

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 203.05

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,017	6,250	6,299	6,270	253	4%
Household Population	5,870	6,112	6,142	6,098	228	4%
Group Quarters Population	147	138	157	172	25	17%
Civilian	147	138	157	172	25	17%
Military	0	0	0	0	0	0%
Total Housing Units	2,328	2,373	2,373	2,383	55	2%
Single Family	1,553	1,598	1,598	1,608	55	4%
Multiple Family	543	543	543	543	0	0%
Mobile Homes	232	232	232	232	0	0%
Occupied Housing Units	2,176	2,206	2,239	2,228	52	2%
Single Family	1,513	1,544	1,565	1,568	55	4%
Multiple Family	431	430	445	442	11	3%
Mobile Homes	232	232	229	218	-14	-6%
Vacancy Rate	6.5%	7.0%	5.6%	6.5%	0.0	0%
Single Family	2.6%	3.4%	2.1%	2.5%	-0.1	-4%
Multiple Family	20.6%	20.8%	18.0%	18.6%	-2.0	-10%
Mobile Homes	0.0%	0.0%	1.3%	6.0%	6.0	0%
Persons per Household	2.70	2.77	2.74	2.74	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	164	184	159	143	-21	-13%
\$15,000-\$29,999	262	280	252	222	-40	-15%
\$30,000-\$44,999	326	246	241	250	-76	-23%
\$45,000-\$59,999	266	326	280	238	-28	-11%
\$60,000-\$74,999	286	215	215	234	-52	-18%
\$75,000-\$99,999	381	325	367	317	-64	-17%
\$100,000-\$124,999	202	247	263	253	51	25%
\$125,000-\$149,999	127	139	138	197	70	55%
\$150,000-\$199,999	99	116	150	174	75	76%
\$200,000 or more	63	128	174	200	137	217%
Total Households	2,176	2,206	2,239	2,228	52	2%
Median Household Income						
Adjusted for inflation (\$2010)	\$63,671	\$64,674	\$73,081	\$77,129	\$13,458	21%

*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.

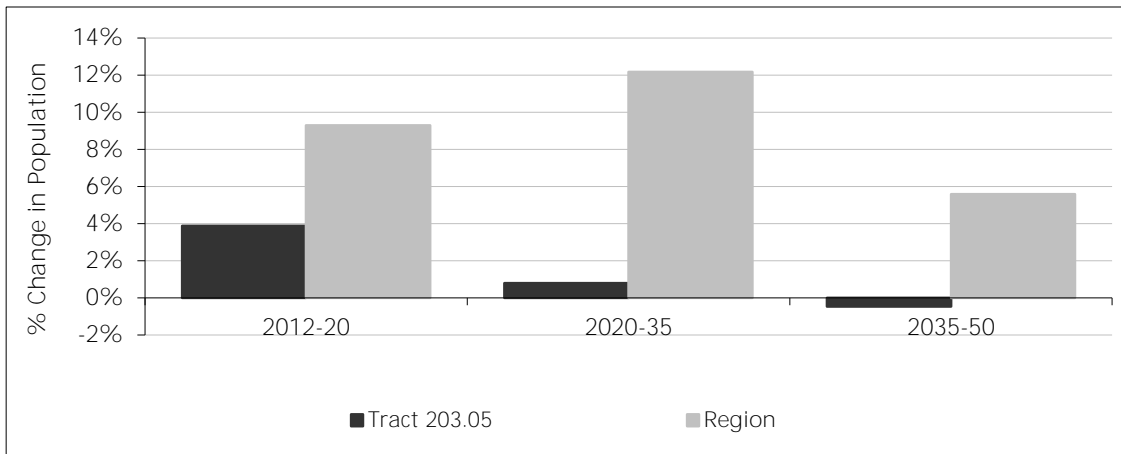
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,017	6,250	6,299	6,270	253	4%
Under 5	341	402	357	367	26	8%
5 to 9	332	360	352	362	30	9%
10 to 14	349	328	338	333	-16	-5%
15 to 17	228	196	214	205	-23	-10%
18 to 19	200	142	152	140	-60	-30%
20 to 24	427	408	391	378	-49	-11%
25 to 29	428	452	389	404	-24	-6%
30 to 34	377	387	364	383	6	2%
35 to 39	323	358	350	338	15	5%
40 to 44	388	355	393	335	-53	-14%
45 to 49	441	401	436	424	-17	-4%
50 to 54	419	377	392	391	-28	-7%
55 to 59	432	454	356	411	-21	-5%
60 to 61	130	156	121	136	6	5%
62 to 64	195	232	183	207	12	6%
65 to 69	238	319	279	289	51	21%
70 to 74	225	357	382	305	80	36%
75 to 79	143	181	275	213	70	49%
80 to 84	168	158	262	211	43	26%
85 and over	233	227	313	438	205	88%
Median Age	40.0	41.3	43.1	43.4	3.4	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,017	6,250	6,299	6,270	253	4%
Hispanic	1,675	2,022	2,555	3,008	1,333	80%
Non-Hispanic	4,342	4,228	3,744	3,262	-1,080	-25%
White	3,529	3,333	2,623	2,008	-1,521	-43%
Black	148	169	199	224	76	51%
American Indian	26	24	22	19	-7	-27%
Asian	481	528	689	771	290	60%
Hawaiian / Pacific Islander	9	12	18	24	15	167%
Other	15	15	15	15	0	0%
Two or More Races	134	147	178	201	67	50%

GROWTH TRENDS IN TOTAL POPULATION



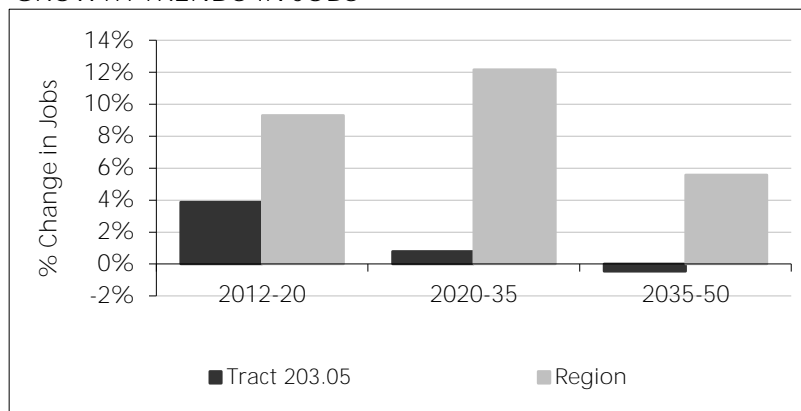
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,151	1,251	1,390	1,791	640	56%
Civilian Jobs	1,151	1,251	1,390	1,791	640	56%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	881	881	881	881	0	0%
Developed Acres	808	817	820	832	23	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	375	383	383	387	12	3%
Multiple Family	33	33	33	33	0	0%
Mobile Homes	21	21	21	21	0	0%
Other Residential	4	4	4	4	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	4	4	4	4	0	0%
Commercial/Services	93	93	94	97	4	4%
Office	1	2	4	9	8	1047%
Schools	0	0	0	0	0	0%
Roads and Freeways	204	204	204	204	0	0%
Agricultural and Extractive ²	13	13	13	13	0	0%
Parks and Military Use	60	60	60	60	0	0%
Vacant Developable Acres	73	64	61	49	-23	-32%
Low Density Single Family	0	0	0	0	0	0%
Single Family	58	50	50	46	-12	-20%
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	5	5	4	1	-4	-75%
Office	10	9	7	2	-8	-79%
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	11.8	12.6	13.7	16.4	4.6	39%
Residential Density ⁴	5.4	5.4	5.4	5.3	0.0	0%

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