

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 208.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,991	6,394	7,220	7,814	1,823	30%
Household Population	5,991	6,394	7,220	7,814	1,823	30%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	2,063	2,157	2,414	2,647	584	28%
Single Family	970	1,034	1,271	1,336	366	38%
Multiple Family	807	837	857	1,025	218	27%
Mobile Homes	286	286	286	286	0	0%
Occupied Housing Units	1,987	2,084	2,353	2,569	582	29%
Single Family	950	1,019	1,265	1,324	374	39%
Multiple Family	764	791	816	978	214	28%
Mobile Homes	273	274	272	267	-6	-2%
Vacancy Rate	3.7%	3.4%	2.5%	2.9%	-0.8	-22%
Single Family	2.1%	1.5%	0.5%	0.9%	-1.2	-57%
Multiple Family	5.3%	5.5%	4.8%	4.6%	-0.7	-13%
Mobile Homes	4.5%	4.2%	4.9%	6.6%	2.1	47%
Persons per Household	3.02	3.07	3.07	3.04	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	173	94	90	95	-78	-45%
\$15,000-\$29,999	428	231	211	188	-240	-56%
\$30,000-\$44,999	436	262	289	257	-179	-41%
\$45,000-\$59,999	201	235	204	268	67	33%
\$60,000-\$74,999	230	237	267	249	19	8%
\$75,000-\$99,999	284	327	354	347	63	22%
\$100,000-\$124,999	124	190	277	362	238	192%
\$125,000-\$149,999	40	168	188	179	139	348%
\$150,000-\$199,999	45	170	230	319	274	609%
\$200,000 or more	26	170	243	305	279	1073%
Total Households	1,987	2,084	2,353	2,569	582	29%
Median Household Income						
Adjusted for inflation (\$2010)	\$43,503	\$73,924	\$83,157	\$91,390	\$47,887	110%

*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.

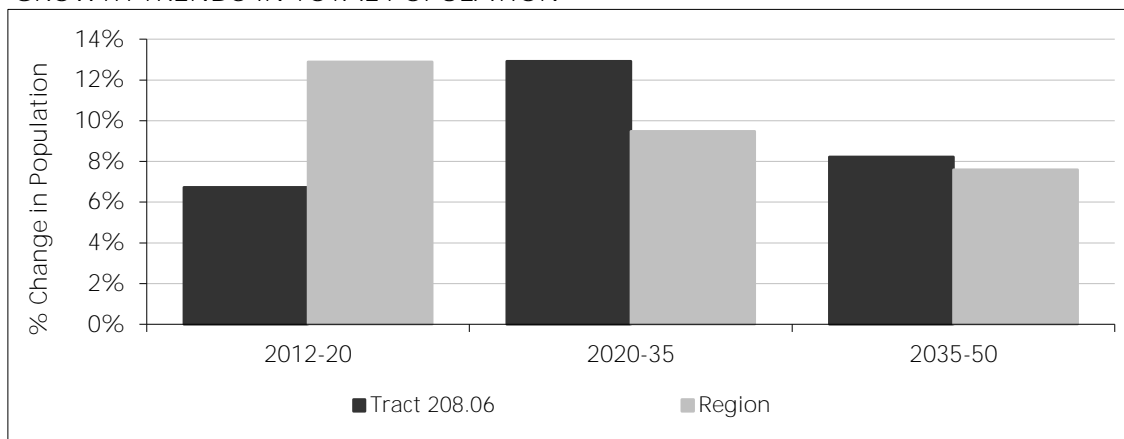
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,991	6,394	7,220	7,814	1,823	30%
Under 5	488	596	598	662	174	36%
5 to 9	483	538	592	657	174	36%
10 to 14	470	474	545	594	124	26%
15 to 17	313	278	330	347	34	11%
18 to 19	240	184	214	206	-34	-14%
20 to 24	519	518	529	531	12	2%
25 to 29	472	518	501	553	81	17%
30 to 34	343	365	370	422	79	23%
35 to 39	346	406	452	469	123	36%
40 to 44	364	352	458	428	64	18%
45 to 49	390	366	455	467	77	20%
50 to 54	427	390	452	489	62	15%
55 to 59	338	360	323	412	74	22%
60 to 61	92	112	93	111	19	21%
62 to 64	139	177	175	218	79	57%
65 to 69	173	246	278	329	156	90%
70 to 74	126	209	289	277	151	120%
75 to 79	94	122	214	164	70	74%
80 to 84	80	82	178	193	113	141%
85 and over	94	101	174	285	191	203%
Median Age	30.2	31.2	34.1	34.2	4.0	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,991	6,394	7,220	7,814	1,823	30%
Hispanic	2,378	2,839	3,637	4,293	1,915	81%
Non-Hispanic	3,613	3,555	3,583	3,521	-92	-3%
White	3,230	3,148	3,065	2,919	-311	-10%
Black	53	57	64	69	16	30%
American Indian	51	37	17	10	-41	-80%
Asian	105	128	213	273	168	160%
Hawaiian / Pacific Islander	14	16	17	20	6	43%
Other	13	10	9	9	-4	-31%
Two or More Races	147	159	198	221	74	50%

GROWTH TRENDS IN TOTAL POPULATION



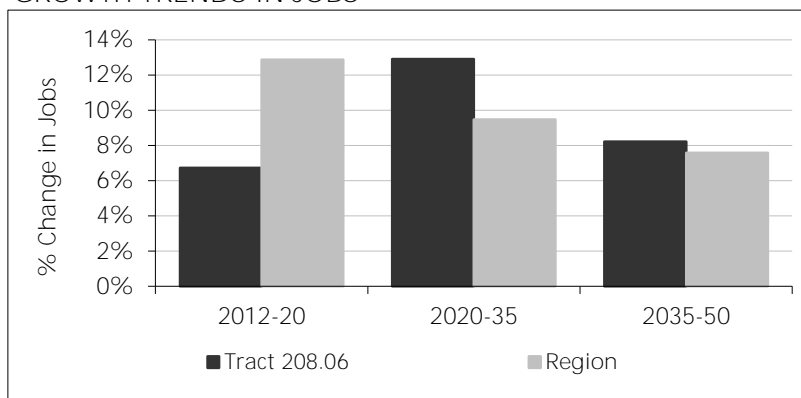
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,307	2,621	3,160	3,246	939	41%
Civilian Jobs	2,307	2,621	3,160	3,246	939	41%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,711	1,711	1,711	1,711	0	0%
Developed Acres	1,393	1,467	1,584	1,633	240	17%
Low Density Single Family	603	603	632	638	34	6%
Single Family	187	230	286	314	127	68%
Multiple Family	37	38	39	49	12	34%
Mobile Homes	34	32	29	27	-7	-20%
Other Residential	2	0	0	0	-2	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	58	87	106	114	56	97%
Commercial/Services	60	107	141	151	91	151%
Office	7	8	5	5	-2	-29%
Schools	66	66	66	66	0	0%
Roads and Freeways	132	132	132	132	0	0%
Agricultural and Extractive ²	208	165	148	138	-70	-33%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	318	243	127	78	-240	-75%
Low Density Single Family	80	80	51	46	-34	-43%
Single Family	129	83	39	17	-112	-87%
Multiple Family	7	7	7	0	-7	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	74	47	20	15	-59	-79%
Commercial/Services	28	26	9	0	-28	-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	0	0	0	0	0	0%
Employment Density ³	12.1	9.8	9.9	9.7	-2.4	-20%
Residential Density ⁴	2.4	2.4	2.4	2.6	0.2	8%

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