

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 200.22

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,454	7,856	8,004	7,911	457	6%
Household Population	7,442	7,583	7,710	7,608	166	2%
Group Quarters Population	12	273	294	303	291	2425%
Civilian	12	273	294	303	291	2425%
Military	0	0	0	0	0	0%
Total Housing Units	2,456	2,456	2,468	2,473	17	1%
Single Family	1,878	1,878	1,890	1,890	12	1%
Multiple Family	578	578	578	583	5	1%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,350	2,346	2,378	2,353	3	0%
Single Family	1,798	1,794	1,824	1,804	6	0%
Multiple Family	552	552	554	549	-3	-1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.3%	4.5%	3.6%	4.9%	0.6	14%
Single Family	4.3%	4.5%	3.5%	4.6%	0.3	7%
Multiple Family	4.5%	4.5%	4.2%	5.8%	1.3	29%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.17	3.23	3.24	3.23	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	79	117	90	85	6	8%
\$15,000-\$29,999	232	243	209	167	-65	-28%
\$30,000-\$44,999	215	299	281	241	26	12%
\$45,000-\$59,999	236	193	204	236	0	0%
\$60,000-\$74,999	246	292	256	178	-68	-28%
\$75,000-\$99,999	355	347	342	318	-37	-10%
\$100,000-\$124,999	333	232	287	327	-6	-2%
\$125,000-\$149,999	178	220	209	182	4	2%
\$150,000-\$199,999	190	190	246	282	92	48%
\$200,000 or more	286	213	254	337	51	18%
Total Households	2,350	2,346	2,378	2,353	3	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$86,761	\$77,089	\$85,892	\$96,187	\$9,426	11%

*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.

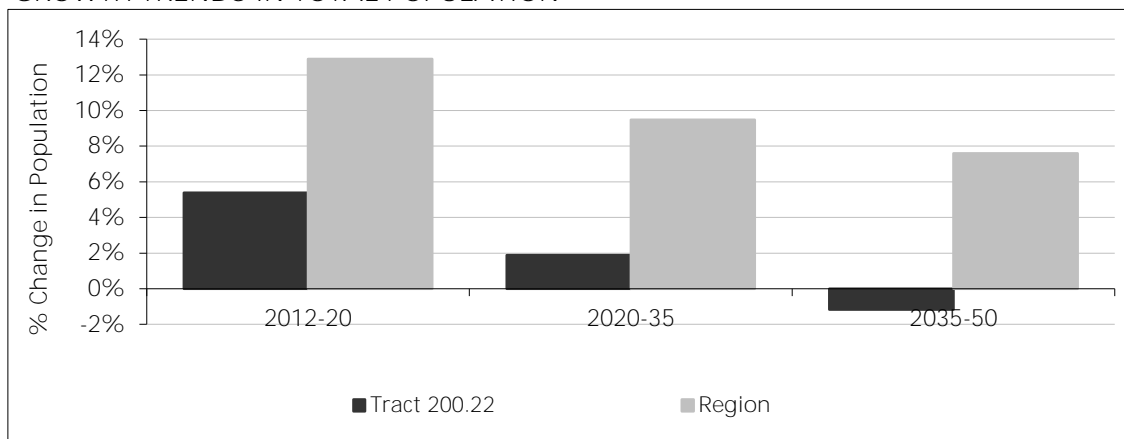
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,454	7,856	8,004	7,911	457	6%
Under 5	444	545	509	516	72	16%
5 to 9	556	607	594	599	43	8%
10 to 14	634	615	639	618	-16	-3%
15 to 17	386	342	374	360	-26	-7%
18 to 19	255	191	200	176	-79	-31%
20 to 24	606	596	574	535	-71	-12%
25 to 29	469	518	469	478	9	2%
30 to 34	395	418	396	416	21	5%
35 to 39	513	592	609	574	61	12%
40 to 44	587	564	668	577	-10	-2%
45 to 49	558	514	560	518	-40	-7%
50 to 54	572	529	553	554	-18	-3%
55 to 59	455	498	418	498	43	9%
60 to 61	121	148	119	131	10	8%
62 to 64	232	286	232	256	24	10%
65 to 69	236	331	293	307	71	30%
70 to 74	137	224	254	218	81	59%
75 to 79	102	139	224	186	84	82%
80 to 84	89	87	151	138	49	55%
85 and over	107	112	168	256	149	139%
Median Age	34.8	35.8	37.0	37.2	2.4	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,454	7,856	8,004	7,911	457	6%
Hispanic	2,440	2,959	3,712	4,261	1,821	75%
Non-Hispanic	5,014	4,897	4,292	3,650	-1,364	-27%
White	4,072	3,863	3,003	2,238	-1,834	-45%
Black	132	152	180	198	66	50%
American Indian	26	24	20	18	-8	-31%
Asian	540	593	766	838	298	55%
Hawaiian / Pacific Islander	19	22	31	38	19	100%
Other	20	18	17	17	-3	-15%
Two or More Races	205	225	275	303	98	48%

GROWTH TRENDS IN TOTAL POPULATION



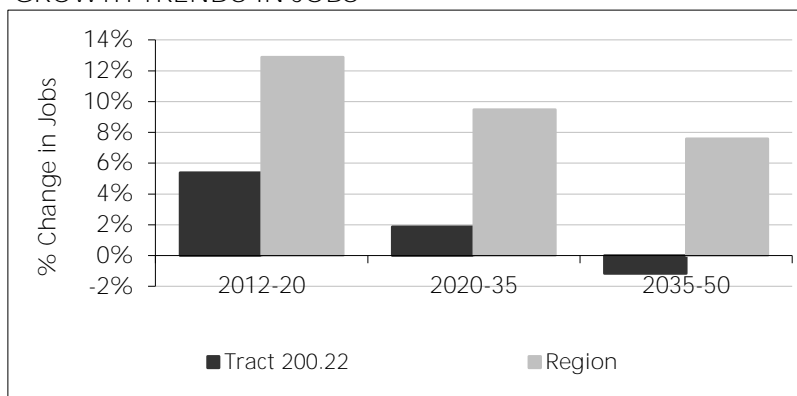
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	877	877	908	956	79	9%
Civilian Jobs	877	877	908	956	79	9%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,263	1,263	1,263	1,263	0	0%
Developed Acres	1,059	1,068	1,077	1,083	24	2%
Low Density Single Family	97	97	97	97	0	0%
Single Family	456	456	458	458	2	0%
Multiple Family	38	38	38	38	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	9	9	9	9	--
Mixed Use	0	0	7	7	7	--
Industrial	9	9	9	16	6	66%
Commercial/Services	165	165	165	165	0	0%
Office	0	0	0	0	0	0%
Schools	20	20	20	20	0	0%
Roads and Freeways	195	195	195	195	0	0%
Agricultural and Extractive ²	64	64	64	64	0	0%
Parks and Military Use	14	14	14	14	0	0%
Vacant Developable Acres	47	38	29	23	-24	-51%
Low Density Single Family	14	14	14	14	0	0%
Single Family	19	10	9	9	-11	-55%
Multiple Family	0	0	0	0	0	0%
Mixed Use	7	7	0	0	-7	-100%
Industrial	6	6	6	0	-6	-100%
Commercial/Services	0	0	0	0	0	-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	157	157	157	157	0	0%
Employment Density ³	4.5	4.5	4.6	4.7	0.2	4%
Residential Density ⁴	4.2	4.1	4.1	4.1	-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