

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 203.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,115	6,364	6,389	6,662	547	9%
Household Population	6,087	6,341	6,344	6,602	515	8%
Group Quarters Population	28	23	45	60	32	114%
Civilian	28	23	45	60	32	114%
Military	0	0	0	0	0	0%
Total Housing Units	2,423	2,477	2,488	2,630	207	9%
Single Family	2,268	2,322	2,333	2,475	207	9%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	155	155	155	155	0	0%
Occupied Housing Units	2,349	2,396	2,420	2,529	180	8%
Single Family	2,195	2,241	2,268	2,384	189	9%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	154	155	152	145	-9	-6%
Vacancy Rate	3.1%	3.3%	2.7%	3.8%	0.7	23%
Single Family	3.2%	3.5%	2.8%	3.7%	0.5	16%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.6%	0.0%	1.9%	6.5%	5.9	983%
Persons per Household	2.59	2.65	2.62	2.61	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	249	204	180	165	-84	-34%
\$15,000-\$29,999	218	291	290	239	21	10%
\$30,000-\$44,999	265	316	275	304	39	15%
\$45,000-\$59,999	187	322	291	225	38	20%
\$60,000-\$74,999	282	252	254	310	28	10%
\$75,000-\$99,999	329	361	384	362	33	10%
\$100,000-\$124,999	280	235	229	273	-7	-3%
\$125,000-\$149,999	179	136	160	214	35	20%
\$150,000-\$199,999	149	129	176	218	69	46%
\$200,000 or more	211	150	181	219	8	4%
Total Households	2,349	2,396	2,420	2,529	180	8%

*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.

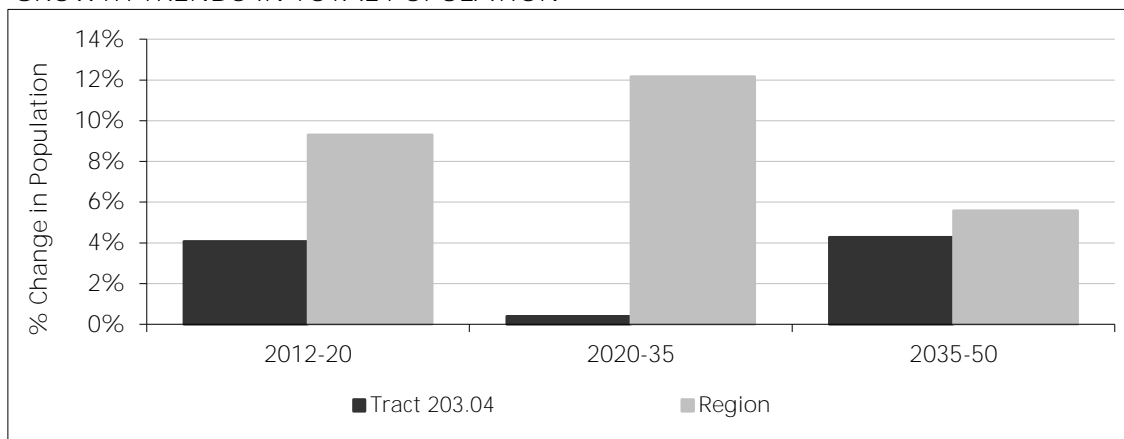
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,115	6,364	6,389	6,662	547	9%
Under 5	309	351	312	353	44	14%
5 to 9	347	375	349	398	51	15%
10 to 14	337	312	310	319	-18	-5%
15 to 17	231	190	209	194	-37	-16%
18 to 19	147	103	106	92	-55	-37%
20 to 24	300	279	266	253	-47	-16%
25 to 29	307	317	281	313	6	2%
30 to 34	308	310	281	325	17	6%
35 to 39	329	372	351	378	49	15%
40 to 44	413	377	406	368	-45	-11%
45 to 49	415	359	384	375	-40	-10%
50 to 54	477	405	415	421	-56	-12%
55 to 59	484	488	395	474	-10	-2%
60 to 61	162	189	134	153	-9	-6%
62 to 64	249	286	211	245	-4	-2%
65 to 69	388	513	422	469	81	21%
70 to 74	280	446	474	406	126	45%
75 to 79	251	325	502	425	174	69%
80 to 84	182	174	300	277	95	52%
85 and over	199	193	281	424	225	113%
Median Age	45.4	47.7	49.2	49.5	4.1	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,115	6,364	6,389	6,662	547	9%
Hispanic	1,121	1,397	1,870	2,439	1,318	118%
Non-Hispanic	4,994	4,967	4,519	4,223	-771	-15%
White	4,329	4,217	3,512	2,979	-1,350	-31%
Black	61	71	88	106	45	74%
American Indian	18	19	20	20	2	11%
Asian	403	455	631	781	378	94%
Hawaiian / Pacific Islander	10	11	17	24	14	140%
Other	7	7	8	8	1	14%
Two or More Races	166	187	243	305	139	84%

GROWTH TRENDS IN TOTAL POPULATION



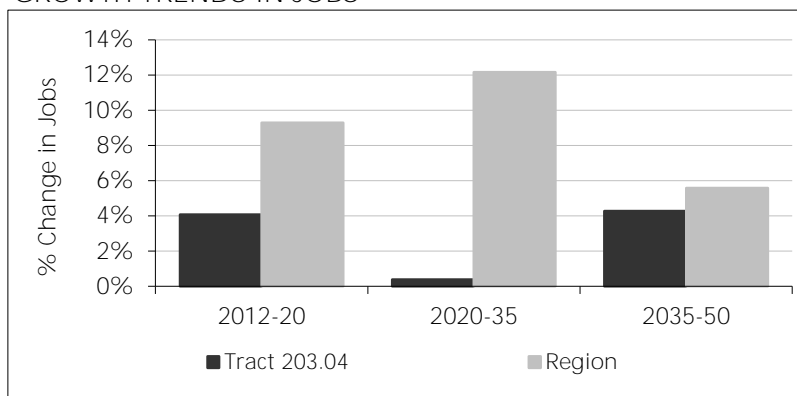
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	547	787	1,012	1,719	1,172	214%
Civilian Jobs	547	787	1,012	1,719	1,172	214%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	3,377	3,377	3,377	3,377	0	0%
Developed Acres	2,010	2,514	2,609	2,749	739	37%
Low Density Single Family	420	912	997	1,042	622	148%
Single Family	459	461	462	526	67	14%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	30	30	30	30	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	12	18	26	47	35	305%
Commercial/Services	111	116	118	127	16	14%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	172	172	172	172	0	0%
Agricultural and Extractive ²	673	673	673	673	0	0%
Parks and Military Use	132	132	132	132	0	0%
Vacant Developable Acres	1,024	520	425	285	-739	-72%
Low Density Single Family	874	382	297	252	-622	-71%
Single Family	71	70	69	4	-67	-94%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	45	39	31	10	-35	-78%
Commercial/Services	23	19	17	8	-16	-67%
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	11	11	11	11	0	0%
Constrained Acres	343	343	343	343	0	0%
Employment Density ³	4.5	5.9	7.1	9.9	5.4	122%
Residential Density ⁴	2.7	1.8	1.7	1.6	-1.0	-38%

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