

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 216.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,434	3,508	3,521	3,518	84	2%
Household Population	2,366	2,440	2,453	2,450	84	4%
Group Quarters Population	1,068	1,068	1,068	1,068	0	0%
Civilian	0	0	0	0	0	0%
Military	1,068	1,068	1,068	1,068	0	0%
Total Housing Units	1,902	1,902	1,902	1,902	0	0%
Single Family	433	433	433	433	0	0%
Multiple Family	1,469	1,469	1,469	1,469	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	943	949	952	952	9	1%
Single Family	309	309	309	310	1	0%
Multiple Family	634	640	643	642	8	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	50.4%	50.1%	49.9%	49.9%	-0.5	-1%
Single Family	28.6%	28.6%	28.6%	28.4%	-0.2	-1%
Multiple Family	56.8%	56.4%	56.2%	56.3%	-0.5	-1%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.51	2.57	2.58	2.57	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	130	124	111	99	-31	-24%
\$15,000-\$29,999	71	108	100	92	21	30%
\$30,000-\$44,999	132	98	93	87	-45	-34%
\$45,000-\$59,999	93	86	83	79	-14	-15%
\$60,000-\$74,999	78	74	73	71	-7	-9%
\$75,000-\$99,999	153	100	101	100	-53	-35%
\$100,000-\$124,999	67	77	79	80	13	19%
\$125,000-\$149,999	59	59	62	64	5	8%
\$150,000-\$199,999	28	81	87	92	64	229%
\$200,000 or more	132	142	163	188	56	42%
Total Households	943	949	952	952	9	1%
Median Household Income						
Adjusted for inflation (\$2010)	\$68,750	\$71,858	\$78,960	\$87,000	\$18,250	27%

*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.

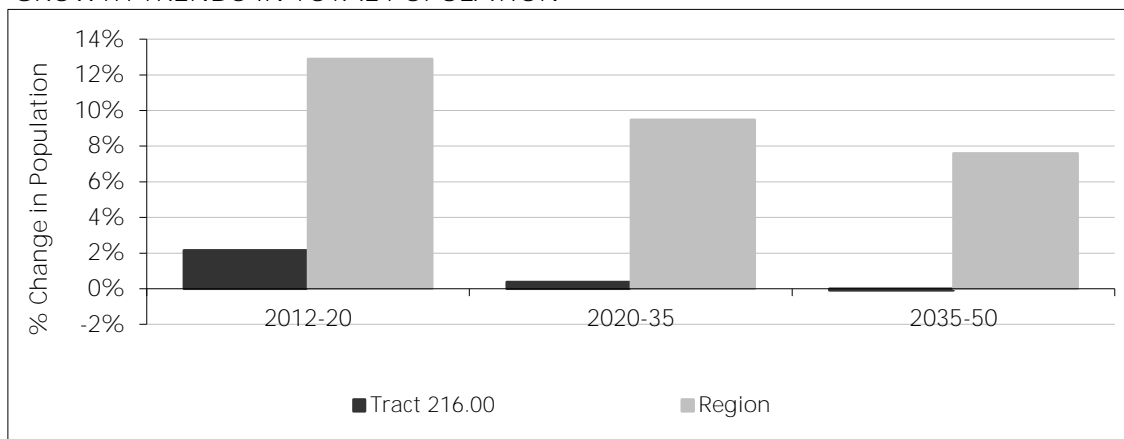
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,434	3,508	3,521	3,518	84	2%
Under 5	240	248	248	248	8	3%
5 to 9	219	225	227	227	8	4%
10 to 14	191	196	197	196	5	3%
15 to 17	75	75	75	75	0	0%
18 to 19	200	200	200	200	0	0%
20 to 24	677	695	699	699	22	3%
25 to 29	379	383	383	382	3	1%
30 to 34	265	273	276	275	10	4%
35 to 39	269	274	274	274	5	2%
40 to 44	161	163	163	163	2	1%
45 to 49	119	122	123	123	4	3%
50 to 54	66	67	67	67	1	2%
55 to 59	44	44	44	44	0	0%
60 to 61	31	33	33	33	2	6%
62 to 64	47	47	47	47	0	0%
65 to 69	79	83	84	84	5	6%
70 to 74	66	68	69	69	3	5%
75 to 79	94	96	96	96	2	2%
80 to 84	97	99	99	99	2	2%
85 and over	115	117	117	117	2	2%
Median Age	26.5	26.5	26.5	26.5	0.0	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,434	3,508	3,521	3,518	84	2%
Hispanic	552	559	560	560	8	1%
Non-Hispanic	2,882	2,949	2,961	2,958	76	3%
White	2,408	2,462	2,472	2,470	62	3%
Black	175	180	180	180	5	3%
American Indian	30	30	30	30	0	0%
Asian	105	107	107	107	2	2%
Hawaiian / Pacific Islander	34	34	34	34	0	0%
Other	5	5	5	5	0	0%
Two or More Races	125	131	133	132	7	6%

GROWTH TRENDS IN TOTAL POPULATION



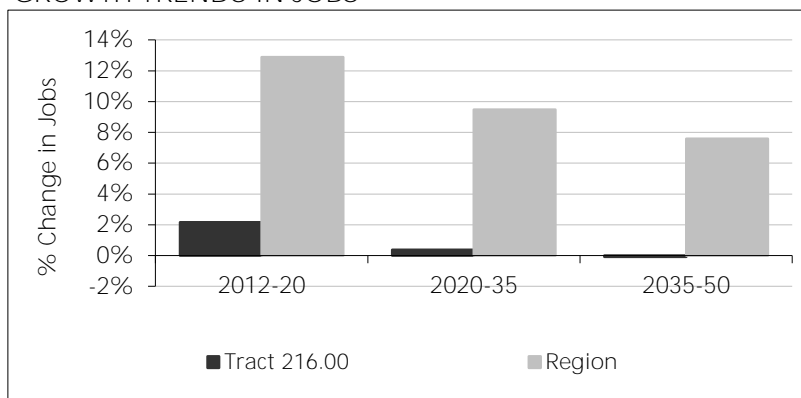
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	7,503	7,503	7,503	7,503	0	0%
Civilian Jobs	2,007	2,007	2,007	2,007	0	0%
Military Jobs	5,496	5,496	5,496	5,496	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	3,545	3,545	3,545	3,545	0	0%
Developed Acres	483	483	483	483	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	85	85	85	85	0	0%
Multiple Family	31	31	31	31	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	22	22	22	22	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	2	2	2	2	0	0%
Commercial/Services	26	26	26	26	0	0%
Office	1	1	1	1	0	0%
Schools	13	13	13	13	0	0%
Roads and Freeways	90	90	90	90	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	212	212	212	212	0	0%
Vacant Developable Acres	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0%
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	3,062	3,062	3,062	3,062	0	0%
Employment Density ³	47.5	47.5	47.5	47.5	--	#VALUE!
Residential Density ⁴	13.8	13.8	13.8	13.8	0.0	0%

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