

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 203.09

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,979	4,125	4,956	5,542	1,563	39%
Household Population	3,951	4,114	4,936	5,516	1,565	40%
Group Quarters Population	28	11	20	26	-2	-7%
Civilian	28	11	20	26	-2	-7%
Military	0	0	0	0	0	0%
Total Housing Units	1,230	1,285	1,518	1,709	479	39%
Single Family	755	809	1,037	1,228	473	63%
Multiple Family	475	476	481	481	6	1%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,201	1,246	1,492	1,677	476	40%
Single Family	726	771	1,011	1,199	473	65%
Multiple Family	475	475	481	478	3	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.4%	3.0%	1.7%	1.9%	-0.5	-21%
Single Family	3.8%	4.7%	2.5%	2.4%	-1.4	-37%
Multiple Family	0.0%	0.2%	0.0%	0.6%	0.6	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.29	3.30	3.31	3.29	0.0	0%

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	56	199	201	186	130	232%
\$15,000-\$29,999	108	201	212	221	113	105%
\$30,000-\$44,999	165	275	299	241	76	46%
\$45,000-\$59,999	147	128	177	291	144	98%
\$60,000-\$74,999	195	111	140	147	-48	-25%
\$75,000-\$99,999	229	138	173	199	-30	-13%
\$100,000-\$124,999	128	69	91	142	14	11%
\$125,000-\$149,999	88	59	80	83	-5	-6%
\$150,000-\$199,999	69	65	114	138	69	100%
\$200,000 or more	16	1	5	29	13	81%
Total Households	1,201	1,246	1,492	1,677	476	40%
Median Household Income						
Adjusted for inflation (\$2010)	\$69,577	\$42,164	\$47,881	\$54,820	(\$14,757)	-21%

*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.

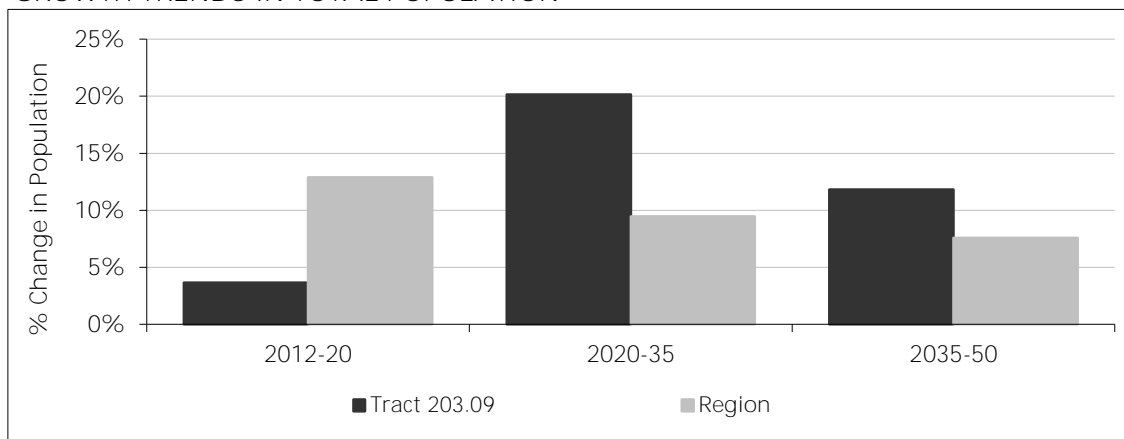
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,979	4,125	4,956	5,542	1,563	39%
Under 5	309	364	397	430	121	39%
5 to 9	310	330	400	450	140	45%
10 to 14	258	243	302	354	96	37%
15 to 17	162	144	180	212	50	31%
18 to 19	131	99	129	153	22	17%
20 to 24	319	304	324	360	41	13%
25 to 29	362	381	379	397	35	10%
30 to 34	357	369	435	471	114	32%
35 to 39	288	316	386	394	106	37%
40 to 44	277	261	375	381	104	38%
45 to 49	249	233	296	337	88	35%
50 to 54	235	223	274	345	110	47%
55 to 59	200	198	187	227	27	14%
60 to 61	65	75	73	83	18	28%
62 to 64	101	126	137	167	66	65%
65 to 69	104	144	172	207	103	99%
70 to 74	88	134	187	187	99	113%
75 to 79	62	76	127	117	55	89%
80 to 84	47	46	96	117	70	149%
85 and over	55	59	100	153	98	178%
Median Age	31.9	32.7	34.2	34.4	2.5	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,979	4,125	4,956	5,542	1,563	39%
Hispanic	1,736	1,983	2,942	3,840	2,104	121%
Non-Hispanic	2,243	2,142	2,014	1,702	-541	-24%
White	1,553	1,392	983	509	-1,044	-67%
Black	49	58	86	113	64	131%
American Indian	26	21	18	15	-11	-42%
Asian	462	502	690	779	317	69%
Hawaiian / Pacific Islander	11	14	25	36	25	227%
Other	9	9	10	10	1	11%
Two or More Races	133	146	202	240	107	80%

GROWTH TRENDS IN TOTAL POPULATION



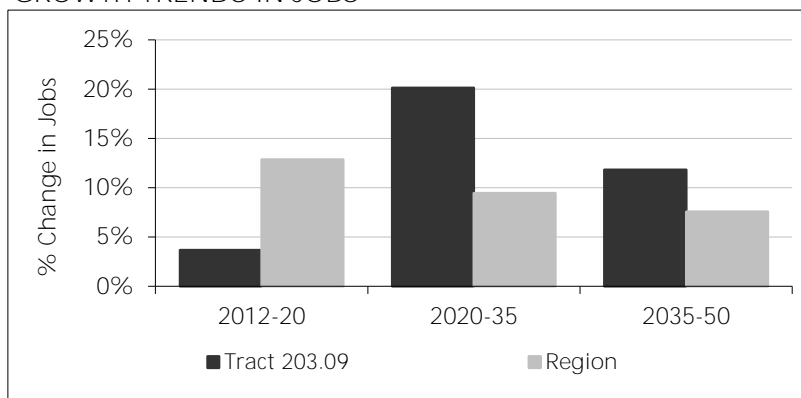
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	833	1,036	1,172	1,427	594	71%
Civilian Jobs	833	1,036	1,172	1,427	594	71%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	695	695	695	695	0	0%
Developed Acres	526	550	596	658	132	25%
Low Density Single Family	14	17	24	28	14	99%
Single Family	216	229	268	321	106	49%
Multiple Family	33	33	33	33	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	28	28	28	28	0	0%
Commercial/Services	41	41	42	47	6	15%
Office	0	8	10	11	11	--
Schools	12	12	12	12	0	0%
Roads and Freeways	174	174	174	174	0	0%
Agricultural and Extractive ²	4	3	0	0	-4	-100%
Parks and Military Use	4	4	4	4	0	0%
Vacant Developable Acres	146	122	76	13	-132	-91%
Low Density Single Family	18	16	12	8	-10	-56%
Single Family	113	99	60	5	-108	-96%
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	4	4	2	1	-4	-85%
Office	11	3	1	0	-11	-97%
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	23	23	23	23	0	0%
Employment Density ³	10.4	11.7	12.8	14.7	4.3	42%
Residential Density ⁴	4.7	4.6	4.7	4.5	-0.2	-4%

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