

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 203.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,766	13,037	13,819	15,789	7,023	80%
Household Population	8,152	12,428	13,202	15,166	7,014	86%
Group Quarters Population	614	609	617	623	9	1%
Civilian	614	609	617	623	9	1%
Military	0	0	0	0	0	0%
Total Housing Units	3,478	5,029	5,322	5,939	2,461	71%
Single Family	1,060	1,552	1,842	1,847	787	74%
Multiple Family	1,727	2,786	2,789	3,401	1,674	97%
Mobile Homes	691	691	691	691	0	0%
Occupied Housing Units	3,254	4,743	5,060	5,760	2,506	77%
Single Family	957	1,421	1,724	1,742	785	82%
Multiple Family	1,628	2,650	2,666	3,356	1,728	106%
Mobile Homes	669	672	670	662	-7	-1%
Vacancy Rate	6.4%	5.7%	4.9%	3.0%	-3.4	-53%
Single Family	9.7%	8.4%	6.4%	5.7%	-4.0	-41%
Multiple Family	5.7%	4.9%	4.4%	1.3%	-4.4	-77%
Mobile Homes	3.2%	2.7%	3.0%	4.2%	1.0	31%
Persons per Household	2.51	2.62	2.61	2.63	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	74	407	389	389	315	426%
\$15,000-\$29,999	696	523	482	450	-246	-35%
\$30,000-\$44,999	451	475	486	493	42	9%
\$45,000-\$59,999	365	528	420	486	121	33%
\$60,000-\$74,999	288	510	646	626	338	117%
\$75,000-\$99,999	392	567	580	734	342	87%
\$100,000-\$124,999	394	383	487	568	174	44%
\$125,000-\$149,999	204	298	278	367	163	80%
\$150,000-\$199,999	234	406	525	648	414	177%
\$200,000 or more	156	646	767	999	843	540%
Total Households	3,254	4,743	5,060	5,760	2,506	77%
Median Household Income						
Adjusted for inflation (\$2010)	\$62,135	\$72,897	\$79,612	\$89,850	\$27,715	45%

*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.

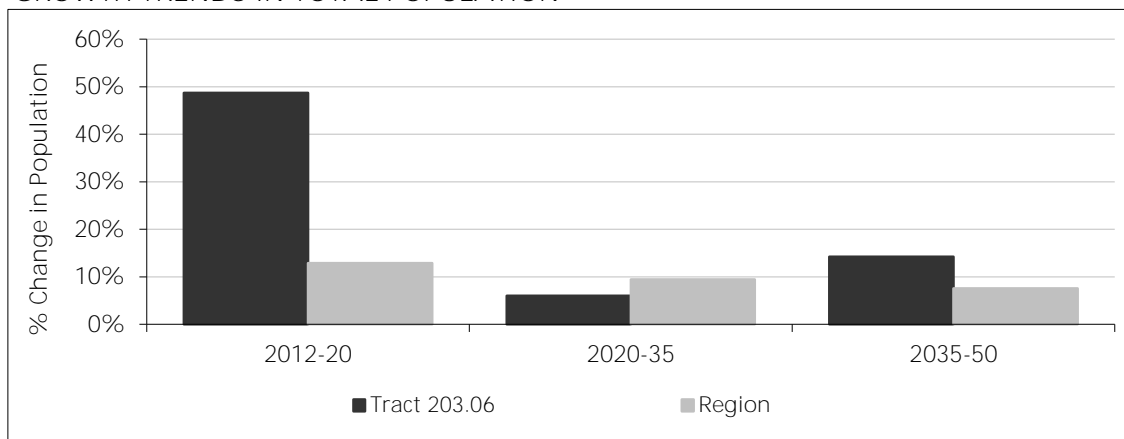
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,766	13,037	13,819	15,789	7,023	80%
Under 5	699	982	1,035	1,175	476	68%
5 to 9	381	688	745	894	513	135%
10 to 14	354	558	594	687	333	94%
15 to 17	226	271	278	296	70	31%
18 to 19	840	1,303	1,395	1,628	788	94%
20 to 24	1,039	1,499	1,601	1,801	762	73%
25 to 29	825	1,186	1,265	1,429	604	73%
30 to 34	692	1,155	1,230	1,404	712	103%
35 to 39	586	799	846	985	399	68%
40 to 44	490	769	807	911	421	86%
45 to 49	386	591	622	716	330	85%
50 to 54	452	596	623	687	235	52%
55 to 59	393	679	717	864	471	120%
60 to 61	167	256	273	294	127	76%
62 to 64	207	300	322	387	180	87%
65 to 69	307	378	386	418	111	36%
70 to 74	223	303	315	348	125	56%
75 to 79	179	279	297	340	161	90%
80 to 84	167	256	271	307	140	84%
85 and over	153	189	197	218	65	42%
Median Age	30.1	30.1	30.0	29.9	-0.2	-1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,766	13,037	13,819	15,789	7,023	80%
Hispanic	1,742	2,566	2,708	3,105	1,363	78%
Non-Hispanic	7,024	10,471	11,111	12,684	5,660	81%
White	5,166	7,716	8,170	9,344	4,178	81%
Black	356	529	565	640	284	80%
American Indian	26	76	86	110	84	323%
Asian	1,013	1,485	1,574	1,782	769	76%
Hawaiian / Pacific Islander	42	79	88	102	60	143%
Other	33	33	33	33	0	0%
Two or More Races	388	553	595	673	285	73%

GROWTH TRENDS IN TOTAL POPULATION



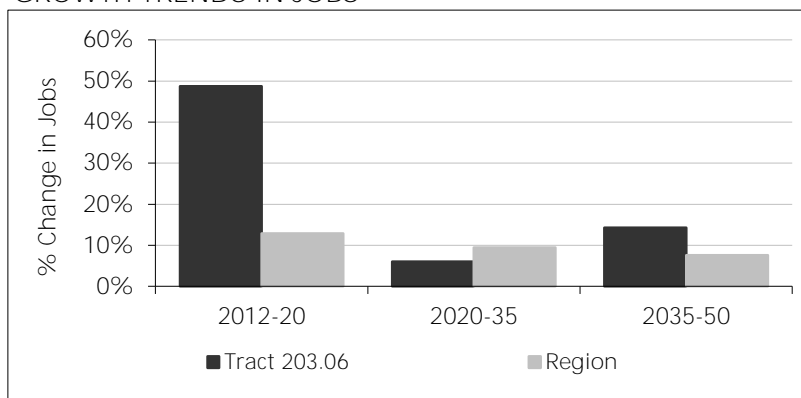
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	7,151	10,791	14,307	18,176	11,025	154%
Civilian Jobs	7,151	10,791	14,307	18,176	11,025	154%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	4,908	4,908	4,908	4,908	0	0%
Developed Acres	2,431	2,902	3,750	3,855	1,424	59%
Low Density Single Family	960	1,208	1,980	1,982	1,022	106%
Single Family	184	373	475	476	293	160%
Multiple Family	98	103	103	103	5	5%
Mobile Homes	104	104	104	104	0	0%
Other Residential	13	28	28	28	15	119%
Mixed Use	0	14	18	25	25	--
Industrial	211	193	205	205	-6	-3%
Commercial/Services	26	67	66	93	67	261%
Office	4	18	20	23	18	433%
Schools	48	80	124	191	143	297%
Roads and Freeways	209	226	227	227	18	9%
Agricultural and Extractive ²	472	385	297	294	-178	-38%
Parks and Military Use	103	103	103	103	0	0%
Vacant Developable Acres	1,997	1,527	678	574	-1,424	-71%
Low Density Single Family	1,533	1,285	513	511	-1,022	-67%
Single Family	165	41	25	25	-140	-85%
Multiple Family	2	0	0	0	-2	-100%
Mixed Use	17	11	11	4	-13	-76%
Industrial	36	26	13	0	-36	-100%
Commercial/Services	61	17	14	0	-61	-100%
Office	7	0	0	0	-7	-100%
Schools	177	145	101	34	-143	-81%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	1	0	0	0	0%
Constrained Acres	480	480	480	480	0	0%
Employment Density ³	24.7	29.6	33.7	34.6	9.9	40%
Residential Density ⁴	2.6	2.8	2.0	2.2	-0.4	-14%

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