

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 204.05

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,478	3,768	4,478	4,490	1,012	29%
Household Population	3,445	3,754	4,439	4,427	982	29%
Group Quarters Population	33	14	39	63	30	91%
Civilian	33	14	39	63	30	91%
Military	0	0	0	0	0	0%
Total Housing Units	1,297	1,395	1,636	1,639	342	26%
Single Family	1,297	1,395	1,636	1,639	342	26%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,292	1,386	1,631	1,630	338	26%
Single Family	1,292	1,386	1,631	1,630	338	26%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.4%	0.6%	0.3%	0.5%	0.1	25%
Single Family	0.4%	0.6%	0.3%	0.5%	0.1	25%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.67	2.71	2.72	2.72	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	43	45	50	49	6	14%
\$15,000-\$29,999	2	111	90	76	74	3700%
\$30,000-\$44,999	50	119	135	108	58	116%
\$45,000-\$59,999	64	117	122	112	48	75%
\$60,000-\$74,999	148	116	116	119	-29	-20%
\$75,000-\$99,999	229	186	229	208	-21	-9%
\$100,000-\$124,999	129	164	162	171	42	33%
\$125,000-\$149,999	148	115	163	154	6	4%
\$150,000-\$199,999	255	166	213	221	-34	-13%
\$200,000 or more	224	247	351	412	188	84%
Total Households	1,292	1,386	1,631	1,630	338	26%
Median Household Income						
Adjusted for inflation (\$2010)	\$121,318	\$99,866	\$111,343	\$120,906	(\$412)	0%

*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.

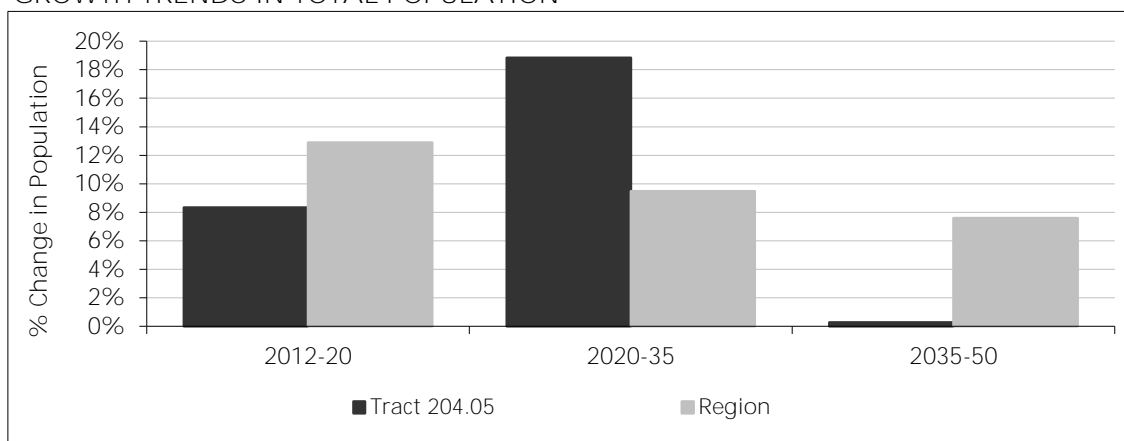
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,478	3,768	4,478	4,490	1,012	29%
Under 5	108	131	144	161	53	49%
5 to 9	179	204	210	224	45	25%
10 to 14	213	204	248	248	35	16%
15 to 17	125	99	126	99	-26	-21%
18 to 19	88	56	67	56	-32	-36%
20 to 24	134	122	139	124	-10	-7%
25 to 29	134	142	150	164	30	22%
30 to 34	124	132	154	184	60	48%
35 to 39	142	175	186	200	58	41%
40 to 44	177	169	220	209	32	18%
45 to 49	249	220	289	285	36	14%
50 to 54	320	264	322	304	-16	-5%
55 to 59	332	334	298	328	-4	-1%
60 to 61	147	175	148	172	25	17%
62 to 64	197	234	221	250	53	27%
65 to 69	256	352	348	376	120	47%
70 to 74	209	348	429	344	135	65%
75 to 79	169	226	405	296	127	75%
80 to 84	94	96	217	231	137	146%
85 and over	81	85	157	235	154	190%
Median Age	51.0	54.4	54.8	54.8	3.8	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,478	3,768	4,478	4,490	1,012	29%
Hispanic	410	539	1,062	1,702	1,292	315%
Non-Hispanic	3,068	3,229	3,416	2,788	-280	-9%
White	2,729	2,805	2,646	1,692	-1,037	-38%
Black	16	21	40	66	50	313%
American Indian	7	7	9	9	2	29%
Asian	232	290	529	741	509	219%
Hawaiian / Pacific Islander	2	3	8	14	12	600%
Other	0	0	0	0	0	0%
Two or More Races	82	103	184	266	184	224%

GROWTH TRENDS IN TOTAL POPULATION



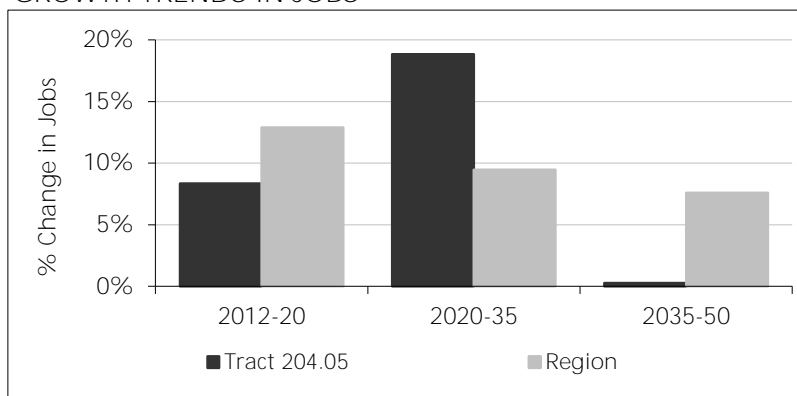
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	532	572	627	816	284	53%
Civilian Jobs	532	572	627	816	284	53%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,234	1,234	1,234	1,234	0	0%
Developed Acres	1,002	1,039	1,159	1,164	162	16%
Low Density Single Family	24	33	87	87	63	265%
Single Family	778	819	906	908	130	17%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	1	2	2	--
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	20	19	18	16	-4	-19%
Office	0	1	1	6	6	--
Schools	9	9	9	9	0	0%
Roads and Freeways	128	128	128	128	0	0%
Agricultural and Extractive ²	36	21	1	1	-35	-98%
Parks and Military Use	7	7	7	7	0	0%
Vacant Developable Acres	174	138	17	12	-162	-93%
Low Density Single Family	65	55	2	2	-63	-97%
Single Family	102	75	8	5	-97	-95%
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	0	0	0	0	0	0%
Office	7	7	7	5	-2	-29%
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	57	57	57	57	0	0%
Employment Density ³	18.2	19.6	21.5	26.1	7.8	43%
Residential Density ⁴	1.6	1.6	1.6	1.6	0.0	2%

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