

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 208.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,358	5,890	6,669	7,265	1,907	36%
Household Population	5,132	5,667	6,425	7,009	1,877	37%
Group Quarters Population	226	223	244	256	30	13%
Civilian	226	223	244	256	30	13%
Military	0	0	0	0	0	0%
Total Housing Units	1,868	2,023	2,283	2,507	639	34%
Single Family	1,680	1,835	2,095	2,319	639	38%
Multiple Family	184	184	184	184	0	0%
Mobile Homes	4	4	4	4	0	0%
Occupied Housing Units	1,857	2,006	2,270	2,489	632	34%
Single Family	1,669	1,818	2,082	2,302	633	38%
Multiple Family	184	184	184	184	0	0%
Mobile Homes	4	4	4	3	-1	-25%
Vacancy Rate	0.6%	0.8%	0.6%	0.7%	0.1	17%
Single Family	0.7%	0.9%	0.6%	0.7%	0.0	0%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	25.0%	25.0	0%
Persons per Household	2.76	2.83	2.83	2.82	0.1	2%

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	72	86	83	77	5	7%
\$15,000-\$29,999	8	83	75	73	65	813%
\$30,000-\$44,999	114	115	102	100	-14	-12%
\$45,000-\$59,999	171	133	136	124	-47	-27%
\$60,000-\$74,999	136	150	153	154	18	13%
\$75,000-\$99,999	278	261	261	269	-9	-3%
\$100,000-\$124,999	202	250	275	274	72	36%
\$125,000-\$149,999	226	220	250	267	41	18%
\$150,000-\$199,999	311	325	395	446	135	43%
\$200,000 or more	339	383	540	705	366	108%
Total Households	1,857	2,006	2,270	2,489	632	34%
Median Household Income						
Adjusted for inflation (\$2010)	\$118,502	\$117,500	\$130,000	\$141,245	\$22,743	19%

*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.

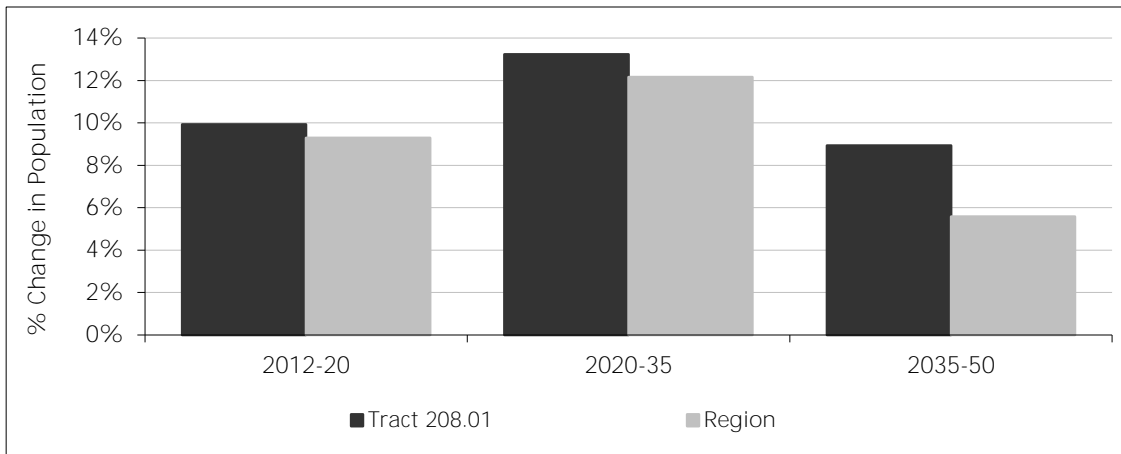
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,358	5,890	6,669	7,265	1,907	36%
Under 5	197	255	262	341	144	73%
5 to 9	269	331	355	449	180	67%
10 to 14	333	338	392	428	95	29%
15 to 17	284	256	345	335	51	18%
18 to 19	248	184	230	196	-52	-21%
20 to 24	352	354	411	395	43	12%
25 to 29	236	264	252	289	53	22%
30 to 34	200	231	227	307	107	54%
35 to 39	221	289	288	342	121	55%
40 to 44	316	324	405	387	71	22%
45 to 49	368	338	436	392	24	7%
50 to 54	574	496	602	586	12	2%
55 to 59	567	611	538	666	99	17%
60 to 61	208	254	190	234	26	13%
62 to 64	253	308	251	328	75	30%
65 to 69	287	413	386	476	189	66%
70 to 74	165	298	398	356	191	116%
75 to 79	119	171	327	282	163	137%
80 to 84	92	100	234	231	139	151%
85 and over	69	75	140	245	176	255%
Median Age	45.3	46.8	46.9	47.1	1.8	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,358	5,890	6,669	7,265	1,907	36%
Hispanic	763	991	1,378	1,751	988	129%
Non-Hispanic	4,595	4,899	5,291	5,514	919	20%
White	4,291	4,539	4,788	4,890	599	14%
Black	80	94	117	125	45	56%
American Indian	23	18	11	6	-17	-74%
Asian	106	137	235	322	216	204%
Hawaiian / Pacific Islander	4	5	5	6	2	50%
Other	8	7	5	6	-2	-25%
Two or More Races	83	99	130	159	76	92%

GROWTH TRENDS IN TOTAL POPULATION



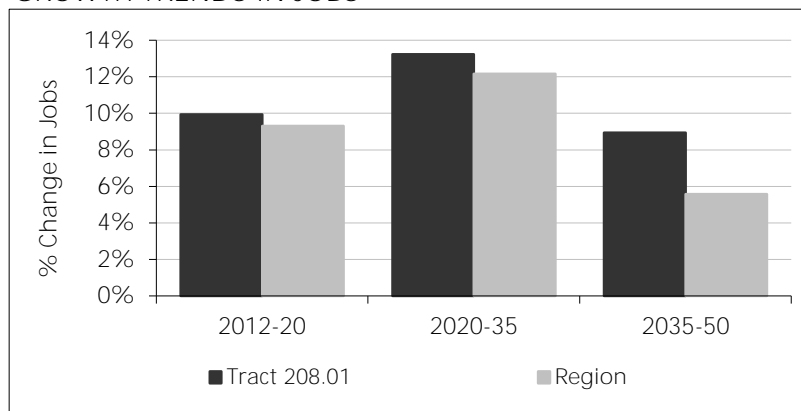
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	665	755	869	955	290	44%
Civilian Jobs	665	755	869	955	290	44%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	33,971	33,971	33,971	33,971	0	0%
Developed Acres	13,557	14,812	15,513	17,170	3,613	27%
Low Density Single Family	7,691	8,945	9,645	11,300	3,609	47%
Single Family	87	87	87	87	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	7	7	7	7	0	0%
Other Residential	59	59	59	59	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	297	306	317	326	28	10%
Commercial/Services	384	454	456	505	121	32%
Office	0	0	0	0	0	0%
Schools	66	66	66	66	0	0%
Roads and Freeways	367	367	367	367	0	0%
Agricultural and Extractive ²	3,163	3,086	3,073	3,017	-146	-5%
Parks and Military Use	1,437	1,437	1,437	1,437	0	0%
Vacant Developable Acres	6,918	5,663	4,962	3,305	-3,613	-52%
Low Density Single Family	6,904	5,650	4,950	3,295	-3,609	-52%
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	4	3	3	0	-4	-100%
Commercial/Services	9	9	9	9	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	1	1	1	1	0	0%
Constrained Acres	13,496	13,496	13,496	13,496	0	0%
Employment Density ³	0.9	0.9	1.0	1.1	0.2	20%
Residential Density ⁴	0.2	0.2	0.2	0.2	0.0	-8%

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