

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 200.25

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,657	4,758	4,948	5,221	564	12%
Household Population	4,652	4,756	4,939	5,206	554	12%
Group Quarters Population	5	2	9	15	10	200%
Civilian	5	2	9	15	10	200%
Military	0	0	0	0	0	0%
Total Housing Units	1,813	1,814	1,855	1,942	129	7%
Single Family	829	830	871	901	72	9%
Multiple Family	984	984	984	1,041	57	6%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,729	1,733	1,790	1,899	170	10%
Single Family	776	779	830	881	105	14%
Multiple Family	953	954	960	1,018	65	7%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.6%	4.5%	3.5%	2.2%	-2.4	-52%
Single Family	6.4%	6.1%	4.7%	2.2%	-4.2	-66%
Multiple Family	3.2%	3.0%	2.4%	2.2%	-1.0	-31%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.69	2.74	2.76	2.74	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	51	145	129	105	54	106%
\$15,000-\$29,999	273	232	226	210	-63	-23%
\$30,000-\$44,999	304	219	204	228	-76	-25%
\$45,000-\$59,999	323	296	280	208	-115	-36%
\$60,000-\$74,999	232	184	170	231	-1	0%
\$75,000-\$99,999	312	184	251	288	-24	-8%
\$100,000-\$124,999	162	172	161	139	-23	-14%
\$125,000-\$149,999	23	82	94	160	137	596%
\$150,000-\$199,999	31	134	139	148	117	377%
\$200,000 or more	18	85	136	182	164	911%
Total Households	1,729	1,733	1,790	1,899	170	10%
Median Household Income						
Adjusted for inflation (\$2010)	\$55,983	\$58,708	\$64,941	\$72,890	\$16,907	30%

*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.

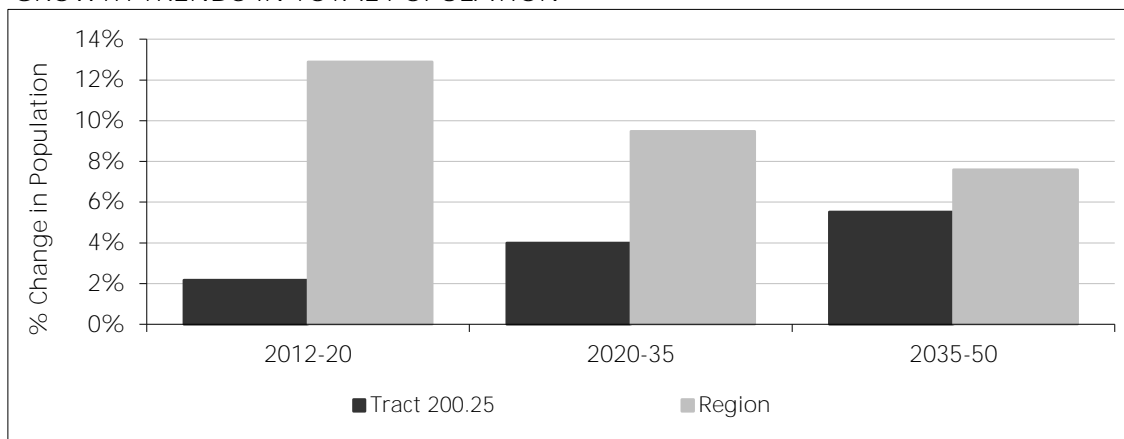
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,657	4,758	4,948	5,221	564	12%
Under 5	306	351	324	347	41	13%
5 to 9	266	282	286	310	44	17%
10 to 14	252	240	266	290	38	15%
15 to 17	201	173	181	186	-15	-7%
18 to 19	145	108	108	106	-39	-27%
20 to 24	470	429	425	402	-68	-14%
25 to 29	378	382	337	349	-29	-8%
30 to 34	350	350	342	370	20	6%
35 to 39	282	312	332	338	56	20%
40 to 44	291	266	312	291	0	0%
45 to 49	309	278	310	321	12	4%
50 to 54	296	253	264	266	-30	-10%
55 to 59	266	279	229	284	18	7%
60 to 61	109	131	103	119	10	9%
62 to 64	143	165	128	144	1	1%
65 to 69	170	234	224	249	79	46%
70 to 74	137	224	292	281	144	105%
75 to 79	85	106	171	155	70	82%
80 to 84	73	72	134	150	77	105%
85 and over	128	123	180	263	135	105%
Median Age	34.4	36.0	38.1	38.7	4.3	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,657	4,758	4,948	5,221	564	12%
Hispanic	1,486	1,747	2,236	2,745	1,259	85%
Non-Hispanic	3,171	3,011	2,712	2,476	-695	-22%
White	2,556	2,357	1,877	1,502	-1,054	-41%
Black	120	132	163	190	70	58%
American Indian	25	22	21	20	-5	-20%
Asian	291	309	411	480	189	65%
Hawaiian / Pacific Islander	15	17	23	29	14	93%
Other	4	4	4	4	0	0%
Two or More Races	160	170	213	251	91	57%

GROWTH TRENDS IN TOTAL POPULATION



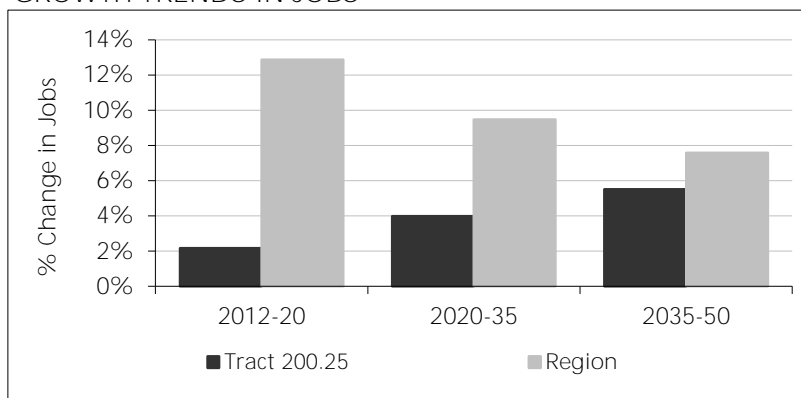
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,163	2,163	2,286	2,679	516	24%
Civilian Jobs	2,163	2,163	2,286	2,679	516	24%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	473	473	473	473	0	0%
Developed Acres	456	457	460	471	15	3%
Low Density Single Family	4	4	5	5	1	27%
Single Family	155	156	158	163	8	5%
Multiple Family	49	49	49	52	3	7%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	48	39	39	42	-6	-12%
Commercial/Services	74	74	74	74	0	0%
Office	0	0	0	0	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	96	104	104	104	8	9%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	21	21	21	21	0	0%
Vacant Developable Acres	17	17	13	2	-15	-88%
Low Density Single Family	1	1	0	0	-1	-100%
Single Family	8	8	5	0	-8	-100%
Multiple Family	3	3	3	0	-3	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	5	5	5	2	-3	-56%
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	0	0	0	0	0	0%
Employment Density ³	16.4	17.5	18.5	21.2	4.8	29%
Residential Density ⁴	8.7	8.7	8.8	8.8	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