

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 200.16

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,375	9,804	9,976	9,862	487	5%
Household Population	9,364	9,794	9,965	9,851	487	5%
Group Quarters Population	11	10	11	11	0	0%
Civilian	11	10	11	11	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	3,266	3,392	3,402	3,402	136	4%
Single Family	3,124	3,208	3,208	3,208	84	3%
Multiple Family	142	184	194	194	52	37%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	3,137	3,224	3,280	3,265	128	4%
Single Family	3,029	3,084	3,125	3,115	86	3%
Multiple Family	108	140	155	150	42	39%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.9%	5.0%	3.6%	4.0%	0.1	3%
Single Family	3.0%	3.9%	2.6%	2.9%	-0.1	-3%
Multiple Family	23.9%	23.9%	20.1%	22.7%	-1.2	-5%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.99	3.04	3.04	3.02	0.0	1%

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	145	203	155	111	-34	-23%
\$15,000-\$29,999	65	223	219	213	148	228%
\$30,000-\$44,999	145	259	256	220	75	52%
\$45,000-\$59,999	142	255	199	193	51	36%
\$60,000-\$74,999	288	223	227	226	-62	-22%
\$75,000-\$99,999	385	475	495	391	6	2%
\$100,000-\$124,999	343	293	281	339	-4	-1%
\$125,000-\$149,999	312	265	290	250	-62	-20%
\$150,000-\$199,999	439	378	344	412	-27	-6%
\$200,000 or more	873	650	814	910	37	4%
Total Households	3,137	3,224	3,280	3,265	128	4%
Median Household Income						
Adjusted for inflation (\$2010)	\$129,447	\$98,632	\$107,918	\$120,538	(\$8,909)	-7%

*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.

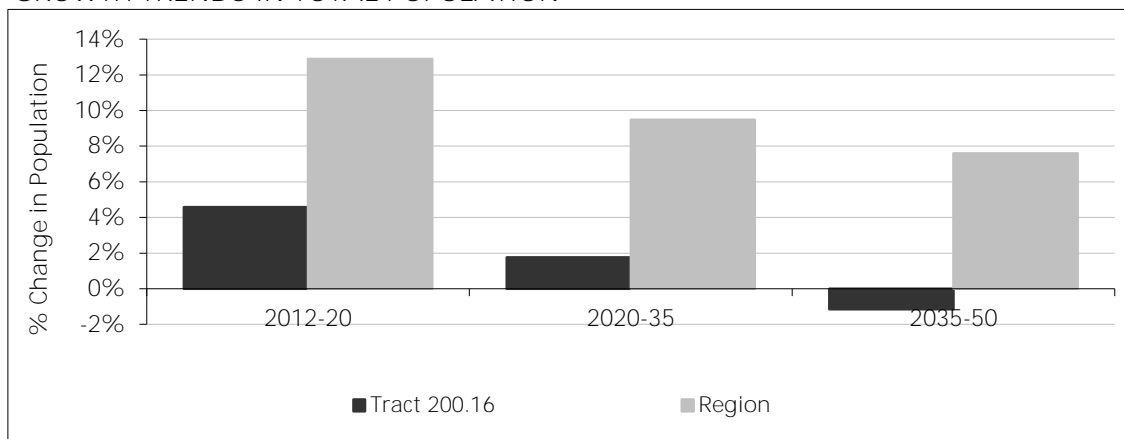
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,375	9,804	9,976	9,862	487	5%
Under 5	391	486	410	511	120	31%
5 to 9	653	771	673	796	143	22%
10 to 14	957	933	1,000	981	24	3%
15 to 17	582	487	585	500	-82	-14%
18 to 19	394	253	297	189	-205	-52%
20 to 24	400	369	361	288	-112	-28%
25 to 29	250	255	202	217	-33	-13%
30 to 34	261	280	212	289	28	11%
35 to 39	381	472	380	443	62	16%
40 to 44	774	763	802	695	-79	-10%
45 to 49	932	819	906	716	-216	-23%
50 to 54	936	801	870	730	-206	-22%
55 to 59	754	783	627	681	-73	-10%
60 to 61	291	361	257	294	3	1%
62 to 64	324	407	324	381	57	18%
65 to 69	393	572	509	581	188	48%
70 to 74	237	416	503	455	218	92%
75 to 79	187	268	467	378	191	102%
80 to 84	141	149	316	288	147	104%
85 and over	137	159	275	449	312	228%
Median Age	42.7	43.9	45.4	45.2	2.5	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,375	9,804	9,976	9,862	487	5%
Hispanic	794	937	1,037	1,105	311	39%
Non-Hispanic	8,581	8,867	8,939	8,757	176	2%
White	7,630	7,837	7,691	7,417	-213	-3%
Black	37	37	30	21	-16	-43%
American Indian	13	10	7	7	-6	-46%
Asian	632	696	885	965	333	53%
Hawaiian / Pacific Islander	5	6	6	5	0	0%
Other	16	11	7	7	-9	-56%
Two or More Races	248	270	313	335	87	35%

GROWTH TRENDS IN TOTAL POPULATION



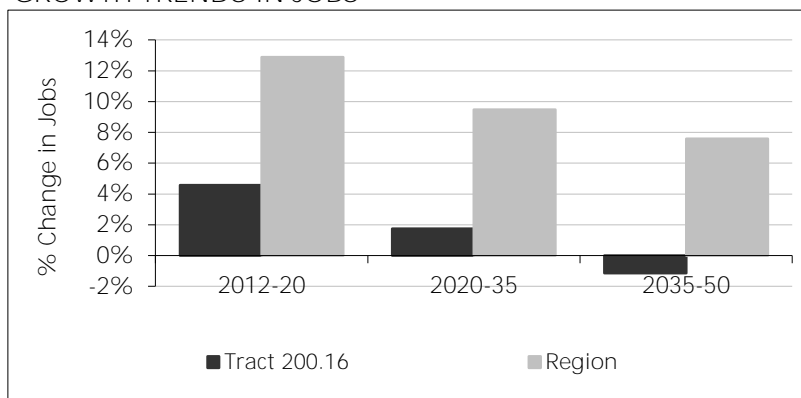
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	951	1,279	1,483	1,483	532	56%
Civilian Jobs	951	1,279	1,483	1,483	532	56%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,166	1,166	1,166	1,166	0	0%
Developed Acres	951	963	992	992	41	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	676	688	688	688	13	2%
Multiple Family	8	8	9	9	1	11%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	10	10	10	10	--
Industrial	0	0	0	0	0	0%
Commercial/Services	20	10	10	10	-10	-51%
Office	2	2	2	2	0	0%
Schools	19	19	47	47	28	144%
Roads and Freeways	218	218	218	218	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	8	8	8	8	0	0%
Vacant Developable Acres	41	29	0	0	-41	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	13	0	0	0	-13	-100%
Multiple Family	1	1	0	0	-1	-100%
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	28	28	0	0	-28	-100%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	173	173	173	173	0	0%
Employment Density ³	23.0	35.2	23.0	23.0	0.1	0%
Residential Density ⁴	4.8	4.8	4.8	4.8	0.1	1%

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