

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 200.17

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,334	3,714	4,453	4,469	1,135	34%
Household Population	3,313	3,698	4,419	4,420	1,107	33%
Group Quarters Population	21	16	34	49	28	133%
Civilian	21	16	34	49	28	133%
Military	0	0	0	0	0	0%
Total Housing Units	1,224	1,367	1,700	1,736	512	42%
Single Family	328	471	804	840	512	156%
Multiple Family	710	710	710	710	0	0%
Mobile Homes	186	186	186	186	0	0%
Occupied Housing Units	1,121	1,260	1,585	1,603	482	43%
Single Family	315	453	781	807	492	156%
Multiple Family	627	627	624	618	-9	-1%
Mobile Homes	179	180	180	178	-1	-1%
Vacancy Rate	8.4%	7.8%	6.8%	7.7%	-0.7	-8%
Single Family	4.0%	3.8%	2.9%	3.9%	-0.1	-3%
Multiple Family	11.7%	11.7%	12.1%	13.0%	1.3	11%
Mobile Homes	3.8%	3.2%	3.2%	4.3%	0.5	13%
Persons per Household	2.96	2.93	2.79	2.76	-0.2	-7%

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	85	126	142	112	27	32%
\$15,000-\$29,999	178	252	263	247	69	39%
\$30,000-\$44,999	345	236	251	204	-141	-41%
\$45,000-\$59,999	192	174	241	288	96	50%
\$60,000-\$74,999	121	125	172	170	49	40%
\$75,000-\$99,999	78	141	191	198	120	154%
\$100,000-\$124,999	62	78	120	137	75	121%
\$125,000-\$149,999	15	72	81	87	72	480%
\$150,000-\$199,999	42	53	111	131	89	212%
\$200,000 or more	3	3	13	29	26	867%
Total Households	1,121	1,260	1,585	1,603	482	43%

*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.

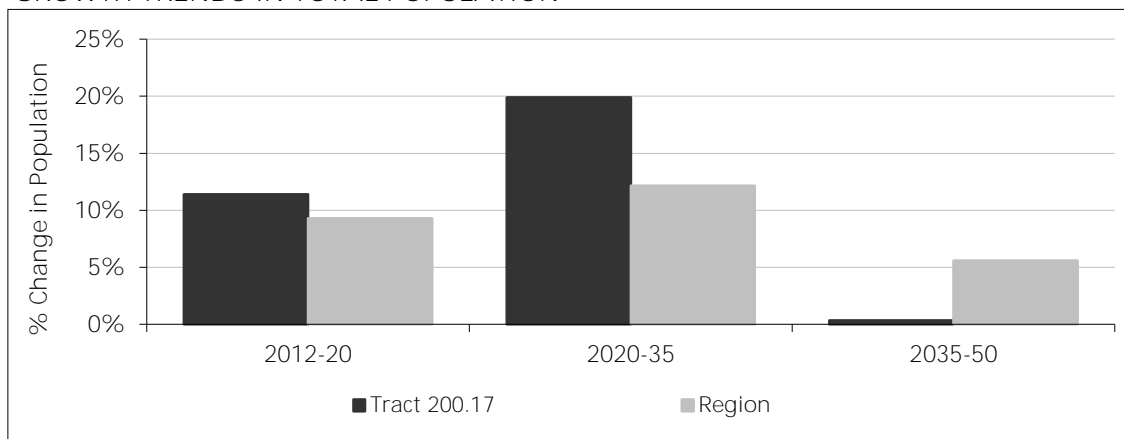
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,334	3,714	4,453	4,469	1,135	34%
Under 5	302	374	436	441	139	46%
5 to 9	288	330	407	411	123	43%
10 to 14	205	203	216	245	40	20%
15 to 17	114	113	152	170	56	49%
18 to 19	83	75	112	122	39	47%
20 to 24	359	372	430	428	69	19%
25 to 29	302	358	383	408	106	35%
30 to 34	326	366	429	435	109	33%
35 to 39	194	217	289	269	75	39%
40 to 44	217	210	300	281	64	29%
45 to 49	185	176	222	224	39	21%
50 to 54	162	161	179	190	28	17%
55 to 59	179	193	192	230	51	28%
60 to 61	43	53	36	43	0	0%
62 to 64	65	89	91	57	-8	-12%
65 to 69	82	118	102	87	5	6%
70 to 74	95	166	234	209	114	120%
75 to 79	44	60	103	71	27	61%
80 to 84	47	40	81	75	28	60%
85 and over	42	40	59	73	31	74%
Median Age	30.2	30.4	31.1	30.1	-0.1	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,334	3,714	4,453	4,469	1,135	34%
Hispanic	1,614	1,998	2,768	3,052	1,438	89%
Non-Hispanic	1,720	1,716	1,685	1,417	-303	-18%
White	1,267	1,221	1,032	735	-532	-42%
Black	97	116	152	159	62	64%
American Indian	23	21	15	8	-15	-65%
Asian	200	221	308	319	119	60%
Hawaiian / Pacific Islander	28	28	44	51	23	82%
Other	20	16	16	22	2	10%
Two or More Races	85	93	118	123	38	45%

GROWTH TRENDS IN TOTAL POPULATION



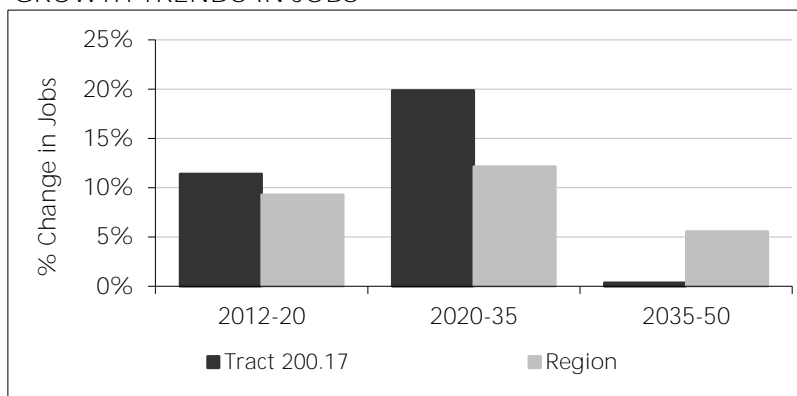
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	9,938	10,839	11,892	11,903	1,965	20%
Civilian Jobs	9,938	10,839	11,892	11,903	1,965	20%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,188	1,188	1,188	1,188	0	0%
Developed Acres	1,029	1,081	1,108	1,109	80	8%
Low Density Single Family	0	0	0	0	0	0%
Single Family	152	195	231	244	92	60%
Multiple Family	33	33	33	33	0	0%
Mobile Homes	25	21	0	0	-25	-100%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	591	615	629	629	38	7%
Commercial/Services	36	36	48	48	12	32%
Office	2	2	2	2	0	0%
Schools	22	22	13	0	-22	-100%
Roads and Freeways	124	124	124	124	0	0%
Agricultural and Extractive ²	19	7	2	2	-16	-87%
Parks and Military Use	26	26	26	26	0	0%
Vacant Developable Acres	80	28	1	0	-80	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	31	4	0	0	-31	-99%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	37	12	0	0	-37	-100%
Commercial/Services	12	12	0	0	-12	-100%
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	79	79	79	79	0	0%
Employment Density ³	15.3	16.1	17.2	17.5	2.2	15%
Residential Density ⁴	5.8	5.5	6.4	6.3	0.4	7%

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