

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 203.07

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,177	7,663	10,638	11,304	4,127	58%
Household Population	6,912	7,430	10,353	10,988	4,076	59%
Group Quarters Population	265	233	285	316	51	19%
Civilian	265	233	285	316	51	19%
Military	0	0	0	0	0	0%
Total Housing Units	2,759	2,890	4,002	4,290	1,531	55%
Single Family	1,332	1,412	2,148	2,332	1,000	75%
Multiple Family	526	577	953	1,057	531	101%
Mobile Homes	901	901	901	901	0	0%
Occupied Housing Units	2,693	2,826	3,920	4,170	1,477	55%
Single Family	1,300	1,378	2,104	2,279	979	75%
Multiple Family	507	561	934	1,028	521	103%
Mobile Homes	886	887	882	863	-23	-3%
Vacancy Rate	2.4%	2.2%	2.0%	2.8%	0.4	17%
Single Family	2.4%	2.4%	2.0%	2.3%	-0.1	-4%
Multiple Family	3.6%	2.8%	2.0%	2.7%	-0.9	-25%
Mobile Homes	1.7%	1.6%	2.1%	4.2%	2.5	147%
Persons per Household	2.57	2.63	2.64	2.64	0.1	3%

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	225	220	262	234	9	4%
\$15,000-\$29,999	401	371	452	420	19	5%
\$30,000-\$44,999	388	432	529	497	109	28%
\$45,000-\$59,999	336	421	565	551	215	64%
\$60,000-\$74,999	320	339	469	492	172	54%
\$75,000-\$99,999	391	426	587	668	277	71%
\$100,000-\$124,999	255	234	384	454	199	78%
\$125,000-\$149,999	106	138	230	276	170	160%
\$150,000-\$199,999	142	127	219	286	144	101%
\$200,000 or more	129	118	223	292	163	126%
Total Households	2,693	2,826	3,920	4,170	1,477	55%
Median Household Income						
Adjusted for inflation (\$2010)	\$59,844	\$58,895	\$64,861	\$71,677	\$11,833	20%

*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.

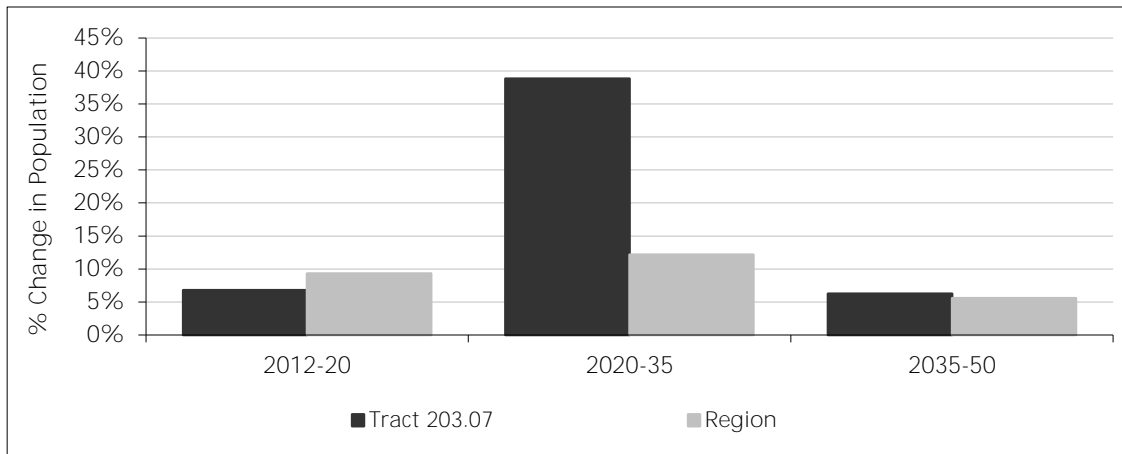
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,177	7,663	10,638	11,304	4,127	58%
Under 5	413	495	653	709	296	72%
5 to 9	414	457	631	699	285	69%
10 to 14	397	384	549	606	209	53%
15 to 17	231	204	313	330	99	43%
18 to 19	168	121	165	174	6	4%
20 to 24	421	414	542	595	174	41%
25 to 29	470	517	659	714	244	52%
30 to 34	464	490	655	727	263	57%
35 to 39	438	502	745	761	323	74%
40 to 44	498	467	728	659	161	32%
45 to 49	504	456	670	722	218	43%
50 to 54	622	541	754	804	182	29%
55 to 59	597	641	719	952	355	59%
60 to 61	189	233	264	323	134	71%
62 to 64	278	335	364	401	123	44%
65 to 69	331	452	544	582	251	76%
70 to 74	257	410	575	468	211	82%
75 to 79	217	280	559	445	228	105%
80 to 84	142	136	300	252	110	77%
85 and over	126	128	249	381	255	202%
Median Age	41.7	42.6	42.8	42.6	0.9	2%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,177	7,663	10,638	11,304	4,127	58%
Hispanic	2,102	2,577	4,995	6,895	4,793	228%
Non-Hispanic	5,075	5,086	5,643	4,409	-666	-13%
White	4,141	3,991	3,695	2,022	-2,119	-51%
Black	148	183	351	474	326	220%
American Indian	35	31	33	27	-8	-23%
Asian	534	625	1,114	1,331	797	149%
Hawaiian / Pacific Islander	12	17	35	49	37	308%
Other	10	11	15	17	7	70%
Two or More Races	195	228	400	489	294	151%

GROWTH TRENDS IN TOTAL POPULATION



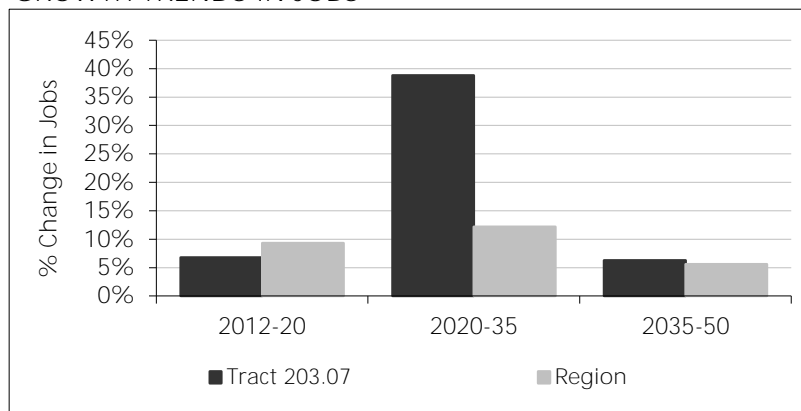
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	15,621	18,033	20,137	20,537	4,916	31%
Civilian Jobs	15,621	18,033	20,137	20,537	4,916	31%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	5,517	5,517	5,517	5,517	0	0%
Developed Acres	2,409	2,617	3,201	3,335	926	38%
Low Density Single Family	337	471	728	767	430	127%
Single Family	311	322	698	775	464	149%
Multiple Family	23	24	24	24	0	2%
Mobile Homes	111	111	111	111	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	3	14	14	14	--
Industrial	710	717	754	772	62	9%
Commercial/Services	250	273	273	271	21	8%
Office	7	10	16	19	12	164%
Schools	0	0	0	0	0	0%
Roads and Freeways	416	446	446	446	30	7%
Agricultural and Extractive ²	95	95	0	0	-95	-100%
Parks and Military Use	148	144	138	137	-11	-7%
Vacant Developable Acres	1,256	1,048	464	330	-926	-74%
Low Density Single Family	699	566	309	269	-430	-61%
Single Family	422	410	135	59	-362	-86%
Multiple Family	0	0	0	0	0	0%
Mixed Use	5	2	0	0	-5	-100%
Industrial	102	64	18	0	-102	-100%
Commercial/Services	19	0	0	0	-19	-100%
Office	9	6	1	0	-9	-100%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	1,852	1,852	1,852	1,852	0	0%
Employment Density ³	16.2	18.0	19.2	19.2	3.1	19%
Residential Density ⁴	3.5	3.1	2.6	2.5	-1.0	-28%

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