

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 192.07

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,108	9,207	10,301	9,516	408	4%
Household Population	9,010	9,125	10,189	9,382	372	4%
Group Quarters Population	98	82	112	134	36	37%
Civilian	98	82	112	134	36	37%
Military	0	0	0	0	0	0%
Total Housing Units	2,941	2,997	3,338	3,172	231	8%
Single Family	1,843	1,899	2,225	2,271	428	23%
Multiple Family	961	961	976	764	-197	-20%
Mobile Homes	137	137	137	137	0	0%
Occupied Housing Units	2,826	2,853	3,195	3,026	200	7%
Single Family	1,790	1,823	2,150	2,178	388	22%
Multiple Family	905	898	912	716	-189	-21%
Mobile Homes	131	132	133	132	1	1%
Vacancy Rate	3.9%	4.8%	4.3%	4.6%	0.7	18%
Single Family	2.9%	4.0%	3.4%	4.1%	1.2	41%
Multiple Family	5.8%	6.6%	6.6%	6.3%	0.5	9%
Mobile Homes	4.4%	3.6%	2.9%	3.6%	-0.8	-18%
Persons per Household	3.19	3.20	3.19	3.10	-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	207	181	157	121	-86	-42%
\$15,000-\$29,999	467	294	268	193	-274	-59%
\$30,000-\$44,999	433	322	370	312	-121	-28%
\$45,000-\$59,999	443	333	272	246	-197	-44%
\$60,000-\$74,999	224	309	375	337	113	50%
\$75,000-\$99,999	425	439	485	433	8	2%
\$100,000-\$124,999	184	275	332	368	184	100%
\$125,000-\$149,999	184	212	275	254	70	38%
\$150,000-\$199,999	137	219	285	340	203	148%
\$200,000 or more	122	269	376	422	300	246%
Total Households	2,826	2,853	3,195	3,026	200	7%
Median Household Income						
Adjusted for inflation (\$2010)	\$55,361	\$74,393	\$83,015	\$92,552	\$37,191	67%

*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.

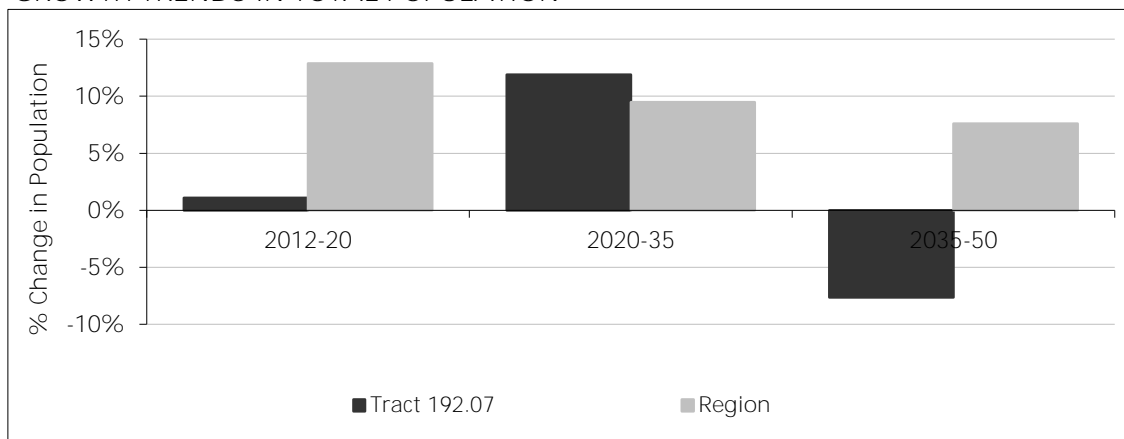
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,108	9,207	10,301	9,516	408	4%
Under 5	717	853	902	830	113	16%
5 to 9	662	704	832	789	127	19%
10 to 14	671	636	725	687	16	2%
15 to 17	435	367	414	393	-42	-10%
18 to 19	292	209	234	199	-93	-32%
20 to 24	699	663	661	628	-71	-10%
25 to 29	716	791	775	746	30	4%
30 to 34	600	620	709	674	74	12%
35 to 39	478	517	614	527	49	10%
40 to 44	502	459	639	538	36	7%
45 to 49	541	469	535	494	-47	-9%
50 to 54	595	505	533	506	-89	-15%
55 to 59	551	535	465	523	-28	-5%
60 to 61	194	212	161	156	-38	-20%
62 to 64	283	314	277	279	-4	-1%
65 to 69	347	416	390	356	9	3%
70 to 74	257	377	488	382	125	49%
75 to 79	211	249	414	304	93	44%
80 to 84	184	159	311	255	71	39%
85 and over	173	152	222	250	77	45%
Median Age	33.0	33.1	34.3	33.6	0.6	2%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,108	9,207	10,301	9,516	408	4%
Hispanic	4,104	4,775	6,309	6,614	2,510	61%
Non-Hispanic	5,004	4,432	3,992	2,902	-2,102	-42%
White	4,205	3,630	2,983	1,885	-2,320	-55%
Black	209	205	204	169	-40	-19%
American Indian	25	20	18	14	-11	-44%
Asian	321	331	479	518	197	61%
Hawaiian / Pacific Islander	59	58	66	68	9	15%
Other	16	15	18	17	1	6%
Two or More Races	169	173	224	231	62	37%

GROWTH TRENDS IN TOTAL POPULATION



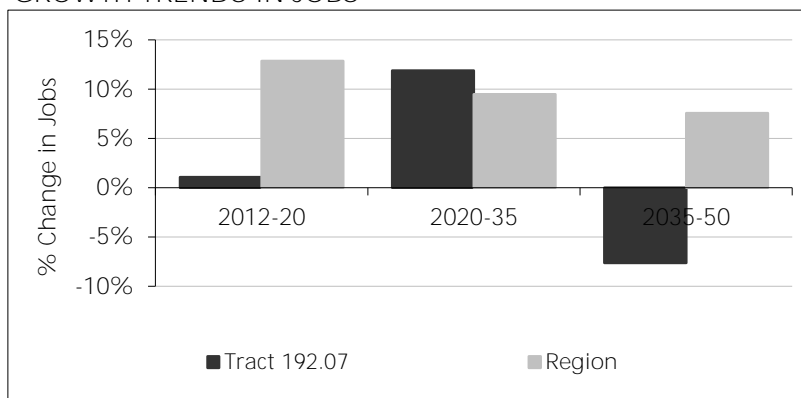
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,293	1,354	1,466	1,642	349	27%
Civilian Jobs	1,293	1,354	1,466	1,642	349	27%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	5,984	5,984	5,984	5,984	0	0%
Developed Acres	3,261	3,343	4,958	5,261	2,000	61%
Low Density Single Family	1,232	1,302	2,851	3,144	1,912	155%
Single Family	603	613	676	686	83	14%
Multiple Family	51	51	52	46	-5	-10%
Mobile Homes	15	15	15	15	0	0%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	99	97	96	96	-3	-3%
Commercial/Services	185	192	198	209	24	13%
Office	3	3	3	3	0	0%
Schools	24	24	24	24	0	0%
Roads and Freeways	160	160	160	160	0	0%
Agricultural and Extractive ²	768	766	763	757	-11	-1%
Parks and Military Use	117	117	117	117	0	0%
Vacant Developable Acres	2,400	2,318	704	401	-2,000	-83%
Low Density Single Family	2,280	2,214	667	373	-1,907	-84%
Single Family	103	94	32	27	-77	-74%
Multiple Family	5	5	3	0	-5	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	11	6	1	0	-11	-100%
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	1	1	1	1	0	0%
Constrained Acres	323	323	323	323	0	0%
Employment Density ³	4.2	4.3	4.6	4.9	0.8	19%
Residential Density ⁴	1.5	1.5	0.9	0.8	-0.7	-47%

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