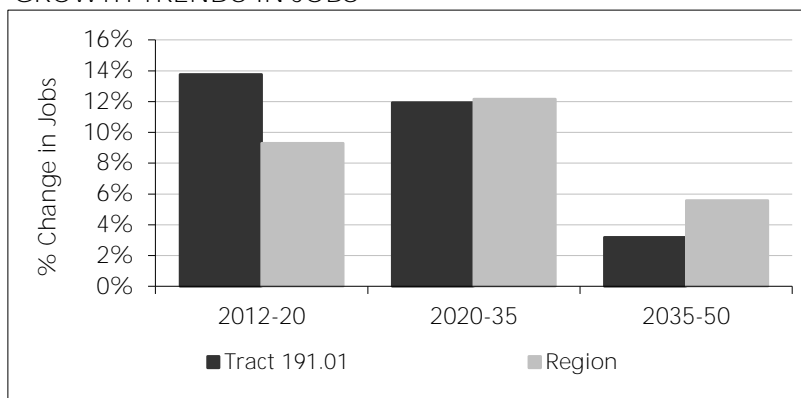
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	4,181	4,971	5,277	5,622	1,441	34%
Civilian Jobs	4,181	4,971	5,277	5,622	1,441	34%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	72,271	72,271	72,271	72,271	0	0%
Developed Acres	21,804	24,783	29,693	31,770	9,967	46%
Low Density Single Family	5,949	8,852	13,546	15,316	9,367	157%
Single Family	121	170	220	238	117	97%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	38	38	38	38	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	54	54	54	54	0	0%
Commercial/Services	218	305	314	514	296	136%
Office	0	0	0	0	0	0%
Schools	12	12	11	11	0	-4%
Roads and Freeways	769	769	769	769	0	0%
Agricultural and Extractive ²	14,530	14,471	14,628	14,717	187	1%
Parks and Military Use	112	112	112	112	0	0%
Vacant Developable Acres	18,847	15,868	10,957	8,880	-9,967	-53%
Low Density Single Family	18,511	15,609	10,698	8,701	-9,811	-53%
Single Family	39	24	24	24	-15	-39%
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	297	235	235	156	-141	-47%
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	31,620	31,620	31,620	31,620	0	0%
Employment Density ³	14.7	13.4	13.9	9.7	-5.0	-34%
Residential Density ⁴	0.4	0.3	0.2	0.2	-0.2	-50%

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