

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 185.07

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,169	9,274	9,435	9,684	515	6%
Household Population	9,141	9,258	9,413	9,659	518	6%
Group Quarters Population	28	16	22	25	-3	-11%
Civilian	28	16	22	25	-3	-11%
Military	0	0	0	0	0	0%
Total Housing Units	3,129	3,129	3,129	3,203	74	2%
Single Family	2,494	2,494	2,494	2,568	74	3%
Multiple Family	146	146	146	146	0	0%
Mobile Homes	489	489	489	489	0	0%
Occupied Housing Units	2,834	2,820	2,873	2,966	132	5%
Single Family	2,214	2,199	2,252	2,360	146	7%
Multiple Family	144	143	146	144	0	0%
Mobile Homes	476	478	475	462	-14	-3%
Vacancy Rate	9.4%	9.9%	8.2%	7.4%	-2.0	-21%
Single Family	11.2%	11.8%	9.7%	8.1%	-3.1	-28%
Multiple Family	1.4%	2.1%	0.0%	1.4%	0.0	0%
Mobile Homes	2.7%	2.2%	2.9%	5.5%	2.8	104%
Persons per Household	3.23	3.28	3.28	3.26	0.0	1%

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	191	102	95	100	-91	-48%
\$15,000-\$29,999	291	261	219	167	-124	-43%
\$30,000-\$44,999	399	355	309	264	-135	-34%
\$45,000-\$59,999	390	250	299	331	-59	-15%
\$60,000-\$74,999	301	354	272	180	-121	-40%
\$75,000-\$99,999	415	509	481	478	63	15%
\$100,000-\$124,999	313	357	414	540	227	73%
\$125,000-\$149,999	190	224	305	270	80	42%
\$150,000-\$199,999	184	237	257	356	172	93%
\$200,000 or more	160	171	222	280	120	75%
Total Households	2,834	2,820	2,873	2,966	132	5%
Median Household Income						
Adjusted for inflation (\$2010)	\$67,276	\$79,322	\$87,604	\$98,065	\$30,789	46%

*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.

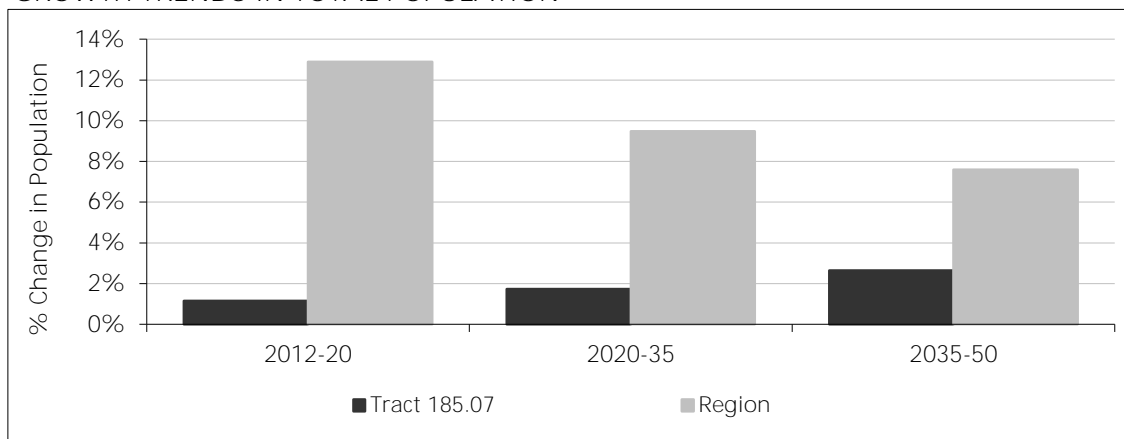
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,169	9,274	9,435	9,684	515	6%
Under 5	724	827	743	748	24	3%
5 to 9	752	768	756	766	14	2%
10 to 14	735	679	684	707	-28	-4%
15 to 17	474	402	402	415	-59	-12%
18 to 19	332	257	243	254	-78	-23%
20 to 24	675	648	571	581	-94	-14%
25 to 29	648	684	581	585	-63	-10%
30 to 34	620	618	595	603	-17	-3%
35 to 39	593	628	631	598	5	1%
40 to 44	664	604	742	674	10	2%
45 to 49	610	559	596	622	12	2%
50 to 54	610	566	580	641	31	5%
55 to 59	454	480	409	524	70	15%
60 to 61	151	181	156	185	34	23%
62 to 64	257	300	270	301	44	17%
65 to 69	247	344	370	404	157	64%
70 to 74	204	304	389	354	150	74%
75 to 79	158	186	319	286	128	81%
80 to 84	137	119	214	182	45	33%
85 and over	124	120	184	254	130	105%
Median Age	32.0	33.0	36.1	36.5	4.5	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,169	9,274	9,435	9,684	515	6%
Hispanic	4,271	4,784	5,413	6,094	1,823	43%
Non-Hispanic	4,898	4,490	4,022	3,590	-1,308	-27%
White	3,158	2,770	2,171	1,699	-1,459	-46%
Black	404	357	215	89	-315	-78%
American Indian	13	13	13	13	0	0%
Asian	873	900	1,134	1,264	391	45%
Hawaiian / Pacific Islander	125	120	108	108	-17	-14%
Other	11	12	14	14	3	27%
Two or More Races	314	318	367	403	89	28%

GROWTH TRENDS IN TOTAL POPULATION



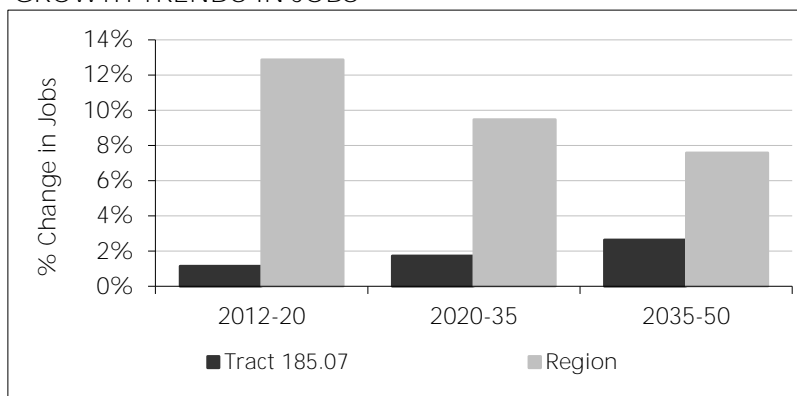
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,762	1,762	1,883	1,901	139	8%
Civilian Jobs	1,762	1,762	1,883	1,901	139	8%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,155	1,155	1,155	1,155	0	0%
Developed Acres	868	868	880	900	32	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	305	305	305	320	15	5%
Multiple Family	9	9	9	9	0	0%
Mobile Homes	27	27	27	27	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	50	50	50	50	0	0%
Commercial/Services	166	166	178	183	17	10%
Office	0	0	0	0	0	0%
Schools	26	26	26	26	0	0%
Roads and Freeways	200	200	200	200	0	0%
Agricultural and Extractive ²	16	16	16	16	0	0%
Parks and Military Use	70	70	70	70	0	0%
Vacant Developable Acres	40	40	28	8	-32	-80%
Low Density Single Family	0	0	0	0	0	0%
Single Family	16	16	16	0	-15	-99%
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	25	25	13	8	-17	-68%
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	246	246	246	246	0	0%
Employment Density ³	7.3	7.3	7.4	7.4	0.1	1%
Residential Density ⁴	9.2	9.2	9.2	9.0	-0.2	-2%

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