

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 200.21

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,498	6,911	6,974	7,465	967	15%
Household Population	6,498	6,911	6,974	7,465	967	15%
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	1,655	1,743	1,764	1,903	248	15%
Single Family	1,009	1,012	1,006	1,015	6	1%
Multiple Family	646	731	758	888	242	37%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,659	1,748	1,768	1,904	245	15%
Single Family	1,017	1,017	1,010	1,018	1	0%
Multiple Family	642	731	758	886	244	38%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	-0.2%	-0.3%	-0.2%	-0.1%	0.1	-50%
Single Family	-0.8%	-0.5%	-0.4%	-0.3%	0.5	-63%
Multiple Family	0.6%	0.0%	0.0%	0.2%	-0.4	-67%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.92	3.95	3.94	3.92	0.0	0%

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	149	145	127	116	-33	-22%
\$15,000-\$29,999	257	196	169	151	-106	-41%
\$30,000-\$44,999	301	184	195	172	-129	-43%
\$45,000-\$59,999	199	272	192	196	-3	-2%
\$60,000-\$74,999	232	179	230	266	34	15%
\$75,000-\$99,999	323	235	251	250	-73	-23%
\$100,000-\$124,999	96	172	148	201	105	109%
\$125,000-\$149,999	75	110	160	164	89	119%
\$150,000-\$199,999	27	152	149	198	171	633%
\$200,000 or more	0	103	147	190	190	0%
Total Households	1,659	1,748	1,768	1,904	245	15%

*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.

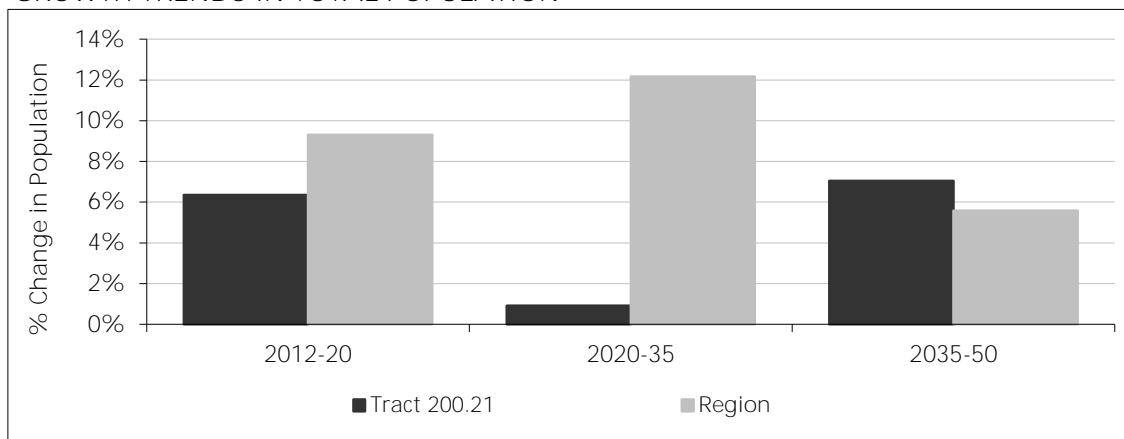
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,498	6,911	6,974	7,465	967	15%
Under 5	540	659	609	623	83	15%
5 to 9	661	704	706	736	75	11%
10 to 14	602	593	596	641	39	6%
15 to 17	383	352	355	390	7	2%
18 to 19	267	219	210	230	-37	-14%
20 to 24	528	546	480	527	-1	0%
25 to 29	451	521	452	480	29	6%
30 to 34	500	538	540	551	51	10%
35 to 39	537	587	646	613	76	14%
40 to 44	477	449	546	505	28	6%
45 to 49	485	477	506	556	71	15%
50 to 54	381	380	372	434	53	14%
55 to 59	256	298	252	345	89	35%
60 to 61	75	100	95	118	43	57%
62 to 64	102	133	125	143	41	40%
65 to 69	115	172	201	231	116	101%
70 to 74	49	78	119	141	92	188%
75 to 79	28	36	59	60	32	114%
80 to 84	28	33	55	69	41	146%
85 and over	33	36	50	72	39	118%
Median Age	28.0	28.7	30.7	31.0	3.0	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,498	6,911	6,974	7,465	967	15%
Hispanic	4,006	4,539	4,900	5,510	1,504	38%
Non-Hispanic	2,492	2,372	2,074	1,955	-537	-22%
White	1,383	1,228	822	599	-784	-57%
Black	138	149	154	167	29	21%
American Indian	12	10	8	8	-4	-33%
Asian	740	761	851	914	174	24%
Hawaiian / Pacific Islander	26	30	37	46	20	77%
Other	13	11	10	10	-3	-23%
Two or More Races	180	183	192	211	31	17%

GROWTH TRENDS IN TOTAL POPULATION



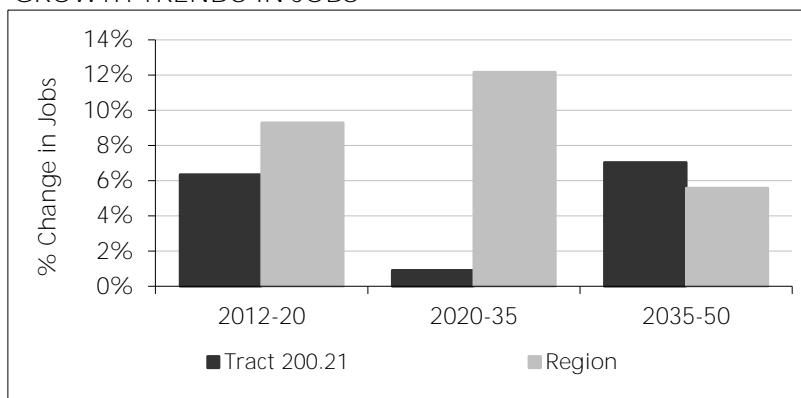
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	3,746	4,235	4,894	5,783	2,037	54%
Civilian Jobs	3,746	4,235	4,894	5,783	2,037	54%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	708	708	708	708	0	0%
Developed Acres	473	493	514	545	73	15%
Low Density Single Family	1	1	1	1	0	0%
Single Family	155	155	154	157	3	2%
Multiple Family	34	40	42	43	9	26%
Mobile Homes	0	0	0	0	0	0%
Other Residential	8	8	8	8	0	0%
Mixed Use	0	1	4	6	6	--
Industrial	11	10	10	10	-2	-16%
Commercial/Services	20	19	17	17	-4	-17%
Office	0	0	0	0	0	-100%
Schools	136	150	169	195	59	43%
Roads and Freeways	87	89	89	89	2	2%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	20	20	20	20	0	0%
Vacant Developable Acres	116	96	75	44	-73	-62%
Low Density Single Family	4	4	4	4	0	0%
Single Family	7	6	5	0	-7	-97%
Multiple Family	7	1	1	0	-6	-95%
Mixed Use	2	2	2	1	-1	-47%
Industrial	0	0	0	0	0	0%
Commercial/Services	2	2	2	2	0	0%
Office	0	0	0	0	0	0%
Schools	95	81	62	36	-59	-62%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	119	119	119	119	0	0%
Employment Density ³	22.3	23.7	24.8	25.8	3.5	16%
Residential Density ⁴	8.4	8.5	8.5	9.0	0.6	7%

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