

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 219

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,572	6,700	8,998	10,366	3,794	58%
Household Population	1,733	1,866	4,152	5,517	3,784	218%
Group Quarters Population	4,839	4,834	4,846	4,849	10	0%
Civilian	15	10	22	25	10	67%
Military	4,824	4,824	4,824	4,824	0	0%
Total Housing Units	764	783	1,456	1,904	1,140	149%
Single Family	395	423	406	207	-188	-48%
Multiple Family	369	360	1,050	1,697	1,328	360%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	521	556	1,227	1,641	1,120	215%
Single Family	328	356	363	191	-137	-42%
Multiple Family	193	200	864	1,450	1,257	651%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	31.8%	29.0%	15.7%	13.8%	-18.0	-57%
Single Family	17.0%	15.8%	10.6%	7.7%	-9.3	-55%
Multiple Family	47.7%	44.4%	17.7%	14.6%	-33.1	-69%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.33	3.36	3.38	3.36	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	170	135	245	282	112	66%
\$15,000-\$29,999	102	148	326	340	238	233%
\$30,000-\$44,999	78	90	217	379	301	386%
\$45,000-\$59,999	50	66	161	197	147	294%
\$60,000-\$74,999	28	54	103	156	128	457%
\$75,000-\$99,999	60	49	127	158	98	163%
\$100,000-\$124,999	28	10	39	113	85	304%
\$125,000-\$149,999	0	3	5	11	11	0%
\$150,000-\$199,999	3	1	2	3	0	0%
\$200,000 or more	2	0	2	2	0	0%
Total Households	521	556	1,227	1,641	1,120	215%
Median Household Income						
Adjusted for inflation (\$2010)	\$28,309	\$29,493	\$32,938	\$37,856	\$9,547	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.

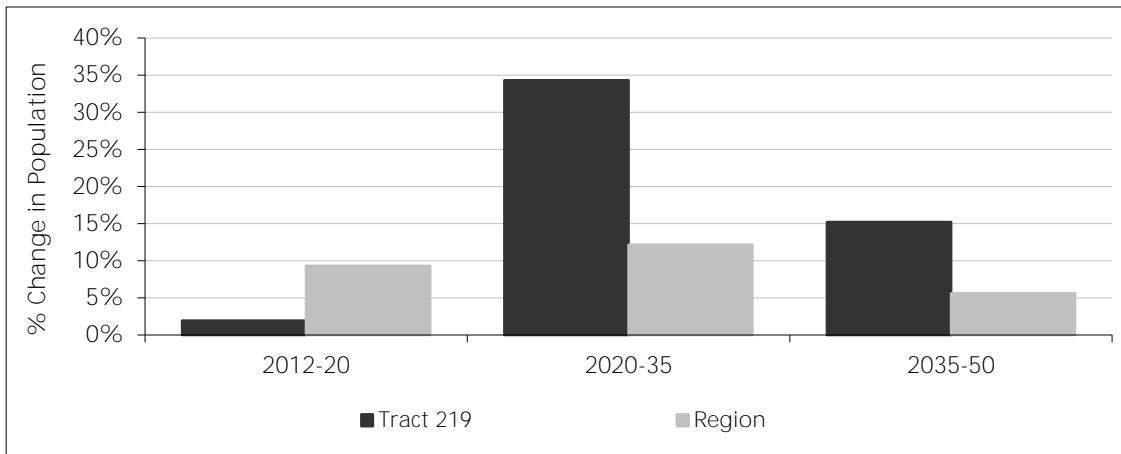
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,572	6,700	8,998	10,366	3,794	58%
Under 5	148	150	177	192	44	30%
5 to 9	137	138	175	198	61	45%
10 to 14	125	125	177	200	75	60%
15 to 17	81	81	123	145	64	79%
18 to 19	429	438	548	612	183	43%
20 to 24	2,917	2,976	4,095	4,747	1,830	63%
25 to 29	1,017	1,038	1,347	1,548	531	52%
30 to 34	547	560	751	887	340	62%
35 to 39	356	359	497	573	217	61%
40 to 44	203	212	299	355	152	75%
45 to 49	147	150	195	233	86	59%
50 to 54	125	126	148	148	23	18%
55 to 59	96	96	139	154	58	60%
60 to 61	31	33	33	35	4	13%
62 to 64	46	46	46	46	0	0%
65 to 69	48	53	86	115	67	140%
70 to 74	29	29	53	69	40	138%
75 to 79	40	40	43	43	3	8%
80 to 84	28	28	44	44	16	57%
85 and over	22	22	22	22	0	0%
Median Age	24.1	24.1	24.0	24.0	-0.1	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,572	6,700	8,998	10,366	3,794	58%
Hispanic	2,422	2,464	3,318	3,790	1,368	56%
Non-Hispanic	4,150	4,236	5,680	6,576	2,426	58%
White	2,447	2,494	3,350	3,876	1,429	58%
Black	845	863	1,151	1,319	474	56%
American Indian	54	55	72	85	31	57%
Asian	545	558	737	852	307	56%
Hawaiian / Pacific Islander	36	36	59	75	39	108%
Other	10	10	10	10	0	0%
Two or More Races	213	220	301	359	146	69%

GROWTH TRENDS IN TOTAL POPULATION



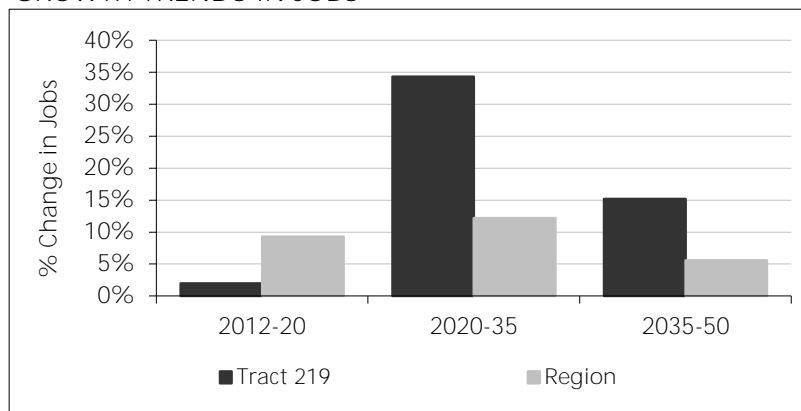
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	13,993	14,478	15,077	16,754	2,761	20%
Civilian Jobs	8,890	9,375	9,974	11,651	2,761	31%
Military Jobs	5,103	5,103	5,103	5,103	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	2,703	2,703	2,703	2,703	0	0%
Developed Acres	1,337	1,346	1,354	1,372	34	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	28	30	30	15	-13	-47%
Multiple Family	2	1	1	0	-2	-92%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	8	19	69	69	--
Industrial	524	484	479	465	-59	-11%
Commercial/Services	96	96	96	100	4	5%
Office	9	9	9	3	-6	-64%
Schools	9	9	9	9	0	-3%
Roads and Freeways	339	378	378	378	39	12%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	332	332	332	333	1	0%
Vacant Developable Acres	35	26	18	1	-34	-98%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	14	12	11	0	-14	-100%
Industrial	6	4	3	1	-6	-91%
Commercial/Services	14	8	4	0	-14	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	1	1	1	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	1,331	1,331	1,331	1,331	0	0%
Employment Density ³	14.0	15.6	16.5	19.1	5.1	37%
Residential Density ⁴	25.3	22.3	36.6	38.5	13.2	52%

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