

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 208.05

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,525	3,702	3,641	4,011	486	14%
Household Population	3,516	3,697	3,624	3,985	469	13%
Group Quarters Population	9	5	17	26	17	189%
Civilian	9	5	17	26	17	189%
Military	0	0	0	0	0	0%
Total Housing Units	1,117	1,134	1,141	1,288	171	15%
Single Family	822	839	862	884	62	8%
Multiple Family	295	295	279	404	109	37%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,095	1,116	1,124	1,255	160	15%
Single Family	822	827	849	861	39	5%
Multiple Family	273	289	275	394	121	44%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.0%	1.6%	1.5%	2.6%	0.6	30%
Single Family	0.0%	1.4%	1.5%	2.6%	2.6	0%
Multiple Family	7.5%	2.0%	1.4%	2.5%	-5.0	-67%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.21	3.31	3.22	3.18	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	24	44	42	47	23	96%
\$15,000-\$29,999	102	46	39	40	-62	-61%
\$30,000-\$44,999	165	167	110	114	-51	-31%
\$45,000-\$59,999	108	59	105	122	14	13%
\$60,000-\$74,999	90	150	120	63	-27	-30%
\$75,000-\$99,999	268	174	191	252	-16	-6%
\$100,000-\$124,999	127	173	141	119	-8	-6%
\$125,000-\$149,999	79	113	158	161	82	104%
\$150,000-\$199,999	79	81	94	151	72	91%
\$200,000 or more	53	109	124	186	133	251%
Total Households	1,095	1,116	1,124	1,255	160	15%
Median Household Income						
Adjusted for inflation (\$2010)	\$80,457	\$88,218	\$94,110	\$98,958	\$18,501	23%

*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.

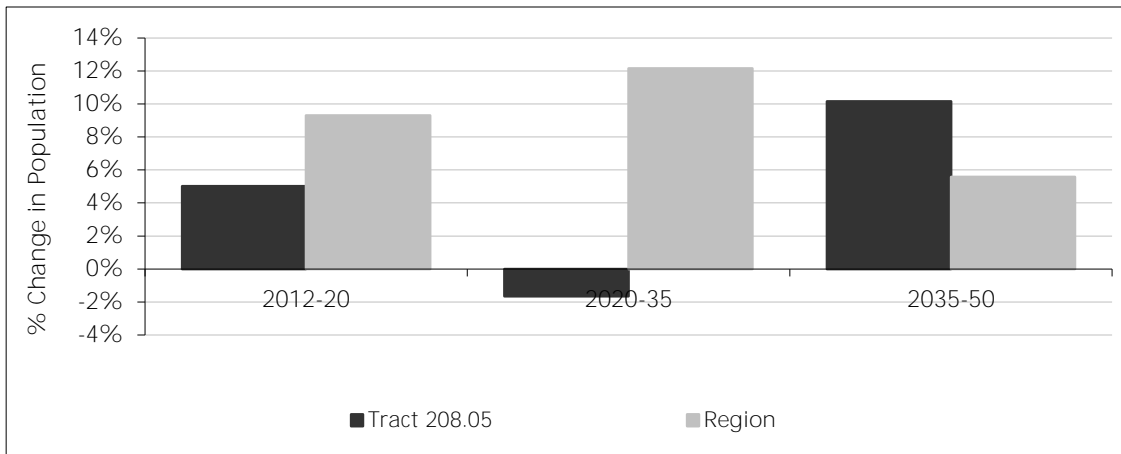
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,525	3,702	3,641	4,011	486	14%
Under 5	211	260	233	268	57	27%
5 to 9	203	226	210	243	40	20%
10 to 14	290	289	295	335	45	16%
15 to 17	218	190	196	209	-9	-4%
18 to 19	147	111	111	105	-42	-29%
20 to 24	259	249	224	220	-39	-15%
25 to 29	238	263	222	253	15	6%
30 to 34	191	205	194	230	39	20%
35 to 39	209	245	259	274	65	31%
40 to 44	236	227	252	248	12	5%
45 to 49	287	255	262	262	-25	-9%
50 to 54	281	240	238	232	-49	-17%
55 to 59	241	251	187	237	-4	-2%
60 to 61	55	68	50	64	9	16%
62 to 64	101	129	91	114	13	13%
65 to 69	126	180	174	215	89	71%
70 to 74	101	170	201	198	97	96%
75 to 79	33	44	69	60	27	82%
80 to 84	54	51	96	100	46	85%
85 and over	44	49	77	144	100	227%
Median Age	35.1	36.2	37.6	37.6	2.5	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,525	3,702	3,641	4,011	486	14%
Hispanic	1,290	1,527	1,726	2,090	800	62%
Non-Hispanic	2,235	2,175	1,915	1,921	-314	-14%
White	2,033	1,963	1,678	1,636	-397	-20%
Black	30	32	29	32	2	7%
American Indian	28	19	9	5	-23	-82%
Asian	59	70	100	132	73	124%
Hawaiian / Pacific Islander	10	11	12	15	5	50%
Other	0	0	0	0	0	0%
Two or More Races	75	80	87	101	26	35%

GROWTH TRENDS IN TOTAL POPULATION



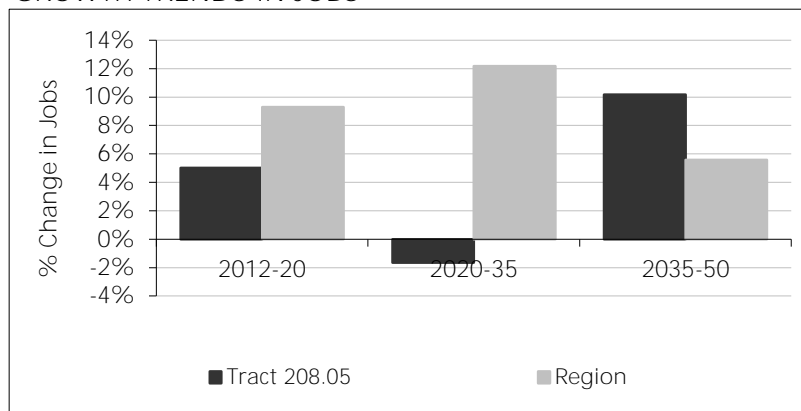
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	585	746	802	828	243	42%
Civilian Jobs	585	746	802	828	243	42%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,836	1,836	1,836	1,836	0	0%
Developed Acres	1,602	1,635	1,672	1,712	110	7%
Low Density Single Family	734	752	787	814	80	11%
Single Family	237	237	236	238	1	0%
Multiple Family	18	18	17	25	7	40%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	15	15	15	15	0	0%
Commercial/Services	48	67	69	72	24	49%
Office	3	2	3	3	1	25%
Schools	5	5	5	5	0	0%
Roads and Freeways	79	79	79	79	0	0%
Agricultural and Extractive ²	462	460	460	460	-2	0%
Parks and Military Use	1	1	1	1	0	0%
Vacant Developable Acres	193	161	124	83	-110	-57%
Low Density Single Family	116	98	63	36	-80	-69%
Single Family	34	34	34	30	-4	-11%
Multiple Family	7	7	7	0	-7	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	37	22	20	17	-20	-54%
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	41	41	41	41	0	0%
Employment Density ³	8.3	8.4	8.7	8.7	0.5	5%
Residential Density ⁴	1.1	1.1	1.1	1.2	0.1	6%

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