

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 209.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,233	3,786	4,318	4,228	995	31%
Household Population	3,205	3,760	4,286	4,190	985	31%
Group Quarters Population	28	26	32	38	10	36%
Civilian	28	26	32	38	10	36%
Military	0	0	0	0	0	0%
Total Housing Units	1,826	2,056	2,197	2,196	370	20%
Single Family	1,765	1,995	2,136	2,135	370	21%
Multiple Family	42	42	42	42	0	0%
Mobile Homes	19	19	19	19	0	0%
Occupied Housing Units	1,448	1,641	1,854	1,812	364	25%
Single Family	1,395	1,584	1,795	1,754	359	26%
Multiple Family	34	38	40	40	6	18%
Mobile Homes	19	19	19	18	-1	-5%
Vacancy Rate	20.7%	20.2%	15.6%	17.5%	-3.2	-15%
Single Family	21.0%	20.6%	16.0%	17.8%	-3.2	-15%
Multiple Family	19.0%	9.5%	4.8%	4.8%	-14.2	-75%
Mobile Homes	0.0%	0.0%	0.0%	5.3%	5.3	0%
Persons per Household	2.21	2.29	2.31	2.31	0.1	5%

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	157	217	230	201	44	28%
\$15,000-\$29,999	193	203	214	190	-3	-2%
\$30,000-\$44,999	128	192	209	187	59	46%
\$45,000-\$59,999	215	187	185	180	-35	-16%
\$60,000-\$74,999	149	183	204	172	23	15%
\$75,000-\$99,999	148	212	255	266	118	80%
\$100,000-\$124,999	106	99	123	166	60	57%
\$125,000-\$149,999	107	72	91	72	-35	-33%
\$150,000-\$199,999	100	115	120	124	24	24%
\$200,000 or more	145	161	223	254	109	75%
Total Households	1,448	1,641	1,854	1,812	364	25%
Median Household Income						
Adjusted for inflation (\$2010)	\$63,121	\$61,762	\$66,544	\$72,907	\$9,786	16%

*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.

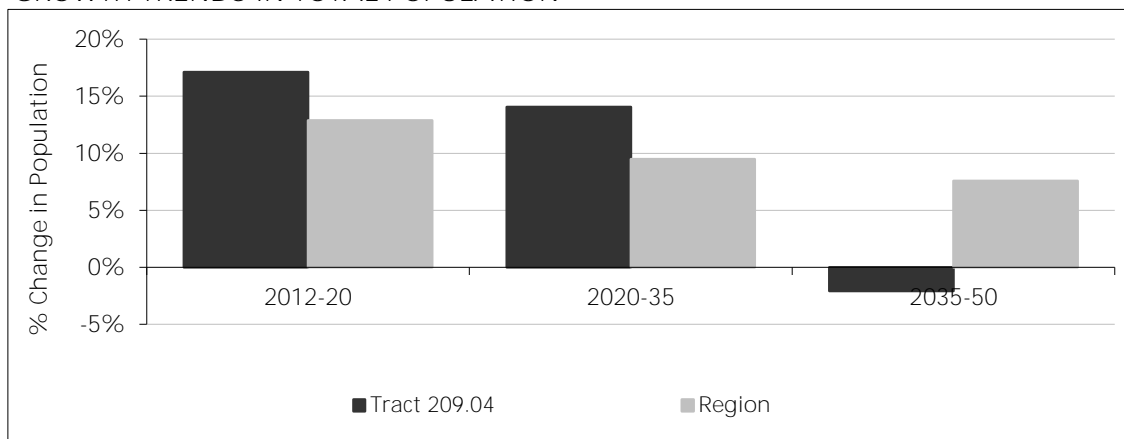
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,233	3,786	4,318	4,228	995	31%
Under 5	129	167	175	186	57	44%
5 to 9	140	173	177	191	51	36%
10 to 14	185	193	219	216	31	17%
15 to 17	116	104	131	124	8	7%
18 to 19	73	52	58	45	-28	-38%
20 to 24	125	124	138	113	-12	-10%
25 to 29	88	94	89	98	10	11%
30 to 34	134	149	139	162	28	21%
35 to 39	104	136	127	141	37	36%
40 to 44	149	151	179	152	3	2%
45 to 49	192	177	222	179	-13	-7%
50 to 54	279	242	282	233	-46	-16%
55 to 59	346	376	346	377	31	9%
60 to 61	142	176	135	156	14	10%
62 to 64	226	284	234	271	45	20%
65 to 69	280	412	401	447	167	60%
70 to 74	223	398	516	436	213	96%
75 to 79	145	210	397	300	155	107%
80 to 84	87	89	203	170	83	95%
85 and over	70	79	150	231	161	230%
Median Age	53.3	56.7	58.2	58.6	5.3	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,233	3,786	4,318	4,228	995	31%
Hispanic	474	634	818	879	405	85%
Non-Hispanic	2,759	3,152	3,500	3,349	590	21%
White	2,586	2,950	3,239	3,052	466	18%
Black	13	16	20	21	8	62%
American Indian	44	36	13	4	-40	-91%
Asian	40	56	100	126	86	215%
Hawaiian / Pacific Islander	4	6	13	19	15	375%
Other	4	4	4	5	1	25%
Two or More Races	68	84	111	122	54	79%

GROWTH TRENDS IN TOTAL POPULATION



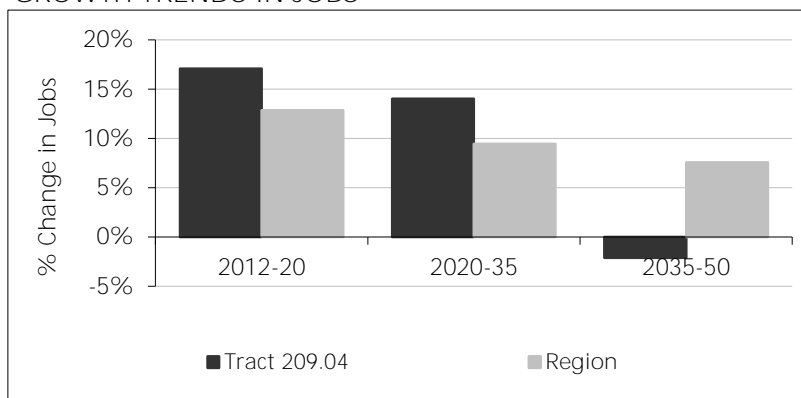
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,551	1,720	1,852	2,180	629	41%
Civilian Jobs	1,551	1,720	1,852	2,180	629	41%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	36,092	36,092	36,092	36,092	0	0%
Developed Acres	9,208	14,418	20,099	20,170	10,962	119%
Low Density Single Family	5,062	10,222	15,892	15,946	10,883	215%
Single Family	361	365	369	368	6	2%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	8	5	1	1	-7	-85%
Other Residential	110	110	110	110	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	33	38	44	57	25	75%
Commercial/Services	768	817	823	836	68	9%
Office	0	0	0	0	0	-100%
Schools	35	35	35	35	0	0%
Roads and Freeways	551	551	551	551	0	0%
Agricultural and Extractive ²	1,744	1,738	1,737	1,730	-13	-1%
Parks and Military Use	536	536	536	536	0	0%
Vacant Developable Acres	15,426	10,216	4,536	4,465	-10,962	-71%
Low Density Single Family	15,320	10,160	4,489	4,436	-10,883	-71%
Single Family	9	6	3	3	-5	-64%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	24	21	17	9	-16	-65%
Commercial/Services	74	30	26	17	-57	-77%
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	11,457	11,457	11,457	11,457	0	0%
Employment Density ³	1.9	1.9	2.1	2.3	0.5	27%
Residential Density ⁴	0.3	0.2	0.1	0.1	-0.2	-59%

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