

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 189.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,146	6,858	7,470	7,851	1,705	28%
Household Population	6,136	6,853	7,458	7,836	1,700	28%
Group Quarters Population	10	5	12	15	5	50%
Civilian	10	5	12	15	5	50%
Military	0	0	0	0	0	0%
Total Housing Units	2,156	2,317	2,482	2,593	437	20%
Single Family	1,089	1,345	1,510	1,497	408	37%
Multiple Family	794	699	699	871	77	10%
Mobile Homes	273	273	273	225	-48	-18%
Occupied Housing Units	1,998	2,199	2,380	2,491	493	25%
Single Family	1,016	1,295	1,472	1,459	443	44%
Multiple Family	756	678	679	845	89	12%
Mobile Homes	226	226	229	187	-39	-17%
Vacancy Rate	7.3%	5.1%	4.1%	3.9%	-3.4	-47%
Single Family	6.7%	3.7%	2.5%	2.5%	-4.2	-63%
Multiple Family	4.8%	3.0%	2.9%	3.0%	-1.8	-38%
Mobile Homes	17.2%	17.2%	16.1%	16.9%	-0.3	-2%
Persons per Household	3.07	3.12	3.13	3.15	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	71	200	174	117	46	65%
\$15,000-\$29,999	309	460	427	437	128	41%
\$30,000-\$44,999	336	496	504	370	34	10%
\$45,000-\$59,999	296	304	356	472	176	59%
\$60,000-\$74,999	291	234	281	312	21	7%
\$75,000-\$99,999	310	228	292	334	24	8%
\$100,000-\$124,999	208	160	159	179	-29	-14%
\$125,000-\$149,999	98	105	141	135	37	38%
\$150,000-\$199,999	58	6	37	124	66	114%
\$200,000 or more	21	6	9	11	-10	-48%
Total Households	1,998	2,199	2,380	2,491	493	25%
Median Household Income						
Adjusted for inflation (\$2010)	\$59,341	\$43,291	\$48,581	\$55,217	(\$4,124)	-7%

*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.

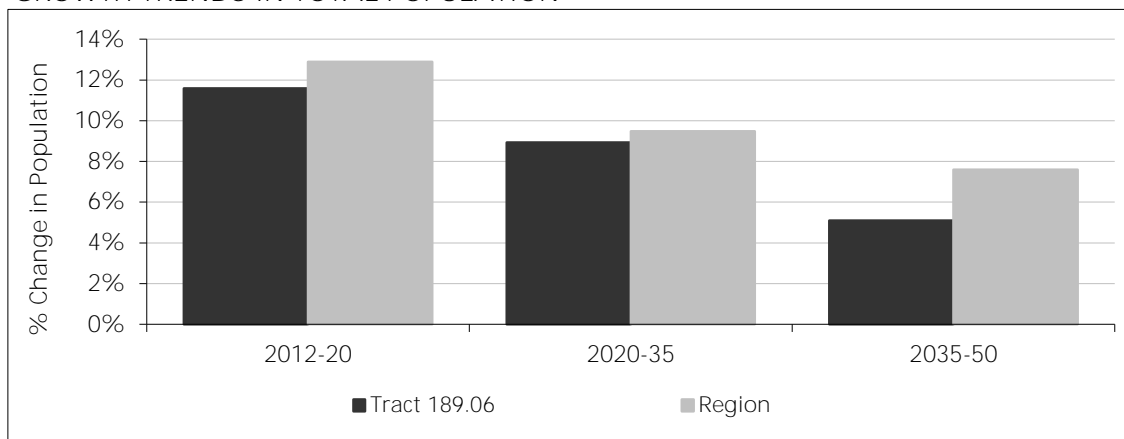
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,146	6,858	7,470	7,851	1,705	28%
Under 5	555	711	729	744	189	34%
5 to 9	470	542	620	641	171	36%
10 to 14	432	447	505	535	103	24%
15 to 17	269	251	279	300	31	12%
18 to 19	191	150	159	158	-33	-17%
20 to 24	671	707	693	710	39	6%
25 to 29	482	567	546	565	83	17%
30 to 34	338	381	425	428	90	27%
35 to 39	324	376	463	430	106	33%
40 to 44	347	343	457	419	72	21%
45 to 49	335	326	374	407	72	21%
50 to 54	367	359	388	445	78	21%
55 to 59	345	389	346	461	116	34%
60 to 61	125	156	128	152	27	22%
62 to 64	152	189	167	189	37	24%
65 to 69	228	305	279	300	72	32%
70 to 74	182	283	297	247	65	36%
75 to 79	110	141	217	179	69	63%
80 to 84	115	114	208	212	97	84%
85 and over	108	121	190	329	221	205%
Median Age	30.0	30.7	32.4	33.2	3.2	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,146	6,858	7,470	7,851	1,705	28%
Hispanic	3,196	3,979	5,031	5,787	2,591	81%
Non-Hispanic	2,950	2,879	2,439	2,064	-886	-30%
White	2,512	2,409	1,922	1,539	-973	-39%
Black	147	155	136	107	-40	-27%
American Indian	19	15	11	8	-11	-58%
Asian	135	151	198	225	90	67%
Hawaiian / Pacific Islander	10	10	9	9	-1	-10%
Other	4	3	3	3	-1	-25%
Two or More Races	123	136	160	173	50	41%

GROWTH TRENDS IN TOTAL POPULATION



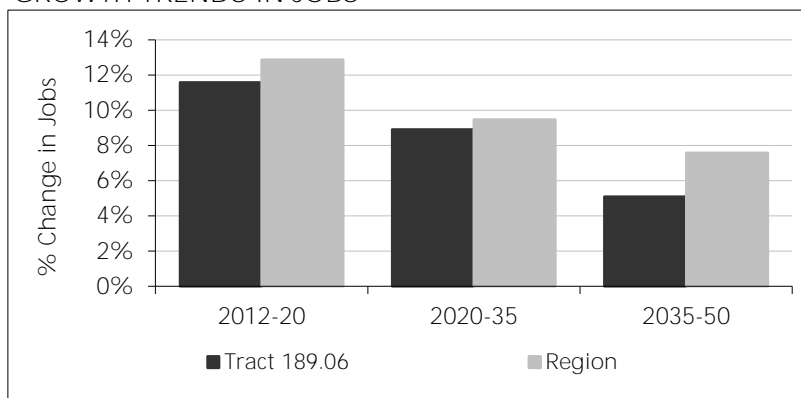
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	602	859	993	1,271	669	111%
Civilian Jobs	602	859	993	1,271	669	111%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,103	1,103	1,103	1,103	0	0%
Developed Acres	934	988	1,020	1,033	99	11%
Low Density Single Family	14	14	14	14	0	0%
Single Family	511	641	706	705	194	38%
Multiple Family	32	28	28	35	3	9%
Mobile Homes	27	25	22	19	-8	-28%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	59	59	59	64	5	9%
Commercial/Services	45	55	58	63	18	40%
Office	1	6	10	18	16	1126%
Schools	0	0	0	0	0	0%
Roads and Freeways	70	70	70	70	0	0%
Agricultural and Extractive ²	166	82	44	37	-129	-78%
Parks and Military Use	9	9	8	8	-1	-10%
Vacant Developable Acres	122	68	37	24	-99	-81%
Low Density Single Family	0	0	0	0	0	0%
Single Family	107	56	26	24	-83	-78%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	6	6	6	0	-6	-100%
Commercial/Services	10	7	6	0	-10	-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	47	47	47	47	0	0%
Employment Density ³	5.7	7.2	7.8	8.7	3.0	53%
Residential Density ⁴	3.7	3.3	3.2	3.4	-0.3	-9%

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