

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 201.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,829	3,898	4,091	4,031	202	5%
Household Population	3,806	3,883	4,056	3,981	175	5%
Group Quarters Population	23	15	35	50	27	117%
Civilian	23	15	35	50	27	117%
Military	0	0	0	0	0	0%
Total Housing Units	1,177	1,180	1,222	1,222	45	4%
Single Family	921	924	966	966	45	5%
Multiple Family	168	168	168	168	0	0%
Mobile Homes	88	88	88	88	0	0%
Occupied Housing Units	1,154	1,150	1,205	1,188	34	3%
Single Family	907	901	956	941	34	4%
Multiple Family	159	161	162	162	3	2%
Mobile Homes	88	88	87	85	-3	-3%
Vacancy Rate	2.0%	2.5%	1.4%	2.8%	0.8	40%
Single Family	1.5%	2.5%	1.0%	2.6%	1.1	73%
Multiple Family	5.4%	4.2%	3.6%	3.6%	-1.8	-33%
Mobile Homes	0.0%	0.0%	1.1%	3.4%	3.4	0%
Persons per Household	3.30	3.38	3.37	3.35	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	32	53	40	39	7	22%
\$15,000-\$29,999	205	77	76	57	-148	-72%
\$30,000-\$44,999	218	141	104	101	-117	-54%
\$45,000-\$59,999	220	141	136	110	-110	-50%
\$60,000-\$74,999	129	170	184	143	14	11%
\$75,000-\$99,999	170	193	201	195	25	15%
\$100,000-\$124,999	93	143	140	169	76	82%
\$125,000-\$149,999	31	75	114	136	105	339%
\$150,000-\$199,999	56	121	119	115	59	105%
\$200,000 or more	0	36	91	123	123	0%
Total Households	1,154	1,150	1,205	1,188	34	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.

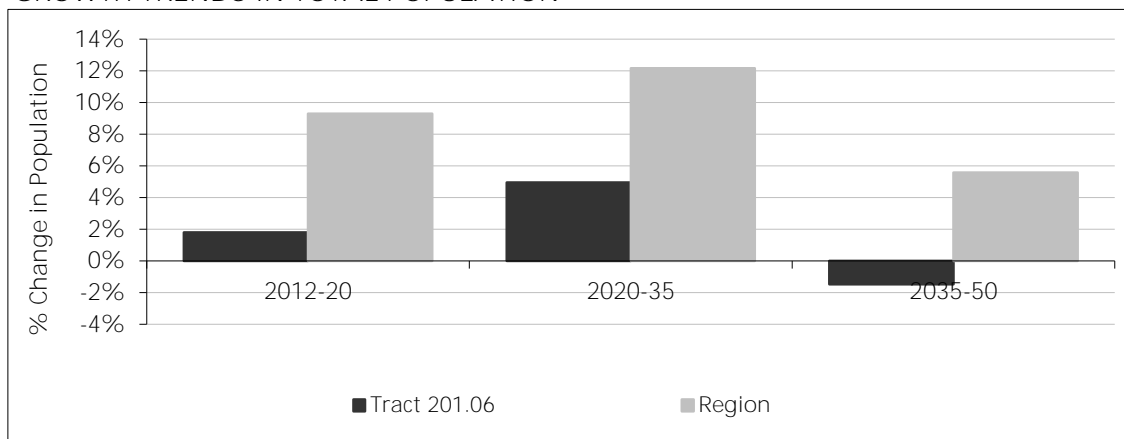
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,829	3,898	4,091	4,031	202	5%
Under 5	255	301	306	300	45	18%
5 to 9	292	309	332	330	38	13%
10 to 14	319	313	333	338	19	6%
15 to 17	236	204	230	232	-4	-2%
18 to 19	153	117	123	127	-26	-17%
20 to 24	282	274	263	276	-6	-2%
25 to 29	251	269	242	243	-8	-3%
30 to 34	207	215	228	221	14	7%
35 to 39	210	225	252	230	20	10%
40 to 44	260	241	314	278	18	7%
45 to 49	292	269	301	301	9	3%
50 to 54	269	239	242	253	-16	-6%
55 to 59	266	271	210	232	-34	-13%
60 to 61	88	104	90	101	13	15%
62 to 64	97	116	98	100	3	3%
65 to 69	122	161	148	139	17	14%
70 to 74	61	95	125	107	46	75%
75 to 79	58	73	112	94	36	62%
80 to 84	66	60	92	80	14	21%
85 and over	45	42	50	49	4	9%
Median Age	33.1	33.8	34.7	33.8	0.7	2%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,829	3,898	4,091	4,031	202	5%
Hispanic	1,734	1,960	2,585	2,997	1,263	73%
Non-Hispanic	2,095	1,938	1,506	1,034	-1,061	-51%
White	1,652	1,465	925	429	-1,223	-74%
Black	37	41	55	63	26	70%
American Indian	20	16	12	11	-9	-45%
Asian	288	309	378	381	93	32%
Hawaiian / Pacific Islander	9	11	17	23	14	156%
Other	3	3	3	3	0	0%
Two or More Races	86	93	116	124	38	44%

GROWTH TRENDS IN TOTAL POPULATION



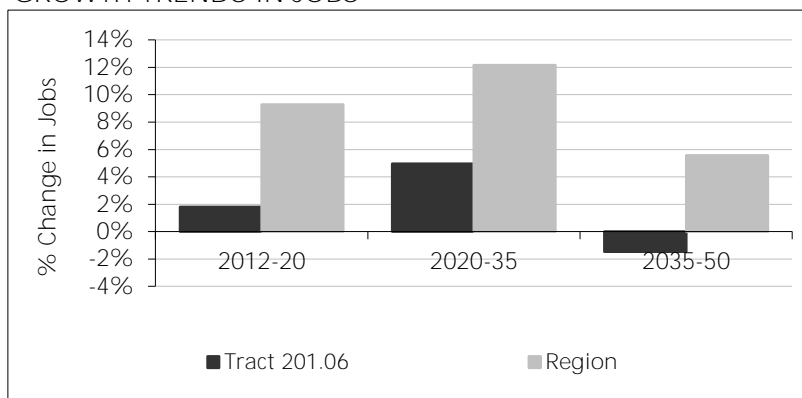
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	130	130	130	130	0	0%
Civilian Jobs	130	130	130	130	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	452	452	452	452	0	0%
Developed Acres	421	426	438	438	17	4%
Low Density Single Family	42	47	47	47	5	12%
Single Family	230	230	242	242	12	5%
Multiple Family	12	12	12	12	0	0%
Mobile Homes	13	13	13	13	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	11	11	11	11	0	0%
Commercial/Services	9	9	9	9	0	0%
Office	0	0	0	0	0	0%
Schools	18	18	18	18	0	0%
Roads and Freeways	69	69	69	69	0	0%
Agricultural and Extractive ²	10	10	10	10	0	0%
Parks and Military Use	6	6	6	6	0	0%
Vacant Developable Acres	18	13	1	1	-17	-96%
Low Density Single Family	6	1	1	1	-5	-88%
Single Family	12	12	0	0	-12	-100%
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	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	13	13	13	13	0	0%
Employment Density ³	3.4	3.4	3.4	3.4	--	#VALUE!
Residential Density ⁴	4.0	3.9	3.9	3.9	-0.1	-2%

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