

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 168.07

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,234	7,767	11,993	12,266	5,032	70%
Household Population	7,192	7,742	11,935	12,187	4,995	69%
Group Quarters Population	42	25	58	79	37	88%
Civilian	42	25	58	79	37	88%
Military	0	0	0	0	0	0%
Total Housing Units	2,601	2,753	4,179	4,344	1,743	67%
Single Family	1,789	1,941	3,367	3,435	1,646	92%
Multiple Family	190	190	190	287	97	51%
Mobile Homes	622	622	622	622	0	0%
Occupied Housing Units	2,461	2,613	3,988	4,097	1,636	66%
Single Family	1,696	1,851	3,225	3,272	1,576	93%
Multiple Family	172	168	171	239	67	39%
Mobile Homes	593	594	592	586	-7	-1%
Vacancy Rate	5.4%	5.1%	4.6%	5.7%	0.3	6%
Single Family	5.2%	4.6%	4.2%	4.7%	-0.5	-10%
Multiple Family	9.5%	11.6%	10.0%	16.7%	7.2	76%
Mobile Homes	4.7%	4.5%	4.8%	5.8%	1.1	23%
Persons per Household	2.92	2.96	2.99	2.97	0.1	2%

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	46	213	265	217	171	372%
\$15,000-\$29,999	220	338	410	395	175	80%
\$30,000-\$44,999	201	367	563	513	312	155%
\$45,000-\$59,999	356	336	423	468	112	31%
\$60,000-\$74,999	285	221	467	444	159	56%
\$75,000-\$99,999	442	439	615	617	175	40%
\$100,000-\$124,999	300	299	407	420	120	40%
\$125,000-\$149,999	215	168	319	393	178	83%
\$150,000-\$199,999	261	158	314	361	100	38%
\$200,000 or more	135	74	205	269	134	99%
Total Households	2,461	2,613	3,988	4,097	1,636	66%

*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.

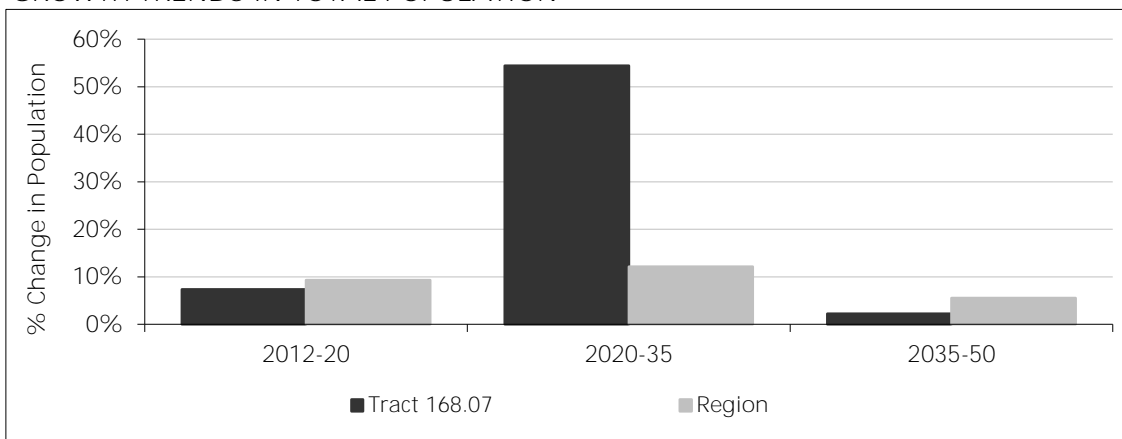
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,234	7,767	11,993	12,266	5,032	70%
Under 5	343	423	597	689	346	101%
5 to 9	428	496	729	814	386	90%
10 to 14	480	478	762	762	282	59%
15 to 17	333	285	490	444	111	33%
18 to 19	237	170	282	229	-8	-3%
20 to 24	465	454	684	597	132	28%
25 to 29	395	411	546	567	172	44%
30 to 34	412	446	593	706	294	71%
35 to 39	389	475	676	727	338	87%
40 to 44	465	460	781	692	227	49%
45 to 49	574	511	875	762	188	33%
50 to 54	668	575	932	845	177	26%
55 to 59	592	640	804	966	374	63%
60 to 61	217	277	300	354	137	63%
62 to 64	304	380	449	544	240	79%
65 to 69	363	511	674	760	397	109%
70 to 74	186	319	597	530	344	185%
75 to 79	159	220	563	450	291	183%
80 to 84	117	121	376	372	255	218%
85 and over	107	115	283	456	349	326%
Median Age	41.5	42.7	44.1	44.3	2.8	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,234	7,767	11,993	12,266	5,032	70%
Hispanic	1,398	1,729	3,206	3,746	2,348	168%
Non-Hispanic	5,836	6,038	8,787	8,520	2,684	46%
White	5,378	5,512	7,744	7,259	1,881	35%
Black	113	132	256	309	196	173%
American Indian	41	31	19	11	-30	-73%
Asian	109	141	346	457	348	319%
Hawaiian / Pacific Islander	19	23	46	57	38	200%
Other	4	5	9	10	6	150%
Two or More Races	172	194	367	417	245	142%

GROWTH TRENDS IN TOTAL POPULATION



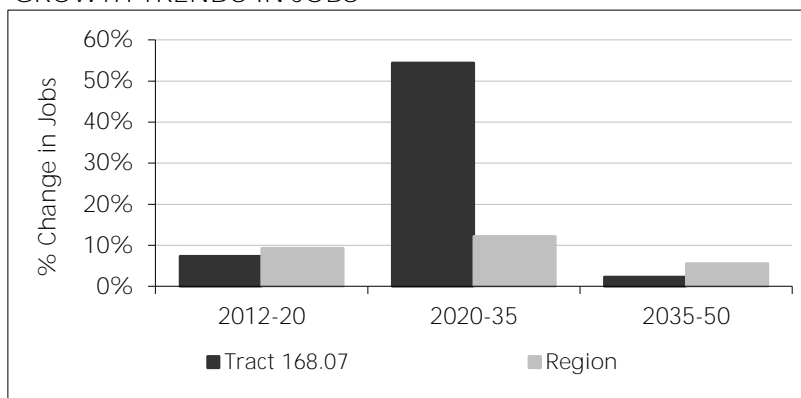
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	489	611	637	637	148	30%
Civilian Jobs	489	611	637	637	148	30%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,300	1,300	1,300	1,300	0	0%
Developed Acres	981	1,008	1,216	1,242	262	27%
Low Density Single Family	96	96	230	239	143	148%
Single Family	623	652	819	837	214	34%
Multiple Family	7	7	7	11	4	61%
Mobile Homes	102	96	5	1	-101	-99%
Other Residential	1	1	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	12	25	25	25	14	118%
Commercial/Services	12	2	2	2	-10	-84%
Office	0	0	0	0	0	0%
Schools	14	14	14	14	0	0%
Roads and Freeways	114	114	114	114	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	1	1	0	0	-1	-89%
Vacant Developable Acres	269	241	34	7	-262	-97%
Low Density Single Family	147	147	13	4	-143	-97%
Single Family	115	91	20	2	-113	-98%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	6	2	0	0	-6	-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	51	51	51	51	0	0%
Employment Density ³	13.1	15.0	15.5	15.5	2.5	19%
Residential Density ⁴	3.1	3.2	3.9	4.0	0.9	27%

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