

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 200.13

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	13,221	13,615	14,050	14,014	793	6%
Household Population	13,215	13,611	14,042	14,003	788	6%
Group Quarters Population	6	4	8	11	5	83%
Civilian	6	4	8	11	5	83%
Military	0	0	0	0	0	0%
Total Housing Units	4,921	4,984	5,045	5,045	124	3%
Single Family	3,790	3,853	3,914	3,914	124	3%
Multiple Family	1,131	1,131	1,131	1,131	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	4,654	4,700	4,817	4,799	145	3%
Single Family	3,660	3,706	3,815	3,800	140	4%
Multiple Family	994	994	1,002	999	5	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.4%	5.7%	4.5%	4.9%	-0.5	-9%
Single Family	3.4%	3.8%	2.5%	2.9%	-0.5	-15%
Multiple Family	12.1%	12.1%	11.4%	11.7%	-0.4	-3%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.84	2.90	2.92	2.92	0.1	3%

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	248	184	186	167	-81	-33%
\$15,000-\$29,999	344	273	227	179	-165	-48%
\$30,000-\$44,999	377	372	287	257	-120	-32%
\$45,000-\$59,999	421	394	376	368	-53	-13%
\$60,000-\$74,999	334	315	393	322	-12	-4%
\$75,000-\$99,999	729	577	483	435	-294	-40%
\$100,000-\$124,999	549	469	526	541	-8	-1%
\$125,000-\$149,999	351	484	425	389	38	11%
\$150,000-\$199,999	411	610	663	746	335	82%
\$200,000 or more	890	1,022	1,251	1,395	505	57%
Total Households	4,654	4,700	4,817	4,799	145	3%
Median Household Income						
Adjusted for inflation (\$2010)	\$95,679	\$112,527	\$121,697	\$133,387	\$37,708	39%

*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.

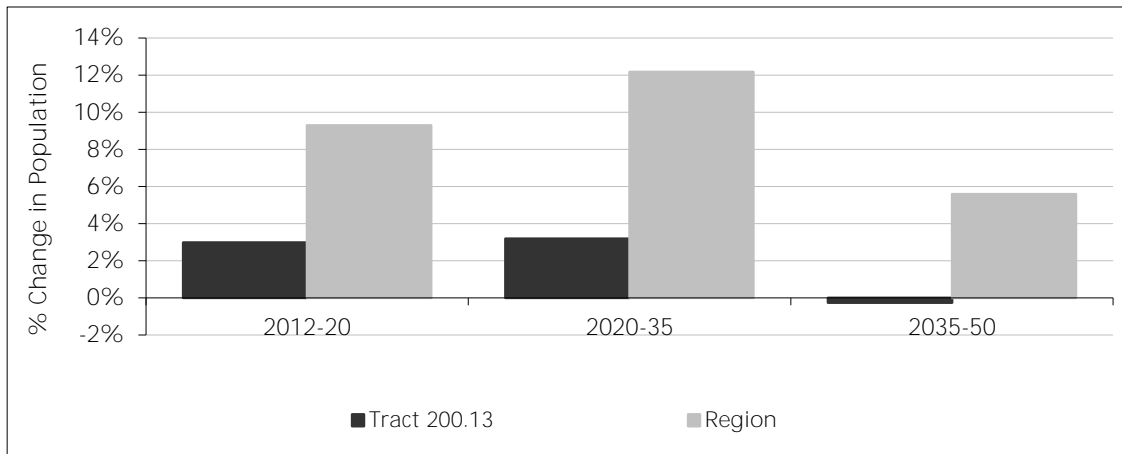
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	13,221	13,615	14,050	14,014	793	6%
Under 5	948	1,101	992	1,133	185	20%
5 to 9	1,357	1,485	1,382	1,526	169	12%
10 to 14	1,148	1,058	1,165	1,117	-31	-3%
15 to 17	532	428	518	443	-89	-17%
18 to 19	244	171	200	147	-97	-40%
20 to 24	419	387	382	327	-92	-22%
25 to 29	464	475	404	419	-45	-10%
30 to 34	802	811	684	813	11	1%
35 to 39	1,134	1,312	1,151	1,250	116	10%
40 to 44	1,415	1,314	1,481	1,266	-149	-11%
45 to 49	1,084	913	1,036	830	-254	-23%
50 to 54	848	705	791	677	-171	-20%
55 to 59	727	731	633	685	-42	-6%
60 to 61	287	336	255	278	-9	-3%
62 to 64	414	487	412	462	48	12%
65 to 69	585	801	761	835	250	43%
70 to 74	307	500	644	572	265	86%
75 to 79	224	296	564	478	254	113%
80 to 84	136	138	302	297	161	118%
85 and over	146	166	293	459	313	214%
Median Age	38.1	38.4	40.5	39.3	1.2	3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	13,221	13,615	14,050	14,014	793	6%
Hispanic	1,901	2,182	2,394	2,547	646	34%
Non-Hispanic	11,320	11,433	11,656	11,467	147	1%
White	9,044	9,040	8,819	8,471	-573	-6%
Black	228	225	180	132	-96	-42%
American Indian	24	18	11	7	-17	-71%
Asian	1,487	1,594	2,013	2,186	699	47%
Hawaiian / Pacific Islander	20	21	24	27	7	35%
Other	37	26	15	13	-24	-65%
Two or More Races	480	509	594	631	151	31%

GROWTH TRENDS IN TOTAL POPULATION



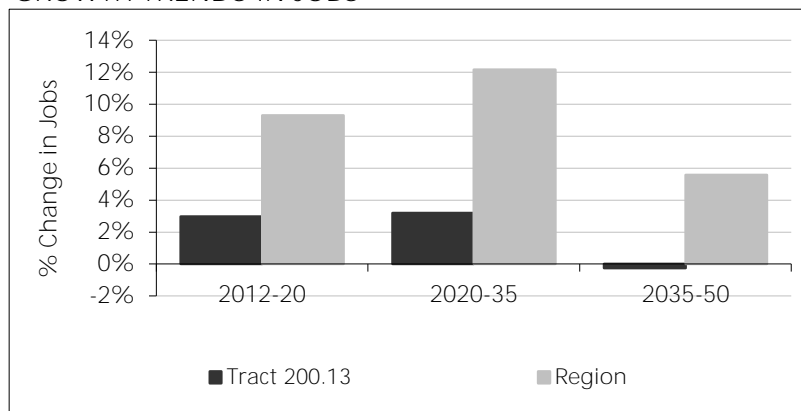
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,976	3,281	3,412	3,412	1,436	73%
Civilian Jobs	1,976	3,281	3,412	3,412	1,436	73%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	2,594	2,594	2,594	2,594	0	0%
Developed Acres	1,409	1,503	1,528	1,528	119	8%
Low Density Single Family	2	2	2	2	0	0%
Single Family	764	780	800	800	36	5%
Multiple Family	75	75	75	75	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	3	3	3	3	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	43	102	107	107	63	146%
Commercial/Services	34	53	53	53	19	54%
Office	2	2	2	2	0	0%
Schools	44	45	45	45	1	2%
Roads and Freeways	432	432	432	432	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	9	9	9	9	0	0%
Vacant Developable Acres	132	38	13	13	-119	-90%
Low Density Single Family	3	3	3	3	0	0%
Single Family	36	20	0	0	-36	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	63	5	0	0	-63	-100%
Commercial/Services	19	0	0	0	-19	-100%
Office	0	0	0	0	0	0%
Schools	1	0	0	0	-1	-100%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	10	10	10	10	0	0%
Constrained Acres	1,053	1,053	1,053	1,053	0	0%
Employment Density ³	15.9	16.3	16.5	16.5	0.6	4%
Residential Density ⁴	5.8	5.8	5.7	5.7	-0.1	-2%

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 residential acre (single family, multiple