

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 200.18

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,848	8,062	8,655	8,486	638	8%
Household Population	7,822	8,046	8,630	8,455	633	8%
Group Quarters Population	26	16	25	31	5	19%
Civilian	26	16	25	31	5	19%
Military	0	0	0	0	0	0%
Total Housing Units	2,072	2,125	2,269	2,269	197	10%
Single Family	956	1,008	1,083	1,083	127	13%
Multiple Family	686	687	756	756	70	10%
Mobile Homes	430	430	430	430	0	0%
Occupied Housing Units	2,068	2,109	2,241	2,173	105	5%
Single Family	954	996	1,079	1,045	91	10%
Multiple Family	684	683	736	719	35	5%
Mobile Homes	430	430	426	409	-21	-5%
Vacancy Rate	0.2%	0.8%	1.2%	4.2%	4.0	2000%
Single Family	0.2%	1.2%	0.4%	3.5%	3.3	1650%
Multiple Family	0.3%	0.6%	2.6%	4.9%	4.6	1533%
Mobile Homes	0.0%	0.0%	0.9%	4.9%	4.9	0%
Persons per Household	3.78	3.82	3.85	3.89	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	130	157	131	102	-28	-22%
\$15,000-\$29,999	445	317	337	260	-185	-42%
\$30,000-\$44,999	462	286	282	321	-141	-31%
\$45,000-\$59,999	351	335	322	241	-110	-31%
\$60,000-\$74,999	243	291	273	251	8	3%
\$75,000-\$99,999	229	304	329	372	143	62%
\$100,000-\$124,999	139	181	235	250	111	80%
\$125,000-\$149,999	54	63	112	138	84	156%
\$150,000-\$199,999	8	86	98	95	87	1088%
\$200,000 or more	7	89	122	143	136	1943%
Total Households	2,068	2,109	2,241	2,173	105	5%
Median Household Income						
Adjusted for inflation (\$2010)	\$44,903	\$58,187	\$62,665	\$69,711	\$24,808	55%

*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.

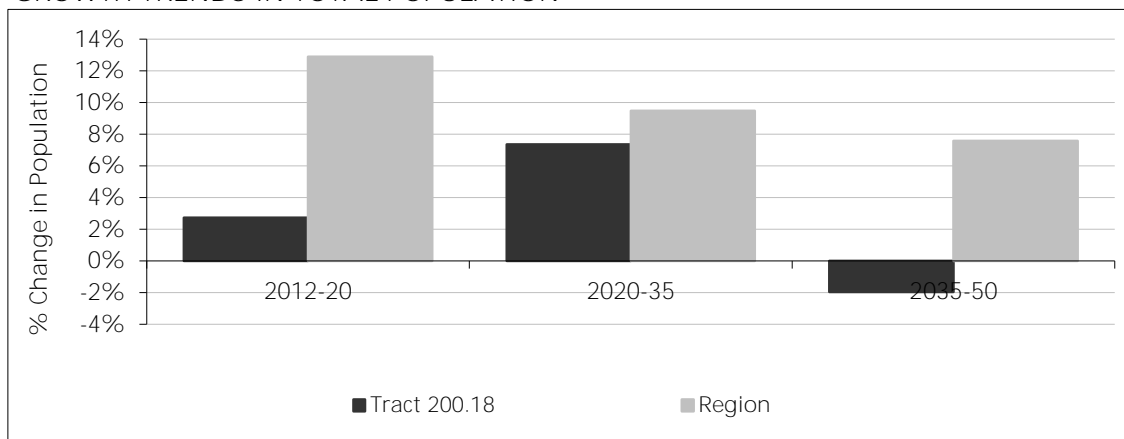
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,848	8,062	8,655	8,486	638	8%
Under 5	703	813	817	762	59	8%
5 to 9	763	776	846	805	42	6%
10 to 14	656	623	679	668	12	2%
15 to 17	397	346	363	377	-20	-5%
18 to 19	275	219	229	235	-40	-15%
20 to 24	711	713	656	661	-50	-7%
25 to 29	688	768	709	690	2	0%
30 to 34	651	669	754	706	55	8%
35 to 39	567	589	703	589	22	4%
40 to 44	522	472	643	555	33	6%
45 to 49	538	513	587	617	79	15%
50 to 54	407	399	412	464	57	14%
55 to 59	365	409	375	488	123	34%
60 to 61	99	117	105	115	16	16%
62 to 64	125	158	155	165	40	32%
65 to 69	160	212	232	231	71	44%
70 to 74	82	125	167	141	59	72%
75 to 79	51	60	106	95	44	86%
80 to 84	44	40	67	66	22	50%
85 and over	44	41	50	56	12	27%
Median Age	28.0	28.5	30.2	30.3	2.3	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,848	8,062	8,655	8,486	638	8%
Hispanic	5,591	6,065	6,975	7,159	1,568	28%
Non-Hispanic	2,257	1,997	1,680	1,327	-930	-41%
White	1,707	1,453	1,041	694	-1,013	-59%
Black	129	133	150	149	20	16%
American Indian	18	14	14	12	-6	-33%
Asian	288	285	343	338	50	17%
Hawaiian / Pacific Islander	13	14	20	21	8	62%
Other	12	9	9	9	-3	-25%
Two or More Races	90	89	103	104	14	16%

GROWTH TRENDS IN TOTAL POPULATION



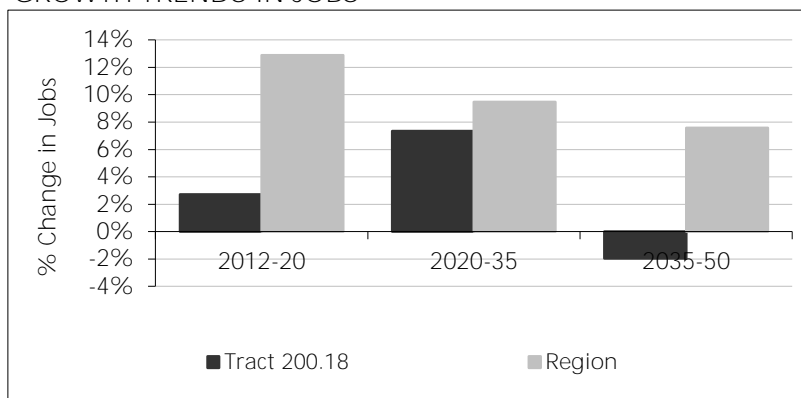
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	978	2,231	2,838	3,231	2,253	230%
Civilian Jobs	978	2,231	2,838	3,231	2,253	230%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	714	714	714	714	0	0%
Developed Acres	638	670	692	697	59	9%
Low Density Single Family	43	43	43	43	0	0%
Single Family	255	262	277	277	22	8%
Multiple Family	33	33	35	35	1	3%
Mobile Homes	55	55	55	55	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	3	3	3	--
Industrial	38	51	52	52	14	36%
Commercial/Services	24	26	26	26	3	12%
Office	0	11	16	22	22	--
Schools	12	12	12	12	0	0%
Roads and Freeways	125	132	132	132	8	6%
Agricultural and Extractive ²	32	25	21	20	-13	-39%
Parks and Military Use	21	21	21	21	0	0%
Vacant Developable Acres	70	37	16	11	-59	-85%
Low Density Single Family	1	1	1	1	0	0%
Single Family	34	24	9	9	-25	-74%
Multiple Family	1	1	0	0	-1	-100%
Mixed Use	1	1	0	0	-1	-100%
Industrial	20	0	0	0	-20	-100%
Commercial/Services	3	1	0	0	-3	-100%
Office	10	9	6	1	-9	-90%
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	6	6	6	6	0	0%
Employment Density ³	13.3	22.5	26.3	28.3	15.1	114%
Residential Density ⁴	5.4	5.4	5.5	5.5	0.2	3%

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