

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 207.05

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,638	4,844	5,688	5,831	1,193	26%
Household Population	4,602	4,821	5,639	5,763	1,161	25%
Group Quarters Population	36	23	49	68	32	89%
Civilian	36	23	49	68	32	89%
Military	0	0	0	0	0	0%
Total Housing Units	1,448	1,496	1,761	1,824	376	26%
Single Family	1,447	1,495	1,760	1,823	376	26%
Multiple Family	1	1	1	1	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,426	1,470	1,752	1,797	371	26%
Single Family	1,426	1,470	1,751	1,797	371	26%
Multiple Family	0	0	1	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.5%	1.7%	0.5%	1.5%	0.0	0%
Single Family	1.5%	1.7%	0.5%	1.4%	-0.1	-7%
Multiple Family	100.0%	100.0%	0.0%	100.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.23	3.28	3.22	3.21	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	73	155	144	132	59	81%
\$15,000-\$29,999	114	156	167	147	33	29%
\$30,000-\$44,999	128	237	247	215	87	68%
\$45,000-\$59,999	235	191	184	175	-60	-26%
\$60,000-\$74,999	139	92	155	186	47	34%
\$75,000-\$99,999	226	182	206	191	-35	-15%
\$100,000-\$124,999	194	144	157	192	-2	-1%
\$125,000-\$149,999	150	88	144	131	-19	-13%
\$150,000-\$199,999	87	87	136	159	72	83%
\$200,000 or more	80	138	212	269	189	236%
Total Households	1,426	1,470	1,752	1,797	371	26%
Median Household Income						
Adjusted for inflation (\$2010)	\$77,655	\$59,686	\$72,968	\$80,694	\$3,039	4%

*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.

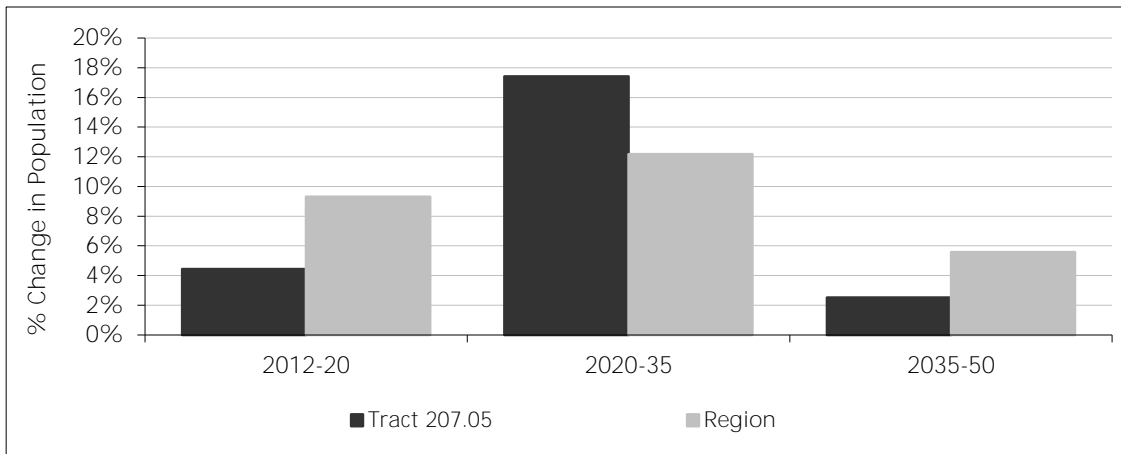
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,638	4,844	5,688	5,831	1,193	26%
Under 5	307	369	409	423	116	38%
5 to 9	272	297	336	346	74	27%
10 to 14	304	292	357	382	78	26%
15 to 17	239	208	269	282	43	18%
18 to 19	150	110	129	133	-17	-11%
20 to 24	308	295	316	322	14	5%
25 to 29	282	303	313	337	55	20%
30 to 34	278	287	304	314	36	13%
35 to 39	263	304	353	334	71	27%
40 to 44	314	299	433	405	91	29%
45 to 49	354	323	401	409	55	16%
50 to 54	354	311	361	386	32	9%
55 to 59	316	332	313	391	75	24%
60 to 61	95	109	85	86	-9	-9%
62 to 64	132	158	152	169	37	28%
65 to 69	192	256	242	237	45	23%
70 to 74	141	224	286	252	111	79%
75 to 79	127	163	284	244	117	92%
80 to 84	100	93	169	133	33	33%
85 and over	110	111	176	246	136	124%
Median Age	38.4	39.3	40.7	40.5	2.1	5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,638	4,844	5,688	5,831	1,193	26%
Hispanic	1,626	1,940	3,132	4,087	2,461	151%
Non-Hispanic	3,012	2,904	2,556	1,744	-1,268	-42%
White	2,625	2,461	1,900	983	-1,642	-63%
Black	51	62	98	126	75	147%
American Indian	15	13	11	10	-5	-33%
Asian	231	263	391	441	210	91%
Hawaiian / Pacific Islander	5	7	12	15	10	200%
Other	1	1	1	1	0	0%
Two or More Races	84	97	143	168	84	100%

GROWTH TRENDS IN TOTAL POPULATION



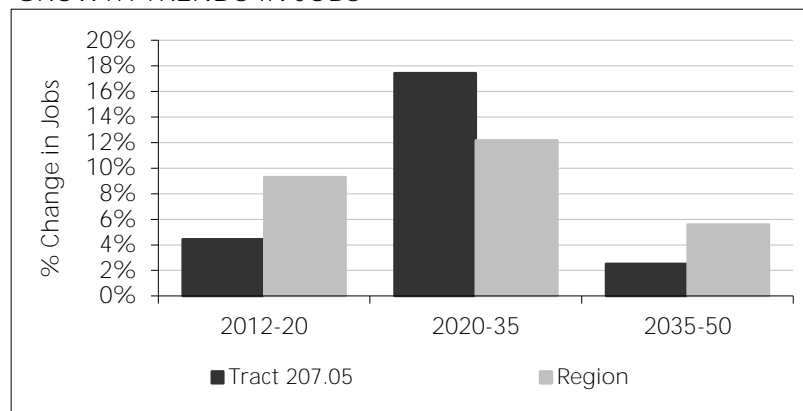
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	295	295	299	299	4	1%
Civilian Jobs	295	295	299	299	4	1%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	838	838	838	838	0	0%
Developed Acres	709	740	807	825	116	16%
Low Density Single Family	46	56	56	56	10	21%
Single Family	431	455	564	586	154	36%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	3	3	3	3	0	0%
Commercial/Services	39	39	39	39	0	0%
Office	0	0	0	0	0	0%
Schools	6	6	6	6	0	0%
Roads and Freeways	131	131	131	131	0	0%
Agricultural and Extractive ²	48	46	4	0	-48	-100%
Parks and Military Use	3	3	3	3	0	0%
Vacant Developable Acres	127	96	29	11	-116	-91%
Low Density Single Family	10	0	0	0	-10	-100%
Single Family	118	96	29	11	-107	-91%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
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	2	2	2	2	0	0%
Employment Density ³	6.1	6.1	6.2	6.2	0.1	1%
Residential Density ⁴	3.0	2.9	2.8	2.8	-0.2	-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