

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 200.28

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,949	4,073	4,178	4,135	186	5%
Household Population	3,949	4,073	4,178	4,135	186	5%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,057	1,073	1,075	1,075	18	2%
Single Family	10	10	10	10	0	0%
Multiple Family	1,047	1,063	1,065	1,065	18	2%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	995	1,008	1,027	1,013	18	2%
Single Family	10	8	8	4	-6	-60%
Multiple Family	985	1,000	1,019	1,009	24	2%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.9%	6.1%	4.5%	5.8%	-0.1	-2%
Single Family	0.0%	20.0%	20.0%	60.0%	60.0	0%
Multiple Family	5.9%	5.9%	4.3%	5.3%	-0.6	-10%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.97	4.04	4.07	4.08	0.1	3%

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	144	97	77	60	-84	-58%
\$15,000-\$29,999	305	197	161	154	-151	-50%
\$30,000-\$44,999	275	191	197	149	-126	-46%
\$45,000-\$59,999	155	166	145	164	9	6%
\$60,000-\$74,999	72	77	131	128	56	78%
\$75,000-\$99,999	44	131	131	124	80	182%
\$100,000-\$124,999	0	63	82	87	87	0%
\$125,000-\$149,999	0	45	35	58	58	0%
\$150,000-\$199,999	0	35	60	66	66	0%
\$200,000 or more	0	6	8	23	23	0%
Total Households	995	1,008	1,027	1,013	18	2%
Median Household Income						
Adjusted for inflation (\$2010)	\$32,645	\$46,717	\$53,121	\$58,125	\$25,480	78%

*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.

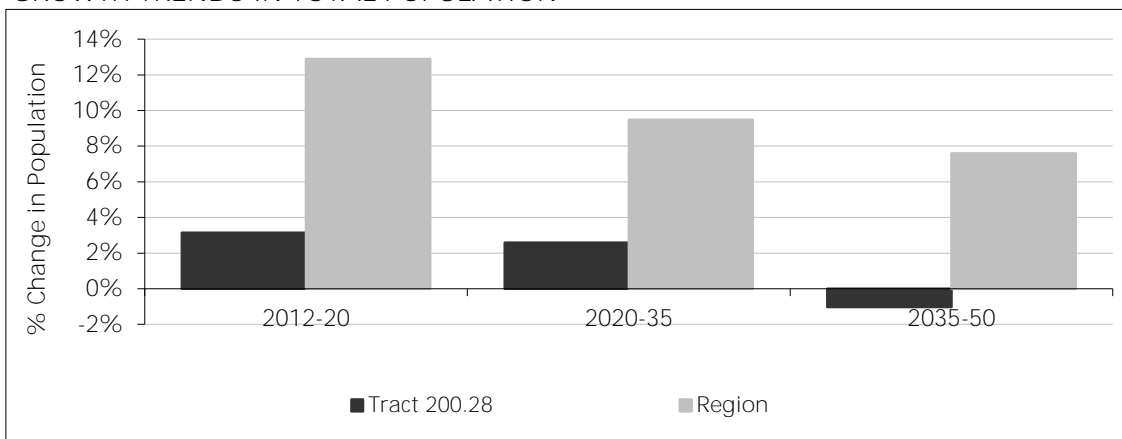
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,949	4,073	4,178	4,135	186	5%
Under 5	430	506	473	435	5	1%
5 to 9	457	462	474	443	-14	-3%
10 to 14	373	359	359	369	-4	-1%
15 to 17	223	199	191	198	-25	-11%
18 to 19	130	110	100	107	-23	-18%
20 to 24	346	338	286	291	-55	-16%
25 to 29	415	455	392	385	-30	-7%
30 to 34	399	407	422	390	-9	-2%
35 to 39	307	316	378	321	14	5%
40 to 44	272	248	326	290	18	7%
45 to 49	185	177	179	193	8	4%
50 to 54	105	107	107	130	25	24%
55 to 59	105	127	119	163	58	55%
60 to 61	36	51	57	66	30	83%
62 to 64	42	57	63	68	26	62%
65 to 69	28	41	57	58	30	107%
70 to 74	20	31	48	46	26	130%
75 to 79	28	34	67	76	48	171%
80 to 84	18	18	39	41	23	128%
85 and over	30	30	41	65	35	117%
Median Age	25.2	25.7	27.6	27.9	2.7	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,949	4,073	4,178	4,135	186	5%
Hispanic	3,256	3,450	3,634	3,663	407	13%
Non-Hispanic	693	623	544	472	-221	-32%
White	351	291	191	125	-226	-64%
Black	86	86	88	89	3	3%
American Indian	5	4	4	4	-1	-20%
Asian	204	196	214	205	1	0%
Hawaiian / Pacific Islander	9	9	11	13	4	44%
Other	8	7	5	5	-3	-38%
Two or More Races	30	30	31	31	1	3%

GROWTH TRENDS IN TOTAL POPULATION



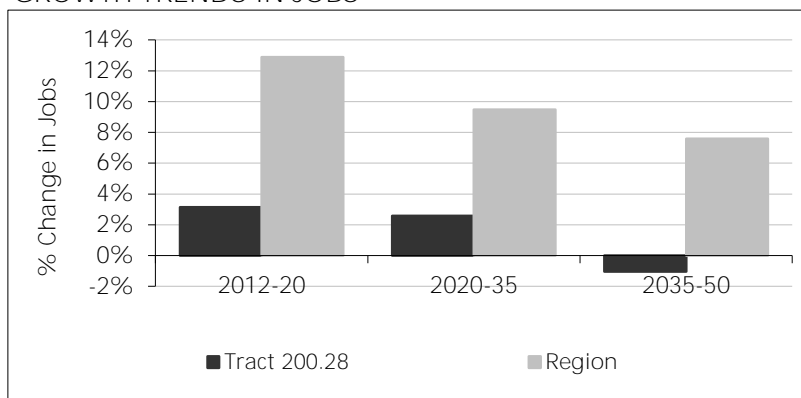
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	490	496	496	529	39	8%
Civilian Jobs	490	496	496	529	39	8%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	116	116	116	116	0	0%
Developed Acres	111	114	114	115	3	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	2	2	2	0	0%
Multiple Family	48	44	44	44	-5	-10%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	8	8	8	8	--
Industrial	6	0	0	0	-6	-93%
Commercial/Services	14	14	14	14	1	4%
Office	1	1	1	1	0	0%
Schools	17	17	17	17	0	0%
Roads and Freeways	19	25	25	25	6	30%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	5	5	5	5	0	0%
Vacant Developable Acres	1	1	1	1	-1	-50%
Low Density Single Family	0	0	0	0	0	0%
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	1	1	1	1	-1	-50%
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	1	1	1	1	0	0%
Employment Density ³	13.3	14.2	14.2	14.9	1.6	12%
Residential Density ⁴	21.1	21.9	21.9	21.9	0.8	4%

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