

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 192.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,664	5,356	7,079	9,155	3,491	62%
Household Population	5,460	5,159	6,864	8,928	3,468	64%
Group Quarters Population	204	197	215	227	23	11%
Civilian	204	197	215	227	23	11%
Military	0	0	0	0	0	0%
Total Housing Units	1,366	1,239	1,739	2,351	985	72%
Single Family	815	772	791	791	-24	-3%
Multiple Family	467	467	948	1,560	1,093	234%
Mobile Homes	84	0	0	0	-84	-100%
Occupied Housing Units	1,323	1,223	1,709	2,256	933	71%
Single Family	809	763	788	781	-28	-3%
Multiple Family	459	460	921	1,475	1,016	221%
Mobile Homes	55	0	0	0	-55	-100%
Vacancy Rate	3.1%	1.3%	1.7%	4.0%	0.9	29%
Single Family	0.7%	1.2%	0.4%	1.3%	0.6	86%
Multiple Family	1.7%	1.5%	2.8%	5.4%	3.7	218%
Mobile Homes	34.5%	0.0%	0.0%	0.0%	-34.5	-100%
Persons per Household	4.13	4.22	4.02	3.96	-0.2	-4%

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	98	73	84	96	-2	-2%
\$15,000-\$29,999	249	142	199	219	-30	-12%
\$30,000-\$44,999	270	246	236	347	77	29%
\$45,000-\$59,999	206	165	305	301	95	46%
\$60,000-\$74,999	169	181	196	295	126	75%
\$75,000-\$99,999	163	190	301	371	208	128%
\$100,000-\$124,999	63	88	170	251	188	298%
\$125,000-\$149,999	51	61	59	145	94	184%
\$150,000-\$199,999	35	69	133	159	124	354%
\$200,000 or more	19	8	26	72	53	279%
Total Households	1,323	1,223	1,709	2,256	933	71%
Median Household Income						
Adjusted for inflation (\$2010)	\$48,240	\$58,682	\$62,334	\$68,390	\$20,150	42%

*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.

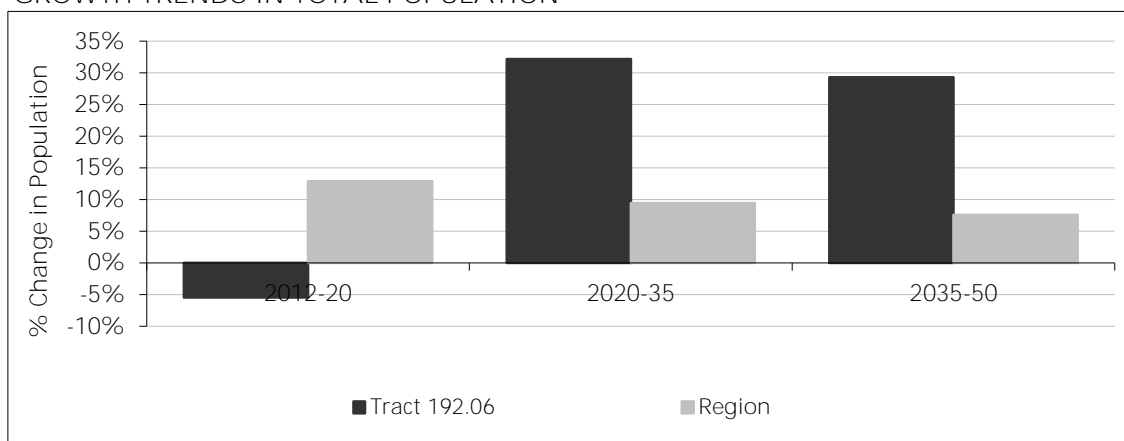
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,664	5,356	7,079	9,155	3,491	62%
Under 5	581	623	752	911	330	57%
5 to 9	540	509	697	872	332	61%
10 to 14	492	431	566	758	266	54%
15 to 17	292	234	296	407	115	39%
18 to 19	219	158	193	250	31	14%
20 to 24	548	503	552	745	197	36%
25 to 29	542	562	630	814	272	50%
30 to 34	481	454	633	770	289	60%
35 to 39	376	366	575	646	270	72%
40 to 44	326	279	483	559	233	71%
45 to 49	313	276	390	568	255	81%
50 to 54	271	252	323	497	226	83%
55 to 59	210	206	231	400	190	90%
60 to 61	63	68	75	109	46	73%
62 to 64	69	75	88	128	59	86%
65 to 69	100	119	167	219	119	119%
70 to 74	72	96	167	197	125	174%
75 to 79	49	50	87	72	23	47%
80 to 84	52	40	83	84	32	62%
85 and over	68	55	91	149	81	119%
Median Age	26.5	27.0	28.8	28.9	2.4	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,664	5,356	7,079	9,155	3,491	62%
Hispanic	4,231	4,244	5,979	8,079	3,848	91%
Non-Hispanic	1,433	1,112	1,100	1,076	-357	-25%
White	1,076	802	702	572	-504	-47%
Black	110	93	96	103	-7	-6%
American Indian	23	18	16	8	-15	-65%
Asian	97	88	136	188	91	94%
Hawaiian / Pacific Islander	22	19	22	32	10	45%
Other	4	4	4	5	1	25%
Two or More Races	101	88	124	168	67	66%

GROWTH TRENDS IN TOTAL POPULATION



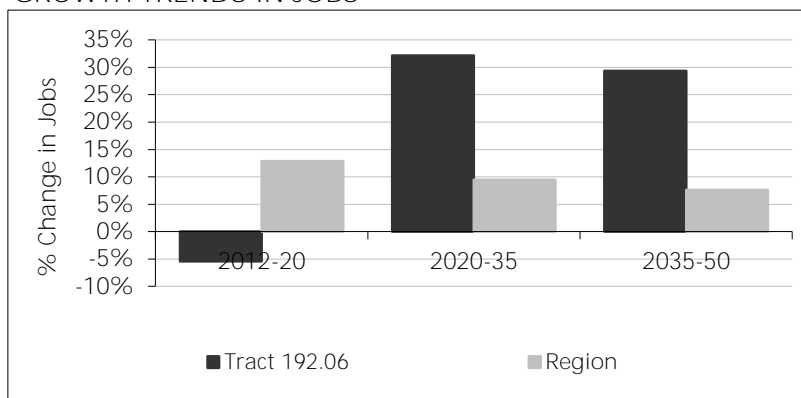
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,360	1,736	2,267	2,350	990	73%
Civilian Jobs	1,360	1,736	2,267	2,350	990	73%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	357	357	357	357	0	0%
Developed Acres	335	336	350	355	20	6%
Low Density Single Family	0	0	0	0	0	0%
Single Family	192	187	192	192	-1	0%
Multiple Family	26	26	26	28	2	9%
Mobile Homes	7	0	0	0	-7	-100%
Other Residential	5	5	5	5	0	0%
Mixed Use	0	14	34	37	37	--
Industrial	0	0	0	0	0	0%
Commercial/Services	40	39	29	28	-12	-29%
Office	0	0	0	0	0	0%
Schools	5	5	5	5	0	0%
Roads and Freeways	53	53	53	53	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	6	6	6	6	0	0%
Vacant Developable Acres	20	20	6	1	-20	-97%
Low Density Single Family	0	0	0	0	0	0%
Single Family	7	7	1	1	-6	-92%
Multiple Family	2	2	2	0	-2	-100%
Mixed Use	10	10	3	0	-10	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	1	0	0	-1	-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	1	1	1	1	0	0%
Employment Density ³	30.2	33.8	44.6	45.2	15.0	50%
Residential Density ⁴	5.9	5.5	7.3	9.6	3.7	63%

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