

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 198.09

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,112	4,194	4,699	4,660	548	13%
Household Population	4,091	4,176	4,674	4,632	541	13%
Group Quarters Population	21	18	25	28	7	33%
Civilian	21	18	25	28	7	33%
Military	0	0	0	0	0	0%
Total Housing Units	1,722	1,723	1,874	1,891	169	10%
Single Family	1,396	1,397	1,548	1,565	169	12%
Multiple Family	1	1	1	1	0	0%
Mobile Homes	325	325	325	325	0	0%
Occupied Housing Units	1,628	1,618	1,791	1,778	150	9%
Single Family	1,309	1,297	1,472	1,467	158	12%
Multiple Family	0	1	1	0	0	0%
Mobile Homes	319	320	318	311	-8	-3%
Vacancy Rate	5.5%	6.1%	4.4%	6.0%	0.5	9%
Single Family	6.2%	7.2%	4.9%	6.3%	0.1	2%
Multiple Family	100.0%	0.0%	0.0%	100.0%	0.0	0%
Mobile Homes	1.8%	1.5%	2.2%	4.3%	2.5	139%
Persons per Household	2.51	2.58	2.61	2.61	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	166	166	154	134	-32	-19%
\$15,000-\$29,999	152	197	239	211	59	39%
\$30,000-\$44,999	219	221	206	189	-30	-14%
\$45,000-\$59,999	139	271	304	233	94	68%
\$60,000-\$74,999	205	161	173	227	22	11%
\$75,000-\$99,999	227	182	226	243	16	7%
\$100,000-\$124,999	149	162	163	140	-9	-6%
\$125,000-\$149,999	152	73	98	147	-5	-3%
\$150,000-\$199,999	129	123	125	121	-8	-6%
\$200,000 or more	90	62	103	133	43	48%
Total Households	1,628	1,618	1,791	1,778	150	9%
Median Household Income						
Adjusted for inflation (\$2010)	\$70,098	\$57,454	\$59,630	\$68,062	(\$2,036)	-3%

*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.

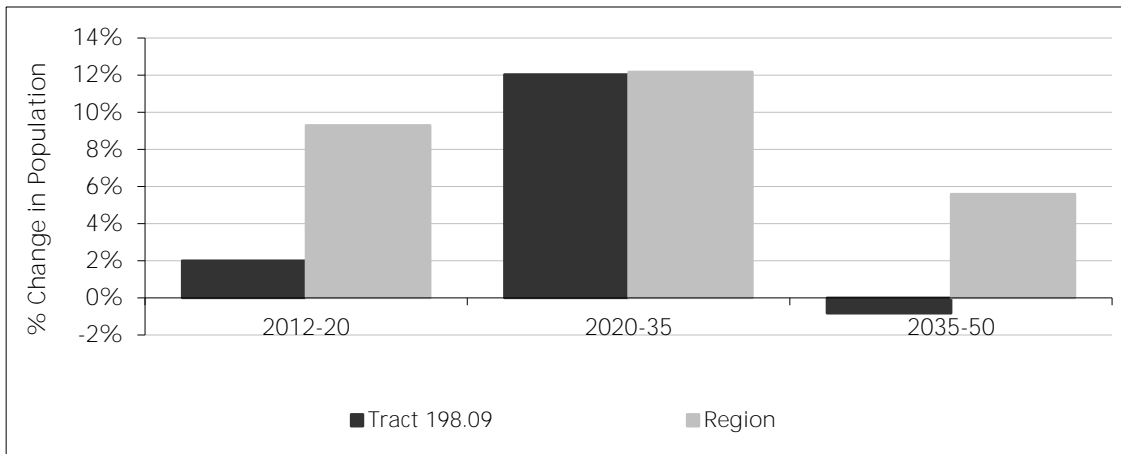
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,112	4,194	4,699	4,660	548	13%
Under 5	143	157	144	162	19	13%
5 to 9	177	188	176	197	20	11%
10 to 14	252	229	247	238	-14	-6%
15 to 17	180	145	171	142	-38	-21%
18 to 19	134	84	97	67	-67	-50%
20 to 24	229	201	207	172	-57	-25%
25 to 29	162	154	124	132	-30	-19%
30 to 34	135	131	110	130	-5	-4%
35 to 39	134	156	138	145	11	8%
40 to 44	225	206	234	198	-27	-12%
45 to 49	304	255	289	234	-70	-23%
50 to 54	373	300	331	285	-88	-24%
55 to 59	332	328	278	300	-32	-10%
60 to 61	135	160	128	143	8	6%
62 to 64	197	229	185	215	18	9%
65 to 69	241	323	296	332	91	38%
70 to 74	201	327	395	341	140	70%
75 to 79	188	250	437	347	159	85%
80 to 84	168	165	355	322	154	92%
85 and over	202	206	357	558	356	176%
Median Age	49.7	53.2	56.5	58.8	9.1	18%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,112	4,194	4,699	4,660	548	13%
Hispanic	604	690	839	895	291	48%
Non-Hispanic	3,508	3,504	3,860	3,765	257	7%
White	3,105	3,085	3,331	3,213	108	3%
Black	62	62	56	42	-20	-32%
American Indian	12	9	7	7	-5	-42%
Asian	211	226	314	341	130	62%
Hawaiian / Pacific Islander	7	8	9	9	2	29%
Other	13	10	7	6	-7	-54%
Two or More Races	98	104	136	147	49	50%

GROWTH TRENDS IN TOTAL POPULATION



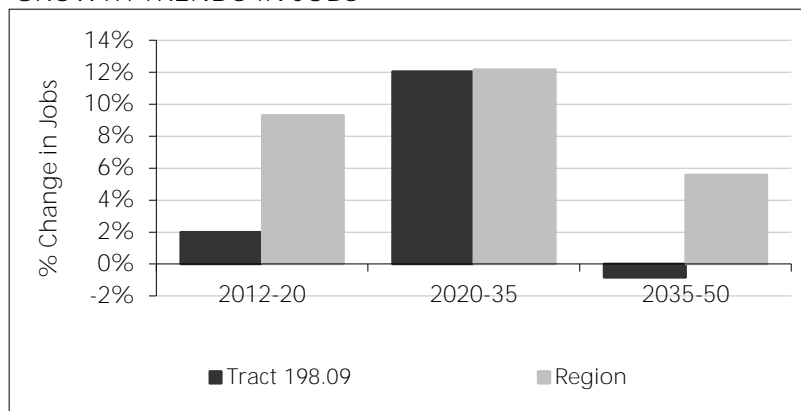
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	593	665	766	854	261	44%
Civilian Jobs	593	665	766	854	261	44%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	710	710	710	710	0	0%
Developed Acres	563	567	629	636	73	13%
Low Density Single Family	16	16	16	16	0	0%
Single Family	288	288	358	362	75	26%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	41	41	41	41	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	13	13	13	13	0	0%
Commercial/Services	30	34	36	39	9	28%
Office	0	0	0	0	0	0%
Schools	30	30	30	30	0	0%
Roads and Freeways	108	108	108	108	0	0%
Agricultural and Extractive ²	10	10	0	0	-10	-100%
Parks and Military Use	27	27	27	27	0	0%
Vacant Developable Acres	82	78	16	9	-73	-89%
Low Density Single Family	0	0	0	0	0	0%
Single Family	72	72	13	8	-64	-89%
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	10	6	3	1	-9	-90%
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	0	0	0	0	0	0%
Constrained Acres	65	65	65	65	0	0%
Employment Density ³	8.1	8.7	9.6	10.4	2.3	29%
Residential Density ⁴	5.0	5.0	4.5	4.5	-0.5	-10%

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