

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 208.07

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,859	3,164	3,285	3,207	348	12%
Household Population	2,826	3,132	3,247	3,166	340	12%
Group Quarters Population	33	32	38	41	8	24%
Civilian	33	32	38	41	8	24%
Military	0	0	0	0	0	0%
Total Housing Units	1,053	1,116	1,172	1,175	122	12%
Single Family	861	924	980	983	122	14%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	192	192	192	192	0	0%
Occupied Housing Units	1,047	1,088	1,138	1,115	68	6%
Single Family	861	901	952	933	72	8%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	186	187	186	182	-4	-2%
Vacancy Rate	0.6%	2.5%	2.9%	5.1%	4.5	750%
Single Family	0.0%	2.5%	2.9%	5.1%	5.1	0%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	3.1%	2.6%	3.1%	5.2%	2.1	68%
Persons per Household	2.70	2.88	2.85	2.84	0.1	5%

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	72	74	69	-49	-42%
\$15,000-\$29,999	86	52	39	25	-61	-71%
\$30,000-\$44,999	72	58	63	49	-23	-32%
\$45,000-\$59,999	139	95	78	72	-67	-48%
\$60,000-\$74,999	97	88	100	82	-15	-15%
\$75,000-\$99,999	108	135	115	116	8	7%
\$100,000-\$124,999	101	141	149	120	19	19%
\$125,000-\$149,999	63	113	91	134	71	113%
\$150,000-\$199,999	91	158	211	169	78	86%
\$200,000 or more	172	176	218	279	107	62%
Total Households	1,047	1,088	1,138	1,115	68	6%
Median Household Income						
Adjusted for inflation (\$2010)	\$77,662	\$107,801	\$116,779	\$129,571	\$51,909	67%

*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.

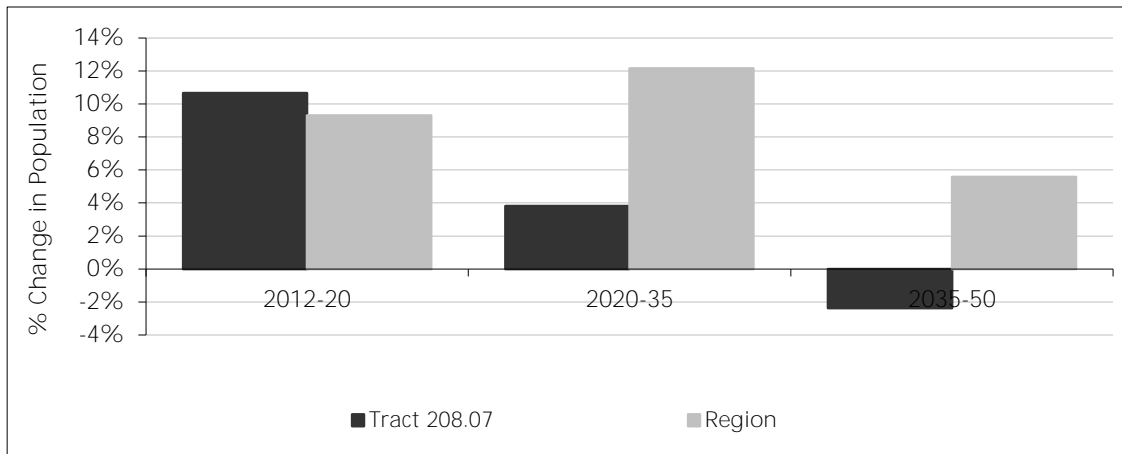
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,859	3,164	3,285	3,207	348	12%
Under 5	144	185	171	187	43	30%
5 to 9	134	158	145	161	27	20%
10 to 14	152	153	161	156	4	3%
15 to 17	118	102	120	110	-8	-7%
18 to 19	83	60	64	49	-34	-41%
20 to 24	160	160	161	138	-22	-14%
25 to 29	122	134	119	123	1	1%
30 to 34	127	137	121	140	13	10%
35 to 39	134	163	155	157	23	17%
40 to 44	171	169	192	163	-8	-5%
45 to 49	263	234	271	227	-36	-14%
50 to 54	248	212	225	187	-61	-25%
55 to 59	275	290	241	266	-9	-3%
60 to 61	98	126	96	108	10	10%
62 to 64	145	185	154	180	35	24%
65 to 69	180	257	236	256	76	42%
70 to 74	136	233	273	226	90	66%
75 to 79	72	104	184	148	76	106%
80 to 84	58	59	124	117	59	102%
85 and over	39	43	72	108	69	177%
Median Age	46.6	48.4	49.3	49.8	3.2	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,859	3,164	3,285	3,207	348	12%
Hispanic	570	737	929	1,046	476	84%
Non-Hispanic	2,289	2,427	2,356	2,161	-128	-6%
White	2,178	2,305	2,209	1,999	-179	-8%
Black	10	12	12	12	2	20%
American Indian	21	15	7	5	-16	-76%
Asian	27	34	53	64	37	137%
Hawaiian / Pacific Islander	1	1	1	1	0	0%
Other	2	2	2	2	0	0%
Two or More Races	50	58	72	78	28	56%

GROWTH TRENDS IN TOTAL POPULATION



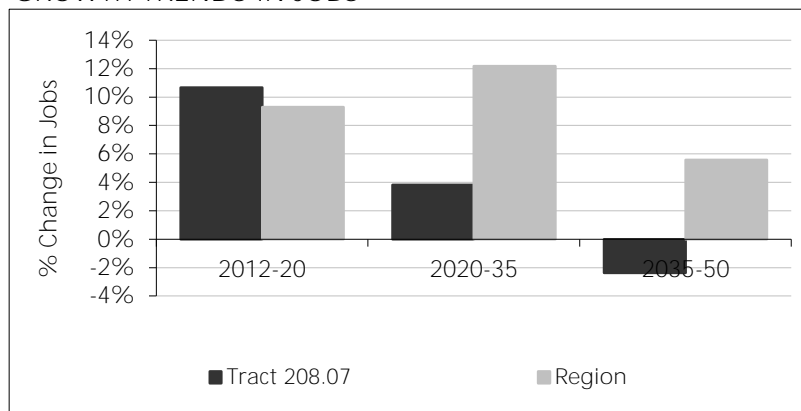
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	261	275	275	275	14	5%
Civilian Jobs	261	275	275	275	14	5%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	23,743	23,743	23,743	23,743	0	0%
Developed Acres	9,052	9,896	11,514	11,650	2,598	29%
Low Density Single Family	6,212	6,930	8,548	8,685	2,472	40%
Single Family	141	141	141	141	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	130	130	130	130	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	16	16	16	16	0	0%
Commercial/Services	84	254	254	254	170	202%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	287	287	287	287	0	0%
Agricultural and Extractive ²	2,155	2,111	2,111	2,111	-43	-2%
Parks and Military Use	28	28	28	28	0	0%
Vacant Developable Acres	7,022	6,179	4,560	4,424	-2,598	-37%
Low Density Single Family	6,896	6,179	4,560	4,424	-2,472	-36%
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	126	0	0	0	-126	-100%
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	7,669	7,669	7,669	7,669	0	0%
Employment Density ³	2.6	1.0	1.0	1.0	-1.6	-61%
Residential Density ⁴	0.2	0.2	0.1	0.1	0.0	-19%

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 residential acre (single family, multiple