

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 203.08

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,778	5,911	5,965	5,944	166	3%
Household Population	5,676	5,815	5,845	5,803	127	2%
Group Quarters Population	102	96	120	141	39	38%
Civilian	102	96	120	141	39	38%
Military	0	0	0	0	0	0%
Total Housing Units	2,781	2,781	2,781	2,781	0	0%
Single Family	153	153	153	153	0	0%
Multiple Family	2,025	2,025	2,025	2,025	0	0%
Mobile Homes	603	603	603	603	0	0%
Occupied Housing Units	2,667	2,665	2,679	2,668	1	0%
Single Family	153	151	153	151	-2	-1%
Multiple Family	1,928	1,926	1,939	1,935	7	0%
Mobile Homes	586	588	587	582	-4	-1%
Vacancy Rate	4.1%	4.2%	3.7%	4.1%	0.0	0%
Single Family	0.0%	1.3%	0.0%	1.3%	1.3	0%
Multiple Family	4.8%	4.9%	4.2%	4.4%	-0.4	-8%
Mobile Homes	2.8%	2.5%	2.7%	3.5%	0.7	25%
Persons per Household	2.13	2.18	2.18	2.18	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	507	342	286	232	-275	-54%
\$15,000-\$29,999	693	441	371	359	-334	-48%
\$30,000-\$44,999	465	411	364	318	-147	-32%
\$45,000-\$59,999	425	326	381	367	-58	-14%
\$60,000-\$74,999	184	318	325	264	80	43%
\$75,000-\$99,999	156	282	273	384	228	146%
\$100,000-\$124,999	51	180	241	245	194	380%
\$125,000-\$149,999	29	137	174	136	107	369%
\$150,000-\$199,999	69	192	181	210	141	204%
\$200,000 or more	88	36	83	153	65	74%
Total Households	2,667	2,665	2,679	2,668	1	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$34,306	\$51,373	\$57,539	\$63,295	\$28,989	85%

*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.

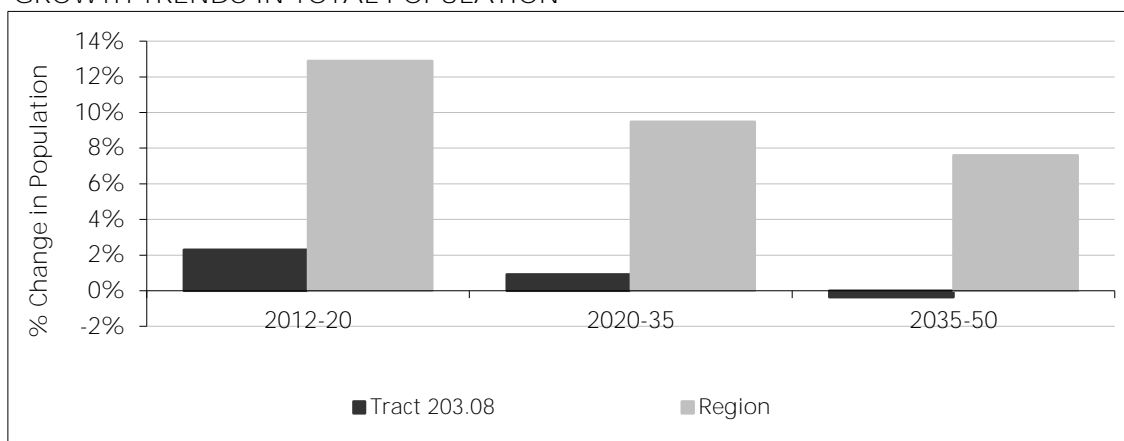
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,778	5,911	5,965	5,944	166	3%
Under 5	355	409	382	383	28	8%
5 to 9	326	339	363	386	60	18%
10 to 14	327	313	341	386	59	18%
15 to 17	168	152	170	186	18	11%
18 to 19	115	92	93	101	-14	-12%
20 to 24	394	362	318	326	-68	-17%
25 to 29	463	473	396	400	-63	-14%
30 to 34	424	430	446	458	34	8%
35 to 39	335	363	389	360	25	7%
40 to 44	340	308	379	342	2	1%
45 to 49	308	275	285	298	-10	-3%
50 to 54	338	301	298	336	-2	-1%
55 to 59	290	302	239	306	16	6%
60 to 61	122	140	96	107	-15	-12%
62 to 64	166	188	150	161	-5	-3%
65 to 69	236	303	255	249	13	6%
70 to 74	260	380	374	292	32	12%
75 to 79	204	240	324	259	55	27%
80 to 84	234	212	307	254	20	9%
85 and over	373	329	360	354	-19	-5%
Median Age	39.7	40.4	41.1	39.8	0.1	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,778	5,911	5,965	5,944	166	3%
Hispanic	2,166	2,482	3,248	3,930	1,764	81%
Non-Hispanic	3,612	3,429	2,717	2,014	-1,598	-44%
White	2,784	2,511	1,578	762	-2,022	-73%
Black	218	253	332	393	175	80%
American Indian	15	12	12	11	-4	-27%
Asian	398	434	525	547	149	37%
Hawaiian / Pacific Islander	18	23	38	50	32	178%
Other	10	10	10	10	0	0%
Two or More Races	169	186	222	241	72	43%

GROWTH TRENDS IN TOTAL POPULATION



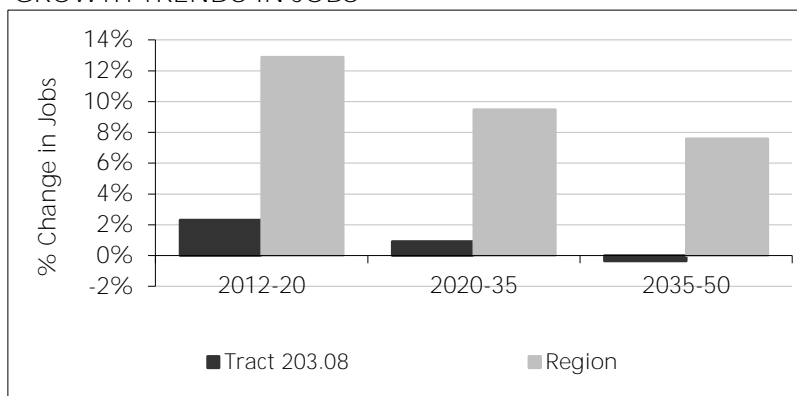
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	676	676	686	690	14	2%
Civilian Jobs	676	676	686	690	14	2%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	281	281	281	281	0	0%
Developed Acres	279	279	279	279	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	33	33	33	33	0	0%
Multiple Family	110	110	110	110	0	0%
Mobile Homes	81	81	81	81	0	0%
Other Residential	8	8	8	8	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	5	5	5	5	0	0%
Commercial/Services	10	10	10	10	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	23	23	23	23	0	0%
Agricultural and Extractive ²	1	1	1	1	0	0%
Parks and Military Use	8	8	8	8	0	0%
Vacant Developable Acres	1	1	1	1	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	1	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	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	43.7	43.7	44.3	44.6	--	#VALUE!
Residential Density ⁴	12.0	12.0	12.0	12.0	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