

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 207.10

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,787	1,839	1,889	1,881	94	5%
Household Population	1,787	1,839	1,889	1,881	94	5%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	701	709	721	721	20	3%
Single Family	701	709	721	721	20	3%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	699	701	716	714	15	2%
Single Family	696	701	716	714	18	3%
Multiple Family	3	0	0	0	-3	-100%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.3%	1.1%	0.7%	1.0%	0.7	233%
Single Family	0.7%	1.1%	0.7%	1.0%	0.3	43%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.56	2.62	2.64	2.63	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	49	49	42	36	-13	-27%
\$15,000-\$29,999	41	33	29	24	-17	-41%
\$30,000-\$44,999	36	41	37	32	-4	-11%
\$45,000-\$59,999	54	45	42	37	-17	-31%
\$60,000-\$74,999	38	46	43	39	1	3%
\$75,000-\$99,999	65	75	73	68	3	5%
\$100,000-\$124,999	88	71	70	67	-21	-24%
\$125,000-\$149,999	58	63	64	63	5	9%
\$150,000-\$199,999	97	96	105	105	8	8%
\$200,000 or more	173	182	211	243	70	40%
Total Households	699	701	716	714	15	2%
Median Household Income						
Adjusted for inflation (\$2010)	\$118,892	\$121,655	\$133,594	\$146,429	\$27,537	23%

*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.

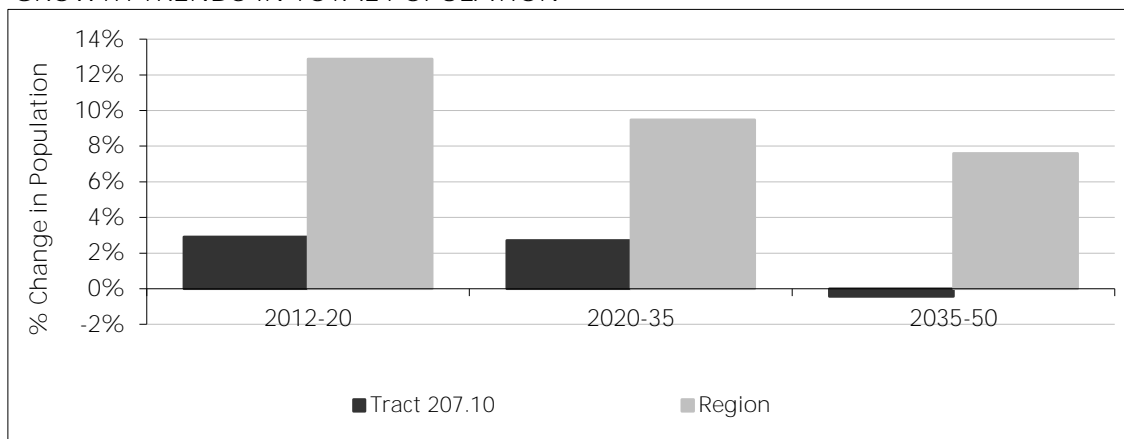
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,787	1,839	1,889	1,881	94	5%
Under 5	59	69	62	65	6	10%
5 to 9	63	68	63	63	0	0%
10 to 14	80	73	86	91	11	14%
15 to 17	89	75	87	86	-3	-3%
18 to 19	63	37	37	22	-41	-65%
20 to 24	95	83	82	80	-15	-16%
25 to 29	61	58	48	54	-7	-11%
30 to 34	47	48	55	62	15	32%
35 to 39	81	94	83	85	4	5%
40 to 44	75	68	82	78	3	4%
45 to 49	122	105	115	117	-5	-4%
50 to 54	147	116	108	94	-53	-36%
55 to 59	191	187	159	184	-7	-4%
60 to 61	54	59	35	28	-26	-48%
62 to 64	97	109	87	93	-4	-4%
65 to 69	182	236	200	215	33	18%
70 to 74	102	158	175	144	42	41%
75 to 79	76	95	154	131	55	72%
80 to 84	53	49	86	68	15	28%
85 and over	50	52	85	121	71	142%
Median Age	52.0	55.7	56.1	56.2	4.2	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,787	1,839	1,889	1,881	94	5%
Hispanic	286	352	569	849	563	197%
Non-Hispanic	1,501	1,487	1,320	1,032	-469	-31%
White	1,298	1,252	973	575	-723	-56%
Black	18	23	35	50	32	178%
American Indian	12	10	10	10	-2	-17%
Asian	131	153	230	298	167	127%
Hawaiian / Pacific Islander	8	11	19	31	23	288%
Other	12	12	13	15	3	25%
Two or More Races	22	26	40	53	31	141%

GROWTH TRENDS IN TOTAL POPULATION



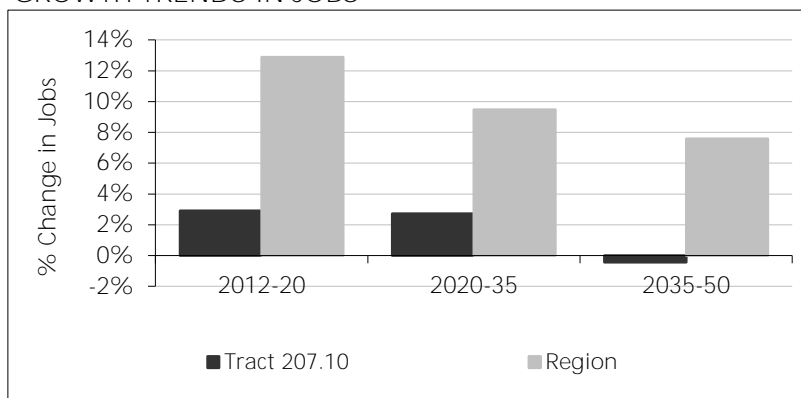
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	530	535	535	535	5	1%
Civilian Jobs	530	535	535	535	5	1%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	6,269	6,269	6,269	6,269	0	0%
Developed Acres	5,586	5,645	5,795	5,795	209	4%
Low Density Single Family	502	511	661	661	158	32%
Single Family	114	114	114	114	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	4	4	4	4	0	0%
Commercial/Services	172	172	172	172	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	187	187	187	187	0	0%
Agricultural and Extractive ²	2,891	2,891	2,891	2,891	0	0%
Parks and Military Use	1,716	1,767	1,767	1,767	51	3%
Vacant Developable Acres	287	228	78	78	-209	-73%
Low Density Single Family	235	227	77	77	-158	-67%
Single Family	0	0	0	0	0	0%
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	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	51	0	0	0	-51	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	396	396	396	396	0	0%
Employment Density ³	3.0	3.0	3.0	3.0	--	#VALUE!
Residential Density ⁴	1.1	1.1	0.9	0.9	-0.2	-18%

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