

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 208.10

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,310	5,820	6,227	6,194	884	17%
Household Population	5,299	5,815	6,199	6,145	846	16%
Group Quarters Population	11	5	28	49	38	345%
Civilian	11	5	28	49	38	345%
Military	0	0	0	0	0	0%
Total Housing Units	1,778	1,953	2,075	2,075	297	17%
Single Family	1,778	1,953	2,075	2,075	297	17%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,748	1,938	2,060	2,051	303	17%
Single Family	1,748	1,938	2,060	2,051	303	17%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.7%	0.8%	0.7%	1.2%	-0.5	-29%
Single Family	1.7%	0.8%	0.7%	1.2%	-0.5	-29%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.03	3.00	3.01	3.00	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	45	82	86	68	23	51%
\$15,000-\$29,999	88	85	57	57	-31	-35%
\$30,000-\$44,999	41	145	103	78	37	90%
\$45,000-\$59,999	110	150	141	148	38	35%
\$60,000-\$74,999	133	117	181	140	7	5%
\$75,000-\$99,999	297	304	268	213	-84	-28%
\$100,000-\$124,999	273	244	236	274	1	0%
\$125,000-\$149,999	224	217	268	218	-6	-3%
\$150,000-\$199,999	311	287	317	370	59	19%
\$200,000 or more	226	307	403	485	259	115%
Total Households	1,748	1,938	2,060	2,051	303	17%
Median Household Income						
Adjusted for inflation (\$2010)	\$114,652	\$108,811	\$120,551	\$130,447	\$15,795	14%

*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.

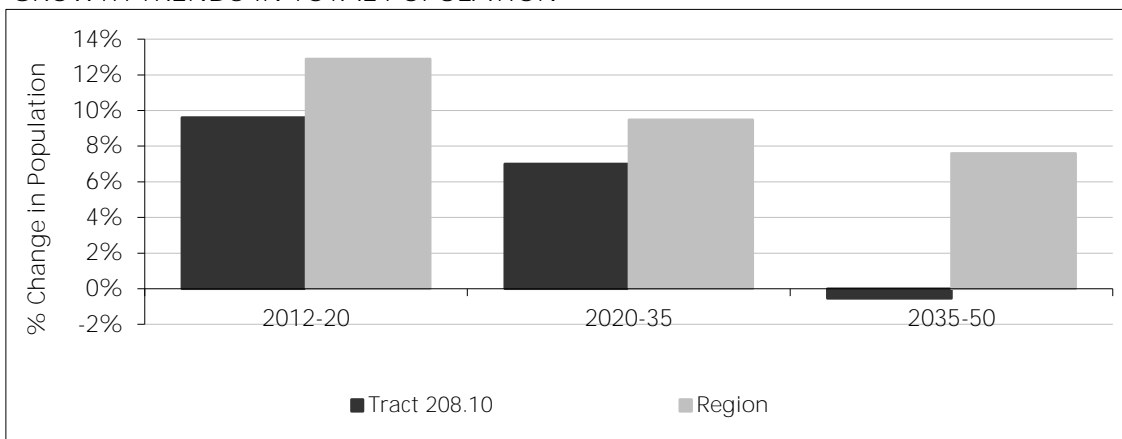
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,310	5,820	6,227	6,194	884	17%
Under 5	256	335	303	362	106	41%
5 to 9	326	400	379	432	106	33%
10 to 14	422	432	489	471	49	12%
15 to 17	288	254	318	268	-20	-7%
18 to 19	187	129	160	110	-77	-41%
20 to 24	318	313	331	269	-49	-15%
25 to 29	217	233	205	219	2	1%
30 to 34	239	265	224	288	49	21%
35 to 39	274	356	315	356	82	30%
40 to 44	370	380	440	381	11	3%
45 to 49	439	403	487	401	-38	-9%
50 to 54	597	539	633	552	-45	-8%
55 to 59	460	501	433	470	10	2%
60 to 61	147	186	130	146	-1	-1%
62 to 64	222	291	255	300	78	35%
65 to 69	216	324	327	364	148	69%
70 to 74	114	206	267	227	113	99%
75 to 79	85	127	238	194	109	128%
80 to 84	62	64	144	144	82	132%
85 and over	71	82	149	240	169	238%
Median Age	41.7	42.5	44.4	44.2	2.5	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,310	5,820	6,227	6,194	884	17%
Hispanic	675	877	1,165	1,359	684	101%
Non-Hispanic	4,635	4,943	5,062	4,835	200	4%
White	4,354	4,622	4,649	4,360	6	0%
Black	36	42	46	50	14	39%
American Indian	29	23	9	6	-23	-79%
Asian	67	85	142	179	112	167%
Hawaiian / Pacific Islander	10	11	11	11	1	10%
Other	9	8	7	7	-2	-22%
Two or More Races	130	152	198	222	92	71%

GROWTH TRENDS IN TOTAL POPULATION



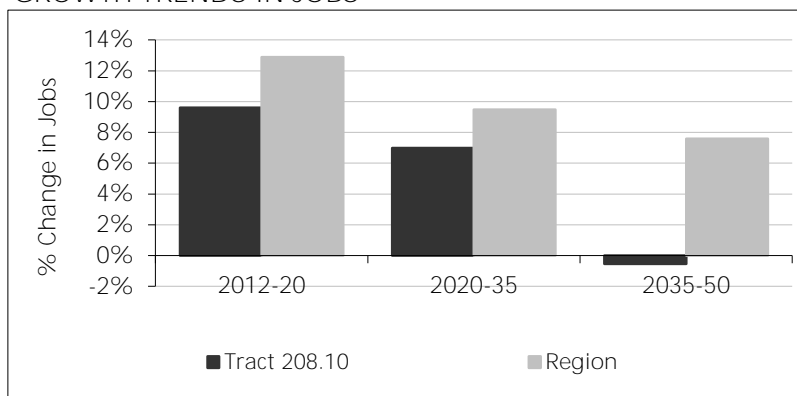
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	383	469	469	469	86	22%
Civilian Jobs	383	469	469	469	86	22%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	9,655	9,655	9,655	9,655	0	0%
Developed Acres	3,782	5,138	7,269	7,269	3,486	92%
Low Density Single Family	1,473	2,804	4,932	4,932	3,458	235%
Single Family	884	951	997	997	112	13%
Multiple Family	0	0	0	0	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	61	61	61	61	0	0%
Commercial/Services	62	57	14	14	-48	-77%
Office	0	0	0	0	0	0%
Schools	12	12	12	12	0	0%
Roads and Freeways	216	216	216	216	0	0%
Agricultural and Extractive ²	1,034	1,034	1,034	1,034	0	0%
Parks and Military Use	38	2	2	2	-36	-94%
Vacant Developable Acres	4,338	2,982	852	852	-3,486	-80%
Low Density Single Family	4,310	2,979	852	852	-3,458	-80%
Single Family	18	3	0	0	-18	-100%
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	10	0	0	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	1,535	1,535	1,535	1,535	0	0%
Employment Density ³	2.8	3.6	5.4	5.4	2.5	90%
Residential Density ⁴	0.8	0.5	0.4	0.4	-0.4	-54%

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