

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 200.14

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,279	7,439	7,768	7,710	431	6%
Household Population	7,279	7,439	7,768	7,710	431	6%
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	3,334	3,342	3,413	3,413	79	2%
Single Family	2,041	2,048	2,080	2,080	39	2%
Multiple Family	1,293	1,294	1,333	1,333	40	3%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	3,098	3,082	3,208	3,194	96	3%
Single Family	1,832	1,817	1,891	1,881	49	3%
Multiple Family	1,266	1,265	1,317	1,313	47	4%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	7.1%	7.8%	6.0%	6.4%	-0.7	-10%
Single Family	10.2%	11.3%	9.1%	9.6%	-0.6	-6%
Multiple Family	2.1%	2.2%	1.2%	1.5%	-0.6	-29%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.35	2.41	2.42	2.41	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	138	192	138	106	-32	-23%
\$15,000-\$29,999	128	258	254	225	97	76%
\$30,000-\$44,999	321	261	288	261	-60	-19%
\$45,000-\$59,999	211	278	251	197	-14	-7%
\$60,000-\$74,999	295	330	233	246	-49	-17%
\$75,000-\$99,999	410	412	494	497	87	21%
\$100,000-\$124,999	482	356	329	293	-189	-39%
\$125,000-\$149,999	304	188	282	329	25	8%
\$150,000-\$199,999	291	349	374	335	44	15%
\$200,000 or more	518	458	565	705	187	36%
Total Households	3,098	3,082	3,208	3,194	96	3%
Median Household Income						
Adjusted for inflation (\$2010)	\$102,386	\$88,471	\$97,267	\$105,546	\$3,160	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.

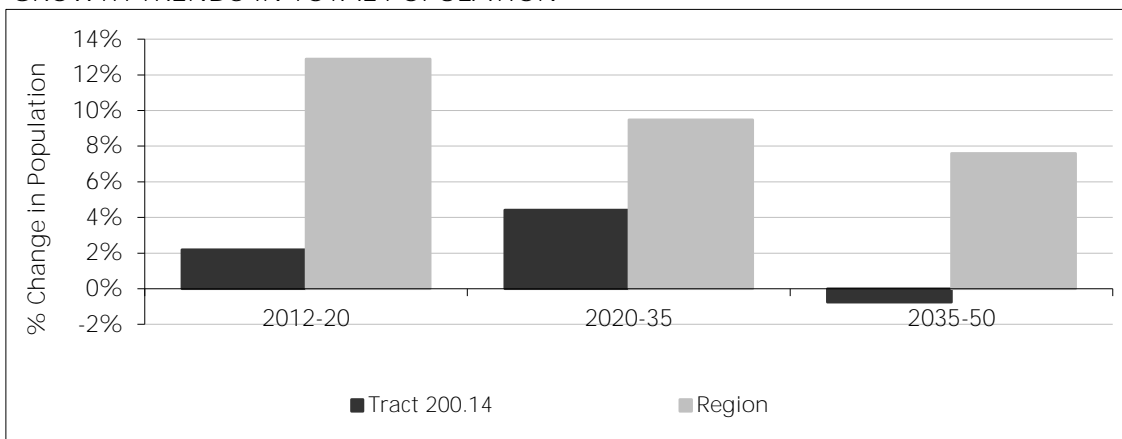
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,279	7,439	7,768	7,710	431	6%
Under 5	427	488	433	508	81	19%
5 to 9	456	485	444	502	46	10%
10 to 14	400	360	391	371	-29	-7%
15 to 17	195	153	182	153	-42	-22%
18 to 19	124	76	93	58	-66	-53%
20 to 24	233	202	214	170	-63	-27%
25 to 29	305	285	233	255	-50	-16%
30 to 34	524	512	405	525	1	0%
35 to 39	552	625	528	592	40	7%
40 to 44	641	581	640	539	-102	-16%
45 to 49	516	421	480	379	-137	-27%
50 to 54	587	464	528	431	-156	-27%
55 to 59	560	547	473	517	-43	-8%
60 to 61	213	246	189	208	-5	-2%
62 to 64	299	344	292	340	41	14%
65 to 69	435	579	530	585	150	34%
70 to 74	294	477	579	475	181	62%
75 to 79	229	301	550	423	194	85%
80 to 84	155	150	330	286	131	85%
85 and over	134	143	254	393	259	193%
Median Age	43.3	44.6	48.3	47.4	4.1	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,279	7,439	7,768	7,710	431	6%
Hispanic	682	785	894	957	275	40%
Non-Hispanic	6,597	6,654	6,874	6,753	156	2%
White	5,690	5,704	5,739	5,558	-132	-2%
Black	114	113	94	68	-46	-40%
American Indian	23	18	12	10	-13	-57%
Asian	532	570	741	809	277	52%
Hawaiian / Pacific Islander	24	25	27	31	7	29%
Other	8	6	4	4	-4	-50%
Two or More Races	206	218	257	273	67	33%

GROWTH TRENDS IN TOTAL POPULATION



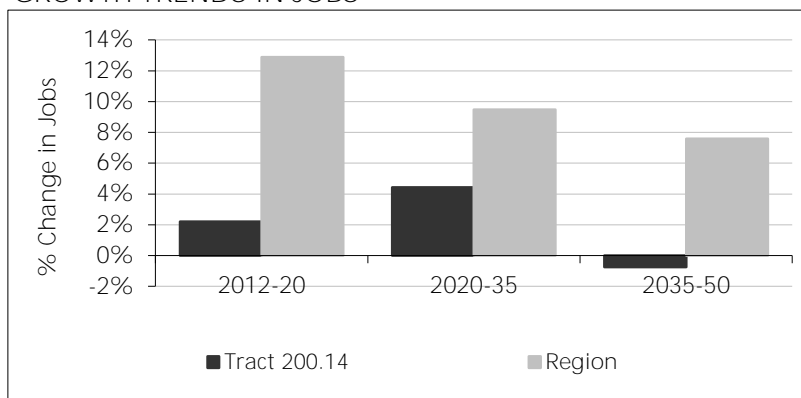
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,412	1,528	1,550	1,550	138	10%
Civilian Jobs	1,412	1,528	1,550	1,550	138	10%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,448	1,448	1,448	1,448	0	0%
Developed Acres	844	845	866	866	22	3%
Low Density Single Family	0	0	4	4	4	--
Single Family	487	488	502	502	15	3%
Multiple Family	87	87	91	91	4	4%
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	10	10	10	10	0	0%
Commercial/Services	54	54	54	54	0	0%
Office	0	0	0	0	0	0%
Schools	8	8	8	8	0	0%
Roads and Freeways	179	179	179	179	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	19	19	19	19	0	0%
Vacant Developable Acres	22	21	0	0	-22	-100%
Low Density Single Family	4	4	0	0	-4	-100%
Single Family	15	14	0	0	-15	-100%
Multiple Family	4	3	0	0	-4	-100%
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	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	582	582	582	582	0	0%
Employment Density ³	19.8	21.4	21.7	21.7	--	#VALUE!
Residential Density ⁴	5.8	5.8	5.7	5.7	-0.1	-1%

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