

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 201.07

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,839	4,042	4,244	4,225	386	10%
Household Population	3,833	4,042	4,244	4,225	392	10%
Group Quarters Population	6	0	0	0	-6	-100%
Civilian	6	0	0	0	-6	-100%
Military	0	0	0	0	0	0%
Total Housing Units	1,194	1,271	1,332	1,343	149	12%
Single Family	934	1,011	1,072	1,083	149	16%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	260	260	260	260	0	0%
Occupied Housing Units	1,159	1,227	1,288	1,284	125	11%
Single Family	929	996	1,058	1,059	130	14%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	230	231	230	225	-5	-2%
Vacancy Rate	2.9%	3.5%	3.3%	4.4%	1.5	52%
Single Family	0.5%	1.5%	1.3%	2.2%	1.7	340%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	11.5%	11.2%	11.5%	13.5%	2.0	17%
Persons per Household	3.31	3.29	3.30	3.29	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	54	57	43	43	-11	-20%
\$15,000-\$29,999	86	191	160	123	37	43%
\$30,000-\$44,999	88	164	166	158	70	80%
\$45,000-\$59,999	143	206	166	138	-5	-3%
\$60,000-\$74,999	142	135	211	210	68	48%
\$75,000-\$99,999	194	193	199	213	19	10%
\$100,000-\$124,999	144	116	123	124	-20	-14%
\$125,000-\$149,999	111	73	77	104	-7	-6%
\$150,000-\$199,999	98	89	132	120	22	22%
\$200,000 or more	99	3	11	51	-48	-48%
Total Households	1,159	1,227	1,288	1,284	125	11%
Median Household Income						
Adjusted for inflation (\$2010)	\$83,570	\$59,672	\$67,749	\$72,857	(\$10,713)	-13%

*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.

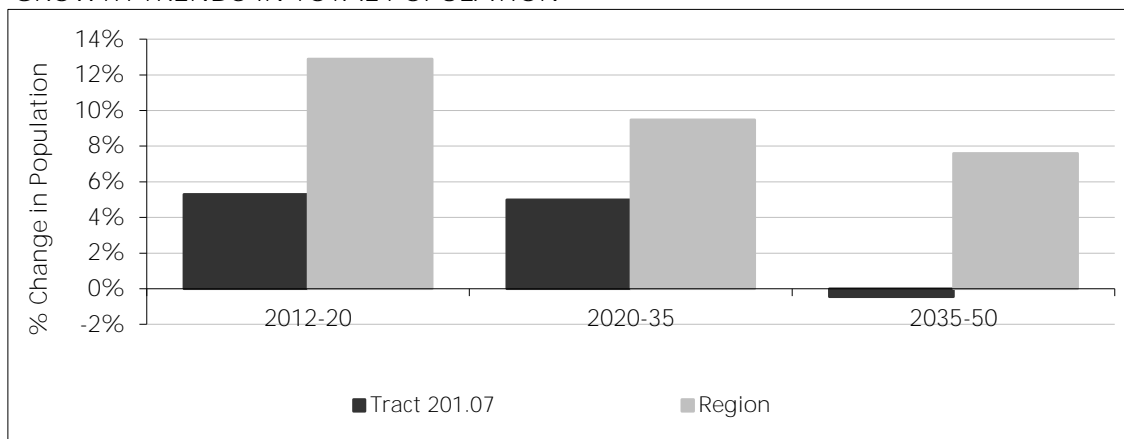
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,839	4,042	4,244	4,225	386	10%
Under 5	217	264	286	300	83	38%
5 to 9	309	347	395	424	115	37%
10 to 14	295	294	321	331	36	12%
15 to 17	231	204	233	236	5	2%
18 to 19	131	97	111	116	-15	-11%
20 to 24	315	315	301	311	-4	-1%
25 to 29	267	294	268	273	6	2%
30 to 34	234	256	271	279	45	19%
35 to 39	195	222	258	244	49	25%
40 to 44	220	214	281	260	40	18%
45 to 49	302	287	315	315	13	4%
50 to 54	296	267	276	292	-4	-1%
55 to 59	268	275	213	234	-34	-13%
60 to 61	91	105	68	60	-31	-34%
62 to 64	104	125	102	94	-10	-10%
65 to 69	131	183	167	163	32	24%
70 to 74	71	113	129	105	34	48%
75 to 79	62	82	111	70	8	13%
80 to 84	48	48	78	67	19	40%
85 and over	52	50	60	51	-1	-2%
Median Age	33.3	34.0	33.8	32.2	-1.1	-3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,839	4,042	4,244	4,225	386	10%
Hispanic	1,514	1,792	2,470	3,003	1,489	98%
Non-Hispanic	2,325	2,250	1,774	1,222	-1,103	-47%
White	1,894	1,763	1,161	559	-1,335	-70%
Black	64	77	105	126	62	97%
American Indian	24	20	15	13	-11	-46%
Asian	248	280	354	369	121	49%
Hawaiian / Pacific Islander	9	13	19	25	16	178%
Other	10	10	10	10	0	0%
Two or More Races	76	87	110	120	44	58%

GROWTH TRENDS IN TOTAL POPULATION



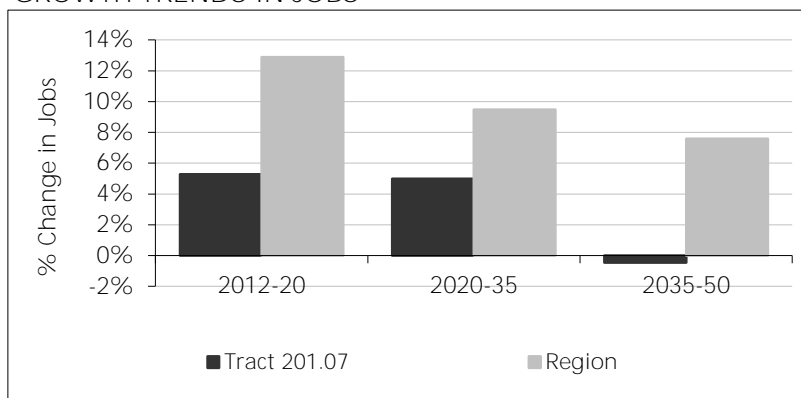
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	565	568	574	581	16	3%
Civilian Jobs	565	568	574	581	16	3%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	569	569	569	569	0	0%
Developed Acres	497	536	559	563	66	13%
Low Density Single Family	87	106	116	116	29	33%
Single Family	217	237	253	256	39	18%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	29	29	29	29	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	3	5	5	--
Commercial/Services	17	17	17	17	0	0%
Office	0	0	0	0	0	0%
Schools	28	28	28	28	0	0%
Roads and Freeways	77	77	77	77	0	0%
Agricultural and Extractive ²	25	25	18	18	-7	-27%
Parks and Military Use	17	17	17	17	0	0%
Vacant Developable Acres	69	30	7	3	-66	-96%
Low Density Single Family	32	12	3	3	-29	-92%
Single Family	32	13	3	0	-32	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	5	5	1	0	-5	-100%
Commercial/Services	0	0	0	0	0	0%
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	3	3	3	3	0	0%
Employment Density ³	12.6	12.7	11.9	11.8	-0.9	-7%
Residential Density ⁴	3.6	3.4	3.3	3.3	-0.2	-7%

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