

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 209.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,296	3,507	4,187	4,201	905	27%
Household Population	3,138	3,366	4,016	4,009	871	28%
Group Quarters Population	158	141	171	192	34	22%
Civilian	158	141	171	192	34	22%
Military	0	0	0	0	0	0%
Total Housing Units	1,630	1,725	1,986	1,997	367	23%
Single Family	1,215	1,310	1,571	1,582	367	30%
Multiple Family	1	1	1	1	0	0%
Mobile Homes	414	414	414	414	0	0%
Occupied Housing Units	1,400	1,461	1,721	1,721	321	23%
Single Family	1,111	1,171	1,433	1,441	330	30%
Multiple Family	2	1	1	1	-1	-50%
Mobile Homes	287	289	287	279	-8	-3%
Vacancy Rate	14.1%	15.3%	13.3%	13.8%	-0.3	-2%
Single Family	8.6%	10.6%	8.8%	8.9%	0.3	3%
Multiple Family	-100.0%	0.0%	0.0%	0.0%	100.0	-100%
Mobile Homes	30.7%	30.2%	30.7%	32.6%	1.9	6%
Persons per Household	2.24	2.30	2.33	2.33	0.1	4%

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	246	316	342	322	76	31%
\$15,000-\$29,999	275	190	209	204	-71	-26%
\$30,000-\$44,999	201	124	133	130	-71	-35%
\$45,000-\$59,999	127	229	272	248	121	95%
\$60,000-\$74,999	121	115	123	128	7	6%
\$75,000-\$99,999	113	111	149	158	45	40%
\$100,000-\$124,999	109	101	124	99	-10	-9%
\$125,000-\$149,999	44	79	95	122	78	177%
\$150,000-\$199,999	65	74	114	126	61	94%
\$200,000 or more	99	122	160	184	85	86%
Total Households	1,400	1,461	1,721	1,721	321	23%
Median Household Income						
Adjusted for inflation (\$2010)	\$43,358	\$51,583	\$54,733	\$57,369	\$14,011	32%

*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.

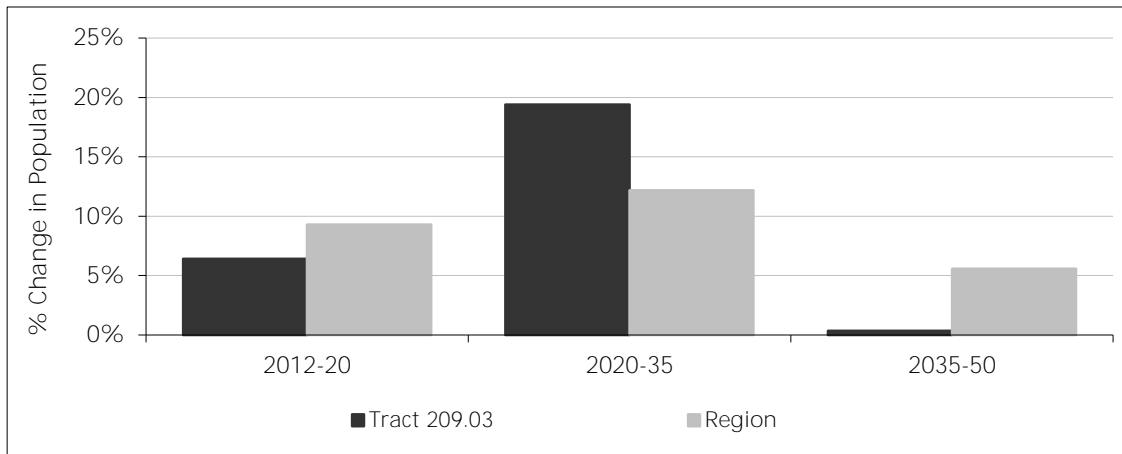
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,296	3,507	4,187	4,201	905	27%
Under 5	133	131	127	130	-3	-2%
5 to 9	139	134	133	133	-6	-4%
10 to 14	155	134	138	126	-29	-19%
15 to 17	88	72	75	59	-29	-33%
18 to 19	80	54	60	42	-38	-48%
20 to 24	143	122	117	97	-46	-32%
25 to 29	143	146	129	130	-13	-9%
30 to 34	183	189	180	198	15	8%
35 to 39	154	174	191	184	30	19%
40 to 44	154	141	176	143	-11	-7%
45 to 49	200	175	229	198	-2	-1%
50 to 54	229	182	227	195	-34	-15%
55 to 59	333	322	282	304	-29	-9%
60 to 61	108	130	111	123	15	14%
62 to 64	216	256	232	279	63	29%
65 to 69	315	436	488	549	234	74%
70 to 74	203	332	490	424	221	109%
75 to 79	135	176	362	283	148	110%
80 to 84	81	77	191	189	108	133%
85 and over	104	124	249	415	311	299%
Median Age	51.7	56.5	60.5	62.4	10.7	21%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,296	3,507	4,187	4,201	905	27%
Hispanic	574	717	1,010	1,115	541	94%
Non-Hispanic	2,722	2,790	3,177	3,086	364	13%
White	2,003	2,142	2,602	2,540	537	27%
Black	57	75	116	135	78	137%
American Indian	509	385	149	46	-463	-91%
Asian	58	76	144	181	123	212%
Hawaiian / Pacific Islander	2	3	6	6	4	200%
Other	4	4	5	6	2	50%
Two or More Races	89	105	155	172	83	93%

GROWTH TRENDS IN TOTAL POPULATION



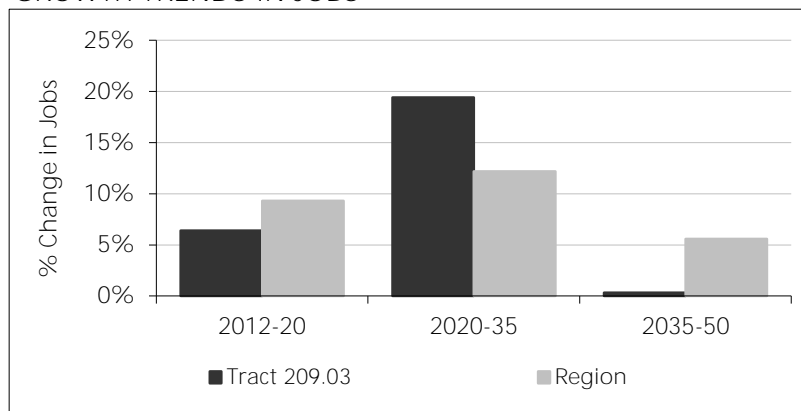
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	892	964	1,064	1,130	238	27%
Civilian Jobs	892	964	1,064	1,130	238	27%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	319,922	319,922	319,922	319,922	0	0%
Developed Acres	30,319	35,416	46,216	46,618	16,299	54%
Low Density Single Family	10,920	15,997	26,771	27,170	16,250	149%
Single Family	166	168	184	185	18	11%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	221	221	221	221	0	0%
Other Residential	38	38	38	38	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	203	203	203	203	0	0%
Commercial/Services	1,672	1,685	1,692	1,696	24	1%
Office	2	0	0	0	-2	-96%
Schools	14	14	14	14	0	0%
Roads and Freeways	1,549	1,549	1,549	1,549	0	0%
Agricultural and Extractive ²	10,852	10,852	10,851	10,850	-2	0%
Parks and Military Use	4,681	4,690	4,693	4,693	12	0%
Vacant Developable Acres	49,970	44,873	34,073	33,671	-16,299	-33%
Low Density Single Family	49,679	44,603	33,829	33,430	-16,250	-33%
Single Family	179	177	161	161	-18	-10%
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	100	90	83	81	-20	-19%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	12	3	0	0	-12	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	239,633	239,633	239,633	239,633	0	0%
Employment Density ³	0.5	0.5	0.6	0.6	0.1	25%
Residential Density ⁴	0.1	0.1	0.1	0.1	-0.1	-50%

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