

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 201.08

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,024	6,169	6,287	6,281	257	4%
Household Population	6,024	6,169	6,287	6,281	257	4%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,675	1,684	1,713	1,722	47	3%
Single Family	591	600	611	615	24	4%
Multiple Family	1,084	1,084	1,102	1,107	23	2%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,646	1,653	1,694	1,692	46	3%
Single Family	566	575	592	587	21	4%
Multiple Family	1,080	1,078	1,102	1,105	25	2%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.7%	1.8%	1.1%	1.7%	0.0	0%
Single Family	4.2%	4.2%	3.1%	4.6%	0.4	10%
Multiple Family	0.4%	0.6%	0.0%	0.2%	-0.2	-50%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.66	3.73	3.71	3.71	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	104	146	123	100	-4	-4%
\$15,000-\$29,999	245	238	237	197	-48	-20%
\$30,000-\$44,999	312	221	226	254	-58	-19%
\$45,000-\$59,999	374	272	222	179	-195	-52%
\$60,000-\$74,999	283	215	216	176	-107	-38%
\$75,000-\$99,999	183	225	246	296	113	62%
\$100,000-\$124,999	69	145	169	190	121	175%
\$125,000-\$149,999	24	49	88	118	94	392%
\$150,000-\$199,999	38	74	77	73	35	92%
\$200,000 or more	14	68	90	109	95	679%
Total Households	1,646	1,653	1,694	1,692	46	3%
Median Household Income						
Adjusted for inflation (\$2010)	\$51,497	\$57,215	\$62,708	\$69,886	\$18,389	36%

*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.

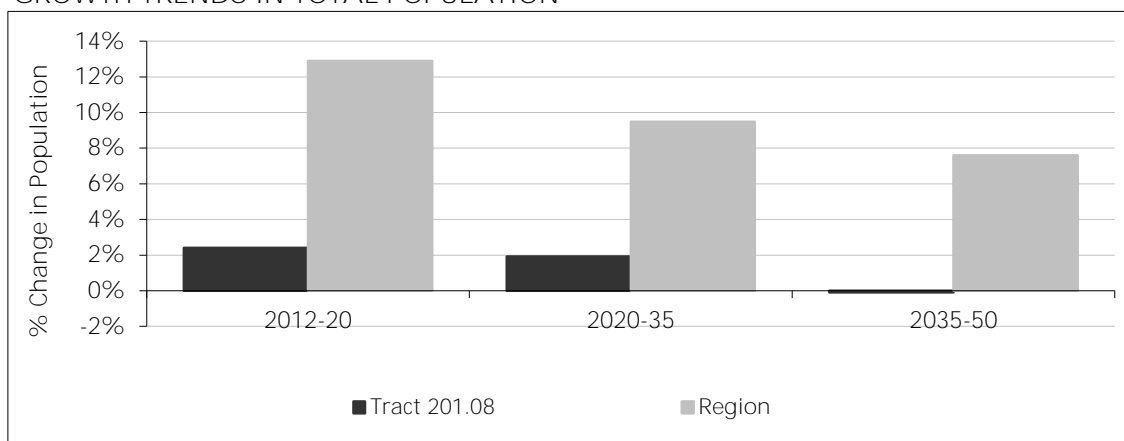
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,024	6,169	6,287	6,281	257	4%
Under 5	551	621	579	536	-15	-3%
5 to 9	528	535	583	583	55	10%
10 to 14	544	519	530	540	-4	-1%
15 to 17	341	296	294	310	-31	-9%
18 to 19	279	226	219	230	-49	-18%
20 to 24	531	533	461	480	-51	-10%
25 to 29	532	590	513	503	-29	-5%
30 to 34	471	484	509	481	10	2%
35 to 39	435	451	522	458	23	5%
40 to 44	425	385	510	456	31	7%
45 to 49	379	376	401	448	69	18%
50 to 54	295	303	298	349	54	18%
55 to 59	210	233	188	232	22	10%
60 to 61	76	89	68	72	-4	-5%
62 to 64	112	142	130	138	26	23%
65 to 69	115	163	180	175	60	52%
70 to 74	50	76	106	106	56	112%
75 to 79	28	36	61	60	32	114%
80 to 84	45	42	60	57	12	27%
85 and over	77	69	75	67	-10	-13%
Median Age	27.2	28.0	29.7	29.6	2.4	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,024	6,169	6,287	6,281	257	4%
Hispanic	4,256	4,573	5,112	5,433	1,177	28%
Non-Hispanic	1,768	1,596	1,175	848	-920	-52%
White	1,166	983	528	223	-943	-81%
Black	152	163	181	189	37	24%
American Indian	36	26	17	14	-22	-61%
Asian	317	324	340	314	-3	-1%
Hawaiian / Pacific Islander	5	6	10	13	8	160%
Other	1	1	1	1	0	0%
Two or More Races	91	93	98	94	3	3%

GROWTH TRENDS IN TOTAL POPULATION



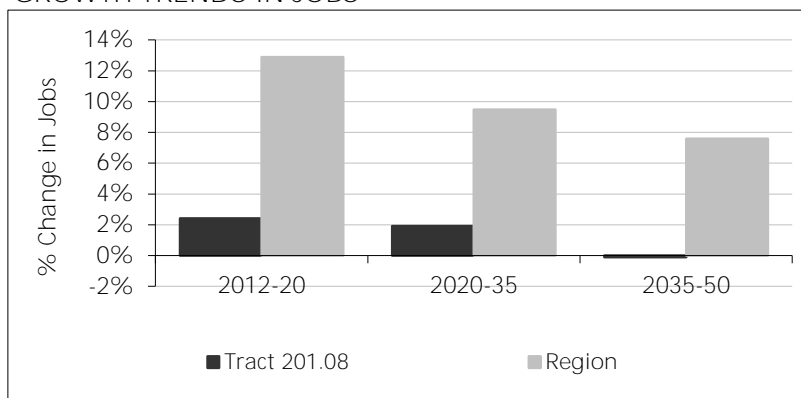
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	489	510	510	510	21	4%
Civilian Jobs	489	510	510	510	21	4%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	234	234	234	234	0	0%
Developed Acres	228	229	232	233	6	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	92	92	94	95	3	4%
Multiple Family	57	57	59	59	2	3%
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	0	0	0	0	0	0%
Commercial/Services	17	17	17	17	0	3%
Office	0	0	0	0	0	0%
Schools	12	12	12	12	0	0%
Roads and Freeways	44	44	44	44	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	6	6	6	6	0	0%
Vacant Developable Acres	6	5	1	0	-6	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	3	1	0	-3	-100%
Multiple Family	2	2	0	0	-2	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density ³	16.7	17.1	17.1	17.1	0.4	3%
Residential Density ⁴	11.3	11.3	11.2	11.2	-0.1	-1%

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