

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 198.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	11,257	14,816	15,358	15,316	4,059	36%
Household Population	11,198	14,152	14,672	14,612	3,414	30%
Group Quarters Population	59	664	686	704	645	1093%
Civilian	59	664	686	704	645	1093%
Military	0	0	0	0	0	0%
Total Housing Units	4,181	5,208	5,339	5,341	1,160	28%
Single Family	2,941	3,535	3,661	3,663	722	25%
Multiple Family	739	1,172	1,177	1,177	438	59%
Mobile Homes	501	501	501	501	0	0%
Occupied Housing Units	3,994	4,983	5,156	5,139	1,145	29%
Single Family	2,825	3,391	3,566	3,562	737	26%
Multiple Family	728	1,149	1,151	1,148	420	58%
Mobile Homes	441	443	439	429	-12	-3%
Vacancy Rate	4.5%	4.3%	3.4%	3.8%	-0.7	-16%
Single Family	3.9%	4.1%	2.6%	2.8%	-1.1	-28%
Multiple Family	1.5%	2.0%	2.2%	2.5%	1.0	67%
Mobile Homes	12.0%	11.6%	12.4%	14.4%	2.4	20%
Persons per Household	2.80	2.84	2.85	2.84	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	85	209	170	170	85	100%
\$15,000-\$29,999	225	466	415	328	103	46%
\$30,000-\$44,999	531	526	511	473	-58	-11%
\$45,000-\$59,999	377	520	498	473	96	25%
\$60,000-\$74,999	511	634	554	377	-134	-26%
\$75,000-\$99,999	642	703	725	846	204	32%
\$100,000-\$124,999	434	537	654	617	183	42%
\$125,000-\$149,999	339	430	363	425	86	25%
\$150,000-\$199,999	374	464	615	634	260	70%
\$200,000 or more	476	494	651	796	320	67%
Total Households	3,994	4,983	5,156	5,139	1,145	29%

*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.

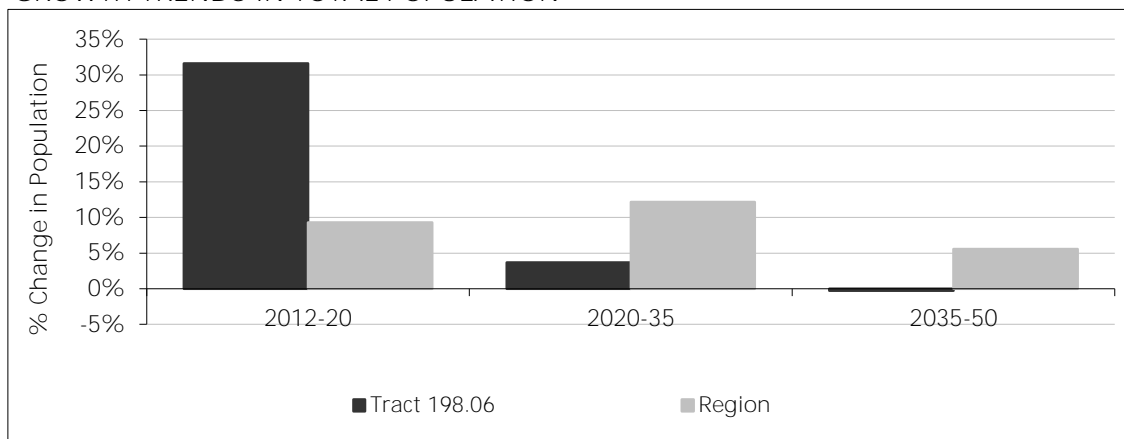
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	11,257	14,816	15,358	15,316	4,059	36%
Under 5	727	1,080	945	1,040	313	43%
5 to 9	822	1,150	1,053	1,138	316	38%
10 to 14	873	1,059	1,115	1,083	210	24%
15 to 17	560	588	661	579	19	3%
18 to 19	358	303	318	244	-114	-32%
20 to 24	503	588	566	483	-20	-4%
25 to 29	504	658	534	563	59	12%
30 to 34	640	838	695	802	162	25%
35 to 39	747	1,103	934	1,003	256	34%
40 to 44	908	1,081	1,184	1,006	98	11%
45 to 49	902	986	1,100	917	15	2%
50 to 54	860	924	1,011	888	28	3%
55 to 59	681	897	758	861	180	26%
60 to 61	250	385	303	351	101	40%
62 to 64	320	489	401	460	140	44%
65 to 69	449	796	743	838	389	87%
70 to 74	332	701	844	730	398	120%
75 to 79	270	459	807	659	389	144%
80 to 84	278	355	747	684	406	146%
85 and over	273	376	639	987	714	262%
Median Age	39.3	40.2	43.6	43.6	4.3	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	11,257	14,816	15,358	15,316	4,059	36%
Hispanic	1,886	2,759	3,033	3,219	1,333	71%
Non-Hispanic	9,371	12,057	12,325	12,097	2,726	29%
White	7,355	9,372	9,189	8,815	1,460	20%
Black	262	330	270	200	-62	-24%
American Indian	40	39	24	16	-24	-60%
Asian	1,186	1,619	2,049	2,219	1,033	87%
Hawaiian / Pacific Islander	41	56	62	72	31	76%
Other	34	30	18	16	-18	-53%
Two or More Races	453	611	713	759	306	68%

GROWTH TRENDS IN TOTAL POPULATION



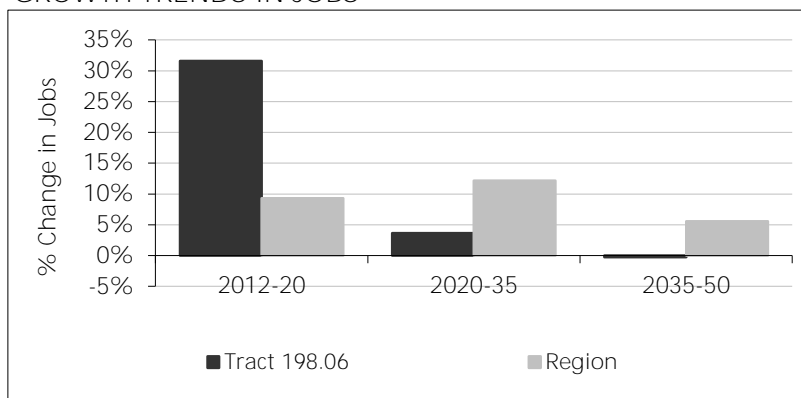
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	10,275	13,243	15,262	16,110	5,835	57%
Civilian Jobs	10,275	13,243	15,262	16,110	5,835	57%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	4,892	4,892	4,892	4,892	0	0%
Developed Acres	1,908	2,354	2,455	2,495	587	31%
Low Density Single Family	5	44	213	218	213	4630%
Single Family	441	699	714	714	273	62%
Multiple Family	49	79	79	79	30	62%
Mobile Homes	81	81	81	81	0	0%
Other Residential	3	47	47	47	44	1413%
Mixed Use	0	0	0	0	0	0%
Industrial	446	560	636	669	224	50%
Commercial/Services	59	87	99	105	45	77%
Office	2	8	9	9	7	312%
Schools	59	116	116	116	57	98%
Roads and Freeways	304	304	304	304	0	0%
Agricultural and Extractive ²	360	223	49	44	-315	-88%
Parks and Military Use	99	105	108	108	8	8%
Vacant Developable Acres	618	171	70	31	-587	-95%
Low Density Single Family	4	0	0	0	-4	-100%
Single Family	236	10	0	0	-236	-100%
Multiple Family	5	0	0	0	-5	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	244	130	53	20	-224	-92%
Commercial/Services	45	23	11	6	-40	-88%
Office	7	2	1	0	-7	-96%
Schools	57	0	0	0	-57	-100%
Parks and Other	14	2	0	0	-14	-100%
Future Roads and Freeways	5	5	5	5	0	0%
Constrained Acres	2,367	2,367	2,367	2,367	0	0%
Employment Density ³	18.2	17.2	17.7	17.9	-0.2	-1%
Residential Density ⁴	7.2	5.5	4.7	4.7	-2.5	-35%

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