

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 200.24

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,211	4,307	4,348	4,326	115	3%
Household Population	4,180	4,279	4,308	4,277	97	2%
Group Quarters Population	31	28	40	49	18	58%
Civilian	31	28	40	49	18	58%
Military	0	0	0	0	0	0%
Total Housing Units	1,501	1,501	1,501	1,516	15	1%
Single Family	968	968	968	983	15	2%
Multiple Family	204	204	204	204	0	0%
Mobile Homes	329	329	329	329	0	0%
Occupied Housing Units	1,443	1,441	1,448	1,445	2	0%
Single Family	921	918	924	927	6	1%
Multiple Family	194	194	196	195	1	1%
Mobile Homes	328	329	328	323	-5	-2%
Vacancy Rate	3.9%	4.0%	3.5%	4.7%	0.8	21%
Single Family	4.9%	5.2%	4.5%	5.7%	0.8	16%
Multiple Family	4.9%	4.9%	3.9%	4.4%	-0.5	-10%
Mobile Homes	0.3%	0.0%	0.3%	1.8%	1.5	500%
Persons per Household	2.90	2.97	2.98	2.96	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	164	94	74	53	-111	-68%
\$15,000-\$29,999	167	182	159	130	-37	-22%
\$30,000-\$44,999	196	171	163	170	-26	-13%
\$45,000-\$59,999	151	188	181	132	-19	-13%
\$60,000-\$74,999	214	131	145	165	-49	-23%
\$75,000-\$99,999	214	239	208	219	5	2%
\$100,000-\$124,999	189	151	141	145	-44	-23%
\$125,000-\$149,999	70	73	128	143	73	104%
\$150,000-\$199,999	50	112	125	141	91	182%
\$200,000 or more	28	100	124	147	119	425%
Total Households	1,443	1,441	1,448	1,445	2	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$63,049	\$69,790	\$75,240	\$83,276	\$20,227	32%

*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.

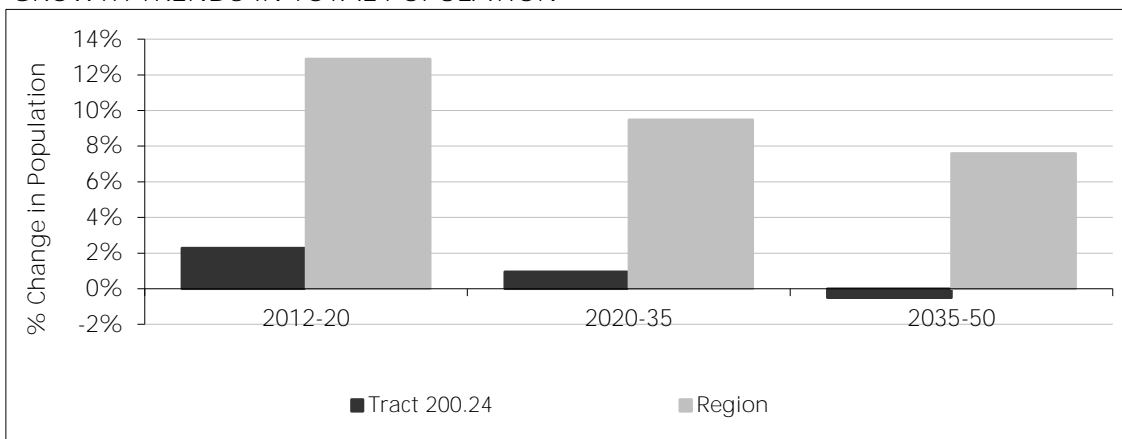
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,211	4,307	4,348	4,326	115	3%
Under 5	195	227	212	211	16	8%
5 to 9	206	217	219	219	13	6%
10 to 14	220	211	222	225	5	2%
15 to 17	211	185	192	194	-17	-8%
18 to 19	135	103	108	106	-29	-21%
20 to 24	314	291	265	254	-60	-19%
25 to 29	232	243	210	210	-22	-9%
30 to 34	219	216	210	209	-10	-5%
35 to 39	210	229	224	202	-8	-4%
40 to 44	285	261	308	274	-11	-4%
45 to 49	276	248	268	279	3	1%
50 to 54	294	254	252	261	-33	-11%
55 to 59	281	287	224	269	-12	-4%
60 to 61	115	134	101	117	2	2%
62 to 64	150	176	141	164	14	9%
65 to 69	256	324	262	261	5	2%
70 to 74	166	251	279	238	72	43%
75 to 79	178	213	314	267	89	50%
80 to 84	123	109	171	142	19	15%
85 and over	145	128	166	224	79	54%
Median Age	42.9	44.4	45.1	46.1	3.2	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,211	4,307	4,348	4,326	115	3%
Hispanic	1,577	1,843	2,274	2,607	1,030	65%
Non-Hispanic	2,634	2,464	2,074	1,719	-915	-35%
White	2,285	2,091	1,610	1,208	-1,077	-47%
Black	61	68	80	88	27	44%
American Indian	14	12	12	12	-2	-14%
Asian	170	180	230	252	82	48%
Hawaiian / Pacific Islander	30	36	50	59	29	97%
Other	8	7	7	7	-1	-13%
Two or More Races	66	70	85	93	27	41%

GROWTH TRENDS IN TOTAL POPULATION



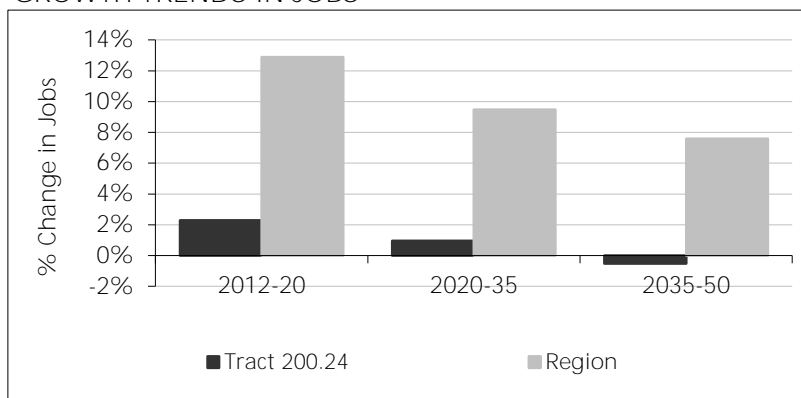
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	237	237	237	241	4	2%
Civilian Jobs	237	237	237	241	4	2%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	421	421	421	421	0	0%
Developed Acres	412	412	412	419	7	2%
Low Density Single Family	23	23	23	23	0	0%
Single Family	194	194	194	201	7	3%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	46	46	46	46	0	0%
Other Residential	8	8	8	8	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	9	9	9	9	0	0%
Office	0	0	0	0	0	0%
Schools	8	8	8	8	0	0%
Roads and Freeways	69	69	69	69	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	56	56	56	56	0	0%
Vacant Developable Acres	9	9	9	3	-7	-71%
Low Density Single Family	0	0	0	0	0	0%
Single Family	9	9	9	3	-7	-71%
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	14.4	14.4	14.4	14.6	--	#VALUE!
Residential Density ⁴	5.5	5.5	5.5	5.5	-0.1	-1%

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