

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 207.09

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,315	9,700	10,003	10,111	1,796	22%
Household Population	8,245	9,636	9,913	10,003	1,758	21%
Group Quarters Population	70	64	90	108	38	54%
Civilian	70	64	90	108	38	54%
Military	0	0	0	0	0	0%
Total Housing Units	2,619	3,021	3,099	3,156	537	21%
Single Family	2,524	2,926	3,004	3,061	537	21%
Multiple Family	5	5	5	5	0	0%
Mobile Homes	90	90	90	90	0	0%
Occupied Housing Units	2,581	2,971	3,057	3,107	526	20%
Single Family	2,486	2,876	2,962	3,014	528	21%
Multiple Family	5	5	5	4	-1	-20%
Mobile Homes	90	90	90	89	-1	-1%
Vacancy Rate	1.5%	1.7%	1.4%	1.6%	0.1	7%
Single Family	1.5%	1.7%	1.4%	1.5%	0.0	0%
Multiple Family	0.0%	0.0%	0.0%	20.0%	20.0	0%
Mobile Homes	0.0%	0.0%	0.0%	1.1%	1.1	0%
Persons per Household	3.19	3.24	3.24	3.22	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	70	126	100	91	21	30%
\$15,000-\$29,999	245	326	295	233	-12	-5%
\$30,000-\$44,999	228	279	272	283	55	24%
\$45,000-\$59,999	181	301	269	237	56	31%
\$60,000-\$74,999	271	267	283	265	-6	-2%
\$75,000-\$99,999	407	371	367	381	-26	-6%
\$100,000-\$124,999	300	311	322	313	13	4%
\$125,000-\$149,999	182	234	255	272	90	49%
\$150,000-\$199,999	306	328	351	381	75	25%
\$200,000 or more	391	428	543	651	260	66%
Total Households	2,581	2,971	3,057	3,107	526	20%
Median Household Income						
Adjusted for inflation (\$2010)	\$93,151	\$87,567	\$96,083	\$105,072	\$11,921	13%

*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.

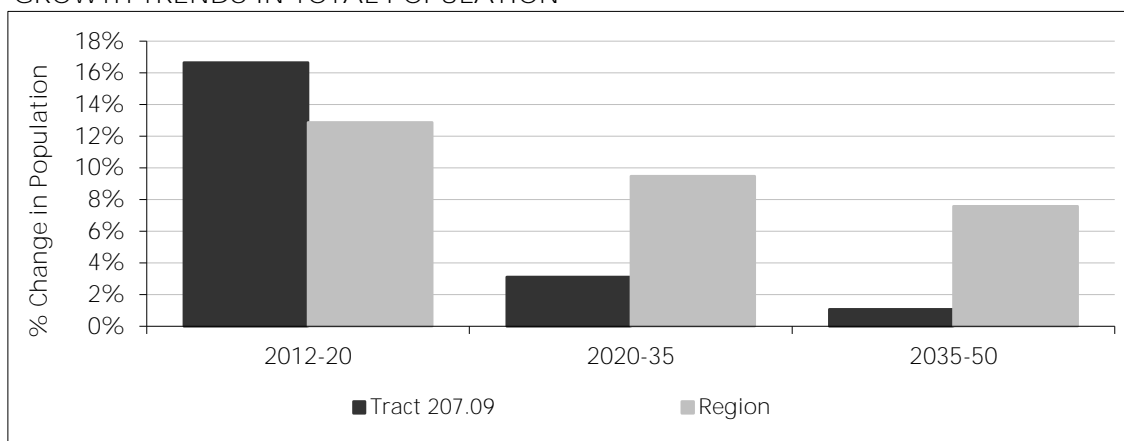
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,315	9,700	10,003	10,111	1,796	22%
Under 5	495	672	659	698	203	41%
5 to 9	501	621	593	605	104	21%
10 to 14	650	685	712	680	30	5%
15 to 17	425	401	427	391	-34	-8%
18 to 19	302	235	251	241	-61	-20%
20 to 24	523	564	558	568	45	9%
25 to 29	438	527	479	504	66	15%
30 to 34	377	447	466	502	125	33%
35 to 39	439	571	555	532	93	21%
40 to 44	601	634	747	649	48	8%
45 to 49	664	665	720	686	22	3%
50 to 54	749	727	748	761	12	2%
55 to 59	647	745	593	680	33	5%
60 to 61	226	302	225	235	9	4%
62 to 64	281	378	314	333	52	19%
65 to 69	333	527	507	519	186	56%
70 to 74	258	469	558	490	232	90%
75 to 79	170	251	406	351	181	106%
80 to 84	108	118	218	214	106	98%
85 and over	128	161	267	472	344	269%
Median Age	40.1	41.0	42.0	42.6	2.5	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,315	9,700	10,003	10,111	1,796	22%
Hispanic	2,262	3,050	4,486	6,018	3,756	166%
Non-Hispanic	6,053	6,650	5,517	4,093	-1,960	-32%
White	5,044	5,348	3,746	1,992	-3,052	-61%
Black	113	154	222	289	176	156%
American Indian	15	14	11	11	-4	-27%
Asian	682	877	1,193	1,386	704	103%
Hawaiian / Pacific Islander	17	24	39	56	39	229%
Other	15	18	19	19	4	27%
Two or More Races	167	215	287	340	173	104%

GROWTH TRENDS IN TOTAL POPULATION



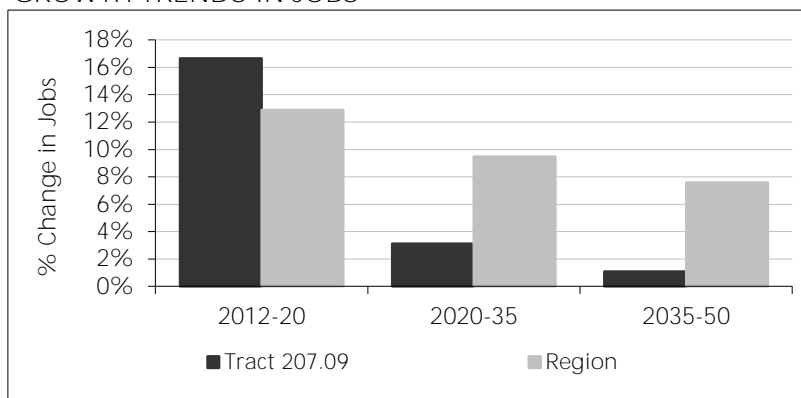
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,816	1,874	1,876	1,878	62	3%
Civilian Jobs	1,816	1,874	1,876	1,878	62	3%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	26,681	26,681	26,681	26,681	0	0%
Developed Acres	11,264	11,925	14,331	15,951	4,687	42%
Low Density Single Family	1,462	2,041	4,447	6,066	4,604	315%
Single Family	700	734	736	736	37	5%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	18	18	18	18	0	0%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	8	8	8	8	0	0%
Commercial/Services	984	1,063	1,063	1,097	112	11%
Office	0	0	0	0	0	0%
Schools	117	118	118	118	1	1%
Roads and Freeways	302	302	302	302	0	0%
Agricultural and Extractive ²	4,987	4,956	4,955	4,920	-66	-1%
Parks and Military Use	2,684	2,683	2,683	2,683	-1	0%
Vacant Developable Acres	10,220	9,559	7,153	5,533	-4,687	-46%
Low Density Single Family	10,136	9,557	7,151	5,532	-4,604	-45%
Single Family	16	1	1	1	-15	-97%
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	67	0	0	0	-67	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	1	1	1	1	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	5,196	5,196	5,196	5,196	0	0%
Employment Density ³	1.6	1.6	1.6	1.5	-0.1	-6%
Residential Density ⁴	1.2	1.1	0.6	0.5	-0.7	-61%

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