

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 214

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,203	7,428	9,797	10,045	2,842	39%
Household Population	6,685	6,913	9,274	9,516	2,831	42%
Group Quarters Population	518	515	523	529	11	2%
Civilian	4	1	9	15	11	275%
Military	514	514	514	514	0	0%
Total Housing Units	2,930	2,975	4,021	4,249	1,319	45%
Single Family	1,980	1,979	1,742	1,701	-279	-14%
Multiple Family	950	996	2,279	2,548	1,598	168%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,821	2,840	3,858	3,983	1,162	41%
Single Family	1,899	1,873	1,645	1,559	-340	-18%
Multiple Family	922	967	2,213	2,424	1,502	163%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.7%	4.5%	4.1%	6.3%	2.6	70%
Single Family	4.1%	5.4%	5.6%	8.3%	4.2	102%
Multiple Family	2.9%	2.9%	2.9%	4.9%	2.0	69%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.37	2.43	2.40	2.39	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	224	127	135	131	-93	-42%
\$15,000-\$29,999	391	474	470	354	-37	-9%
\$30,000-\$44,999	364	305	473	492	128	35%
\$45,000-\$59,999	286	300	278	317	31	11%
\$60,000-\$74,999	264	311	437	292	28	11%
\$75,000-\$99,999	346	322	449	605	259	75%
\$100,000-\$124,999	260	288	355	350	90	35%
\$125,000-\$149,999	193	201	345	344	151	78%
\$150,000-\$199,999	251	232	384	436	185	74%
\$200,000 or more	242	280	532	662	420	174%
Total Households	2,821	2,840	3,858	3,983	1,162	41%
Median Household Income						
Adjusted for inflation (\$2010)	\$68,267	\$70,322	\$82,572	\$91,756	\$23,489	34%

*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.

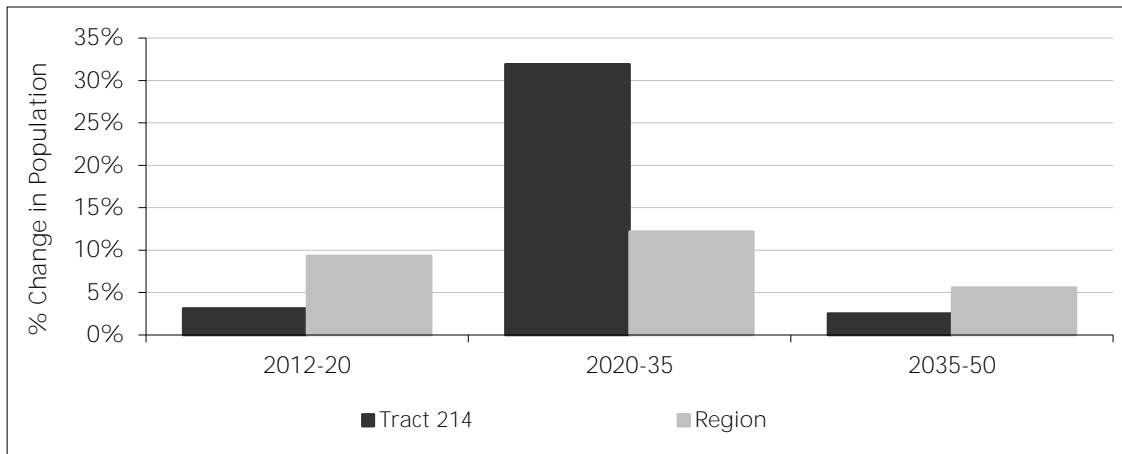
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,203	7,428	9,797	10,045	2,842	39%
Under 5	640	661	923	950	310	48%
5 to 9	429	443	614	632	203	47%
10 to 14	326	339	456	476	150	46%
15 to 17	151	162	195	198	47	31%
18 to 19	206	216	359	374	168	82%
20 to 24	787	812	1,078	1,109	322	41%
25 to 29	822	846	1,114	1,138	316	38%
30 to 34	677	693	860	884	207	31%
35 to 39	573	594	785	800	227	40%
40 to 44	449	456	579	592	143	32%
45 to 49	415	425	534	539	124	30%
50 to 54	387	393	495	502	115	30%
55 to 59	361	370	458	467	106	29%
60 to 61	123	131	160	166	43	35%
62 to 64	175	180	263	267	92	53%
65 to 69	175	177	217	220	45	26%
70 to 74	138	140	172	177	39	28%
75 to 79	126	139	188	190	64	51%
80 to 84	110	116	147	155	45	41%
85 and over	133	135	200	209	76	57%
Median Age	31.8	31.7	30.9	30.8	-1.0	-3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,203	7,428	9,797	10,045	2,842	39%
Hispanic	1,219	1,252	1,632	1,675	456	37%
Non-Hispanic	5,984	6,176	8,165	8,370	2,386	40%
White	4,811	4,961	6,560	6,723	1,912	40%
Black	384	397	503	517	133	35%
American Indian	31	31	53	56	25	81%
Asian	394	404	532	541	147	37%
Hawaiian / Pacific Islander	42	45	66	69	27	64%
Other	33	33	33	33	0	0%
Two or More Races	289	305	418	431	142	49%

GROWTH TRENDS IN TOTAL POPULATION



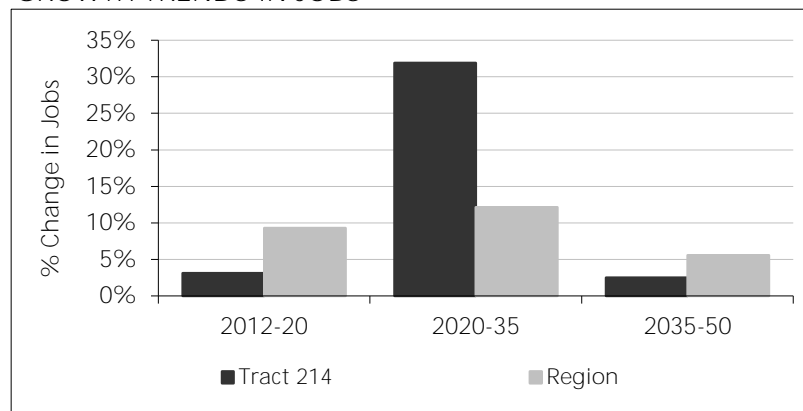
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	7,143	7,783	8,156	8,157	1,014	14%
Civilian Jobs	5,161	5,801	6,174	6,175	1,014	20%
Military Jobs	1,982	1,982	1,982	1,982	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	846	846	846	846	0	0%
Developed Acres	763	777	781	781	18	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	172	173	158	155	-17	-10%
Multiple Family	22	23	39	42	20	94%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	6	22	25	25	--
Industrial	20	21	20	20	0	0%
Commercial/Services	211	209	201	199	-12	-6%
Office	28	29	25	24	-3	-12%
Schools	6	11	11	11	5	79%
Roads and Freeways	202	202	202	202	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	102	102	102	102	0	0%
Vacant Developable Acres	30	16	12	12	-18	-59%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	0	0	0	-3	-96%
Multiple Family	1	1	0	0	-1	-100%
Mixed Use	1	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	17	13	11	11	-7	-38%
Office	2	0	0	0	-2	-100%
Schools	5	0	0	0	-5	-100%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	53	53	53	53	0	0%
Employment Density ³	19.5	21.2	23.0	23.1	3.6	19%
Residential Density ⁴	15.1	14.9	19.3	20.2	5.1	34%

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