

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 200.26

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,121	4,164	9,917	10,180	6,059	147%
Household Population	4,108	4,161	9,909	10,169	6,061	148%
Group Quarters Population	13	3	8	11	-2	-15%
Civilian	13	3	8	11	-2	-15%
Military	0	0	0	0	0	0%
Total Housing Units	1,818	1,819	3,649	3,695	1,877	103%
Single Family	1,460	1,461	1,409	1,450	-10	-1%
Multiple Family	254	254	2,136	2,141	1,887	743%
Mobile Homes	104	104	104	104	0	0%
Occupied Housing Units	1,730	1,722	3,579	3,657	1,927	111%
Single Family	1,393	1,388	1,384	1,427	34	2%
Multiple Family	233	230	2,094	2,138	1,905	818%
Mobile Homes	104	104	101	92	-12	-12%
Vacancy Rate	4.8%	5.3%	1.9%	1.0%	-3.8	-79%
Single Family	4.6%	5.0%	1.8%	1.6%	-3.0	-65%
Multiple Family	8.3%	9.4%	2.0%	0.1%	-8.2	-99%
Mobile Homes	0.0%	0.0%	2.9%	11.5%	11.5	0%
Persons per Household	2.37	2.42	2.77	2.78	0.4	17%

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	118	115	186	153	35	30%
\$15,000-\$29,999	183	202	356	327	144	79%
\$30,000-\$44,999	161	208	368	340	179	111%
\$45,000-\$59,999	275	208	382	362	87	32%
\$60,000-\$74,999	226	157	261	288	62	27%
\$75,000-\$99,999	211	230	440	410	199	94%
\$100,000-\$124,999	201	126	337	368	167	83%
\$125,000-\$149,999	82	145	292	279	197	240%
\$150,000-\$199,999	191	143	327	376	185	97%
\$200,000 or more	82	188	630	754	672	820%
Total Households	1,730	1,722	3,579	3,657	1,927	111%

*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.

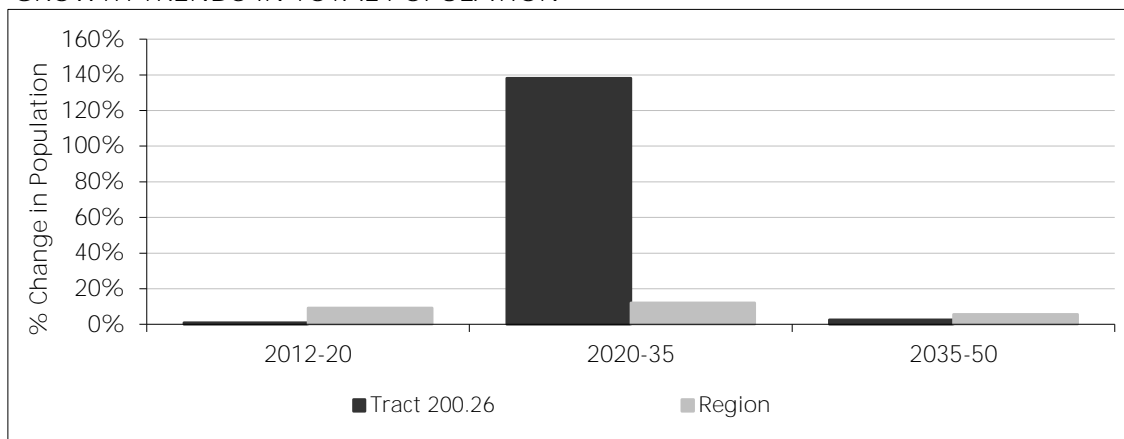
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,121	4,164	9,917	10,180	6,059	147%
Under 5	162	180	357	392	230	142%
5 to 9	216	225	475	524	308	143%
10 to 14	249	219	518	521	272	109%
15 to 17	162	129	324	301	139	86%
18 to 19	103	69	169	152	49	48%
20 to 24	188	176	399	408	220	117%
25 to 29	149	152	313	341	192	129%
30 to 34	167	161	312	353	186	111%
35 to 39	205	228	488	508	303	148%
40 to 44	311	279	723	655	344	111%
45 to 49	299	251	635	602	303	101%
50 to 54	308	249	598	581	273	89%
55 to 59	312	313	592	722	410	131%
60 to 61	88	101	160	176	88	100%
62 to 64	160	186	344	411	251	157%
65 to 69	261	340	657	726	465	178%
70 to 74	196	305	771	670	474	242%
75 to 79	179	224	721	511	332	185%
80 to 84	195	178	708	656	461	236%
85 and over	211	199	653	970	759	360%
Median Age	47.5	50.3	52.1	52.9	5.4	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,121	4,164	9,917	10,180	6,059	147%
Hispanic	727	878	2,799	3,602	2,875	395%
Non-Hispanic	3,394	3,286	7,118	6,578	3,184	94%
White	2,924	2,770	5,497	4,605	1,681	57%
Black	42	49	146	182	140	333%
American Indian	18	17	37	34	16	89%
Asian	277	305	997	1,218	941	340%
Hawaiian / Pacific Islander	3	4	13	16	13	433%
Other	10	10	21	21	11	110%
Two or More Races	120	131	407	502	382	318%

GROWTH TRENDS IN TOTAL POPULATION



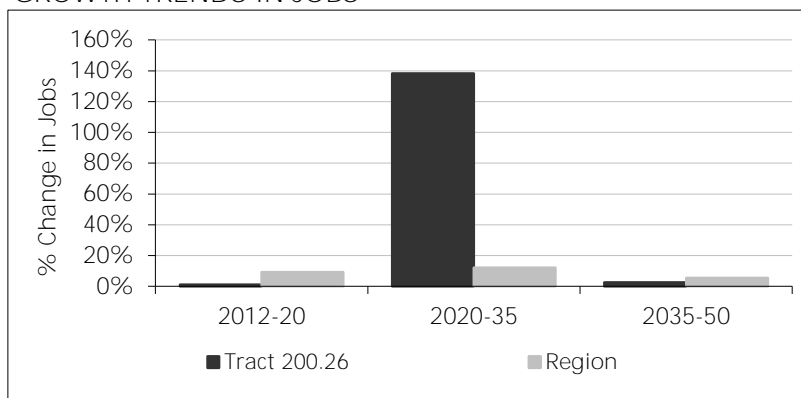
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,728	2,378	3,274	3,655	1,927	112%
Civilian Jobs	1,728	2,378	3,274	3,655	1,927	112%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	946	946	946	946	0	0%
Developed Acres	615	657	850	863	248	40%
Low Density Single Family	0	0	7	7	7	--
Single Family	234	234	214	223	-11	-5%
Multiple Family	23	23	73	73	50	220%
Mobile Homes	15	15	15	15	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	35	66	66	66	--
Industrial	2	2	0	0	-2	-96%
Commercial/Services	92	92	100	105	13	14%
Office	0	7	9	9	9	--
Schools	55	55	55	55	0	0%
Roads and Freeways	135	135	135	135	0	0%
Agricultural and Extractive ²	11	11	0	0	-11	-100%
Parks and Military Use	47	47	176	176	128	271%
Vacant Developable Acres	267	225	32	19	-248	-93%
Low Density Single Family	9	9	3	3	-7	-70%
Single Family	9	9	9	0	-9	-99%
Multiple Family	35	35	0	0	-35	-100%
Mixed Use	55	20	0	0	-55	-100%
Industrial	0	0	0	0	0	-100%
Commercial/Services	8	8	5	0	-8	-97%
Office	7	0	0	0	-7	-97%
Schools	15	15	15	15	0	0%
Parks and Other	128	128	0	0	-128	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	64	64	64	64	0	0%
Employment Density ³	11.6	13.7	16.6	18.1	6.5	56%
Residential Density ⁴	6.7	6.3	10.7	10.5	3.8	58%

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