

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 191.07

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,154	2,291	2,536	2,515	361	17%
Household Population	2,154	2,291	2,536	2,515	361	17%
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	815	845	908	915	100	12%
Single Family	595	625	688	695	100	17%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	220	220	220	220	0	0%
Occupied Housing Units	775	788	872	870	95	12%
Single Family	555	568	652	651	96	17%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	220	220	220	219	-1	0%
Vacancy Rate	4.9%	6.7%	4.0%	4.9%	0.0	0%
Single Family	6.7%	9.1%	5.2%	6.3%	-0.4	-6%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.5%	0.5	0%
Persons per Household	2.78	2.91	2.91	2.89	0.1	4%

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	45	59	49	33	-12	-27%
\$15,000-\$29,999	92	117	114	97	5	5%
\$30,000-\$44,999	115	96	105	107	-8	-7%
\$45,000-\$59,999	104	120	112	86	-18	-17%
\$60,000-\$74,999	63	76	91	111	48	76%
\$75,000-\$99,999	146	111	124	107	-39	-27%
\$100,000-\$124,999	76	57	73	95	19	25%
\$125,000-\$149,999	45	38	53	59	14	31%
\$150,000-\$199,999	44	66	81	83	39	89%
\$200,000 or more	45	48	70	92	47	104%
Total Households	775	788	872	870	95	12%
Median Household Income						
Adjusted for inflation (\$2010)	\$67,500	\$60,395	\$69,231	\$75,234	\$7,734	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.

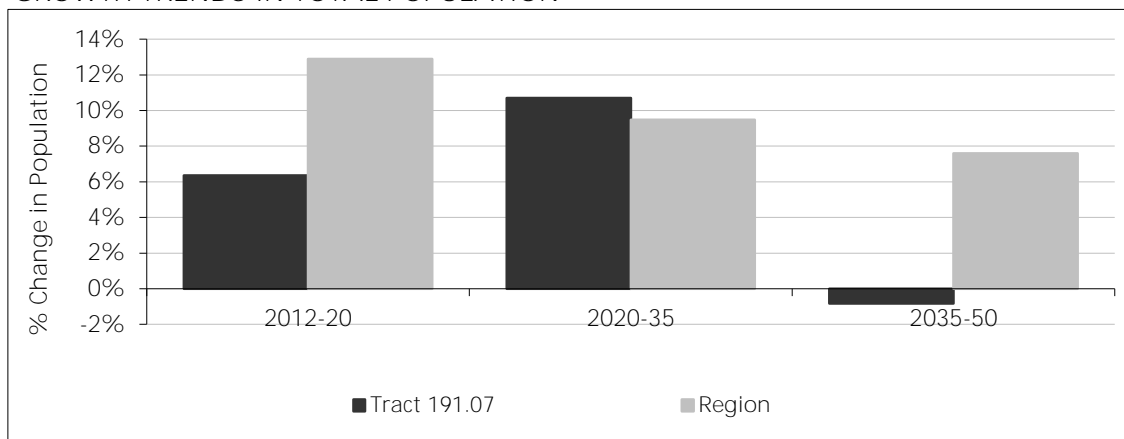
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,154	2,291	2,536	2,515	361	17%
Under 5	131	151	133	136	5	4%
5 to 9	115	117	110	117	2	2%
10 to 14	142	135	144	143	1	1%
15 to 17	67	57	67	62	-5	-7%
18 to 19	74	56	65	57	-17	-23%
20 to 24	121	108	99	87	-34	-28%
25 to 29	113	118	97	97	-16	-14%
30 to 34	78	83	77	76	-2	-3%
35 to 39	83	97	98	95	12	14%
40 to 44	107	103	126	110	3	3%
45 to 49	118	102	114	99	-19	-16%
50 to 54	166	138	150	136	-30	-18%
55 to 59	154	159	138	157	3	2%
60 to 61	59	74	59	65	6	10%
62 to 64	108	131	115	134	26	24%
65 to 69	129	179	172	189	60	47%
70 to 74	112	183	221	184	72	64%
75 to 79	85	112	203	153	68	80%
80 to 84	80	79	167	154	74	93%
85 and over	112	109	181	264	152	136%
Median Age	46.9	50.7	54.6	56.4	9.5	20%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,154	2,291	2,536	2,515	361	17%
Hispanic	577	709	911	1,004	427	74%
Non-Hispanic	1,577	1,582	1,625	1,511	-66	-4%
White	1,260	1,310	1,434	1,360	100	8%
Black	7	8	11	10	3	43%
American Indian	239	186	76	31	-208	-87%
Asian	26	29	40	42	16	62%
Hawaiian / Pacific Islander	0	0	0	0	0	0%
Other	3	2	2	2	-1	-33%
Two or More Races	42	47	62	66	24	57%

GROWTH TRENDS IN TOTAL POPULATION



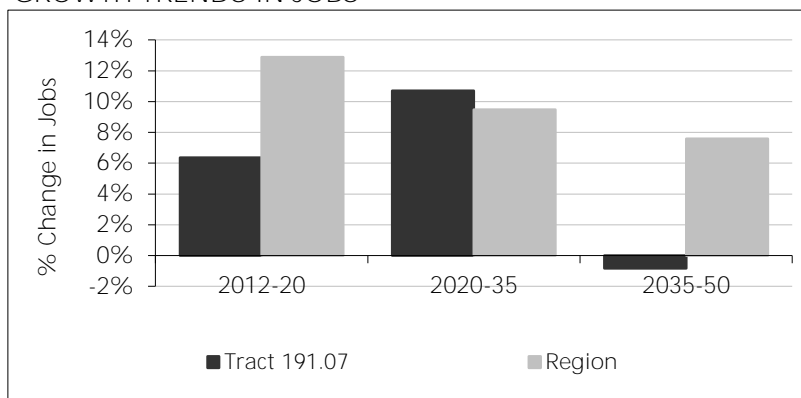
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	229	229	229	229	0	0%
Civilian Jobs	229	229	229	229	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	25,471	25,471	25,471	25,471	0	0%
Developed Acres	6,618	7,268	8,629	8,822	2,204	33%
Low Density Single Family	2,244	2,894	4,255	4,448	2,204	98%
Single Family	4	4	4	4	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	73	73	73	73	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	19	19	19	19	0	0%
Commercial/Services	3	3	3	3	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	63	63	63	63	0	0%
Agricultural and Extractive ²	4,170	4,170	4,170	4,170	0	0%
Parks and Military Use	43	43	43	43	0	0%
Vacant Developable Acres	13,002	12,352	10,991	10,798	-2,204	-17%
Low Density Single Family	13,002	12,352	10,991	10,798	-2,204	-17%
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	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	5,851	5,851	5,851	5,851	0	0%
Employment Density ³	10.1	10.1	10.1	10.1	--	#VALUE!
Residential Density ⁴	0.4	0.3	0.2	0.2	-0.1	-42%

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