

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 209.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,404	2,618	3,135	3,121	717	30%
Household Population	2,301	2,519	3,034	3,020	719	31%
Group Quarters Population	103	99	101	101	-2	-2%
Civilian	103	99	101	101	-2	-2%
Military	0	0	0	0	0	0%
Total Housing Units	1,088	1,172	1,359	1,364	276	25%
Single Family	1,080	1,164	1,351	1,356	276	26%
Multiple Family	8	8	8	8	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	942	994	1,203	1,199	257	27%
Single Family	935	987	1,197	1,193	258	28%
Multiple Family	7	7	6	6	-1	-14%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	13.4%	15.2%	11.5%	12.1%	-1.3	-10%
Single Family	13.4%	15.2%	11.4%	12.0%	-1.4	-10%
Multiple Family	12.5%	12.5%	25.0%	25.0%	12.5	100%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.44	2.53	2.52	2.52	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	104	60	62	52	-52	-50%
\$15,000-\$29,999	111	79	77	61	-50	-45%
\$30,000-\$44,999	161	118	130	111	-50	-31%
\$45,000-\$59,999	108	129	125	118	10	9%
\$60,000-\$74,999	127	145	156	145	18	14%
\$75,000-\$99,999	163	197	255	249	86	53%
\$100,000-\$124,999	82	121	174	179	97	118%
\$125,000-\$149,999	60	66	94	115	55	92%
\$150,000-\$199,999	15	59	92	115	100	667%
\$200,000 or more	11	20	38	54	43	391%
Total Households	942	994	1,203	1,199	257	27%
Median Household Income						
Adjusted for inflation (\$2010)	\$58,194	\$71,483	\$80,049	\$86,295	\$28,101	48%

*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.

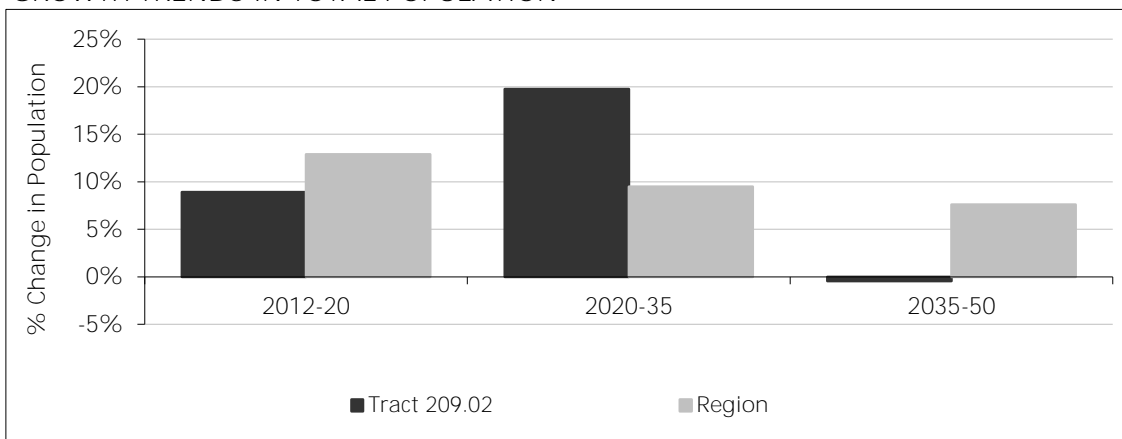
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,404	2,618	3,135	3,121	717	30%
Under 5	149	182	216	244	95	64%
5 to 9	124	151	170	197	73	59%
10 to 14	101	105	135	131	30	30%
15 to 17	103	91	126	103	0	0%
18 to 19	61	42	63	45	-16	-26%
20 to 24	126	118	148	121	-5	-4%
25 to 29	121	128	128	136	15	12%
30 to 34	100	102	98	116	16	16%
35 to 39	127	150	156	165	38	30%
40 to 44	159	157	203	176	17	11%
45 to 49	133	116	158	125	-8	-6%
50 to 54	229	193	252	214	-15	-7%
55 to 59	272	277	263	279	7	3%
60 to 61	101	127	113	127	26	26%
62 to 64	137	170	154	185	48	35%
65 to 69	151	213	222	252	101	67%
70 to 74	79	137	190	160	81	103%
75 to 79	63	86	177	127	64	102%
80 to 84	27	27	67	64	37	137%
85 and over	41	46	96	154	113	276%
Median Age	46.2	48.6	48.9	50.0	3.8	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,404	2,618	3,135	3,121	717	30%
Hispanic	303	375	507	545	242	80%
Non-Hispanic	2,101	2,243	2,628	2,576	475	23%
White	1,935	2,060	2,383	2,307	372	19%
Black	43	49	60	61	18	42%
American Indian	9	6	2	1	-8	-89%
Asian	41	52	92	113	72	176%
Hawaiian / Pacific Islander	2	2	2	1	-1	-50%
Other	12	8	2	2	-10	-83%
Two or More Races	59	66	87	91	32	54%

GROWTH TRENDS IN TOTAL POPULATION



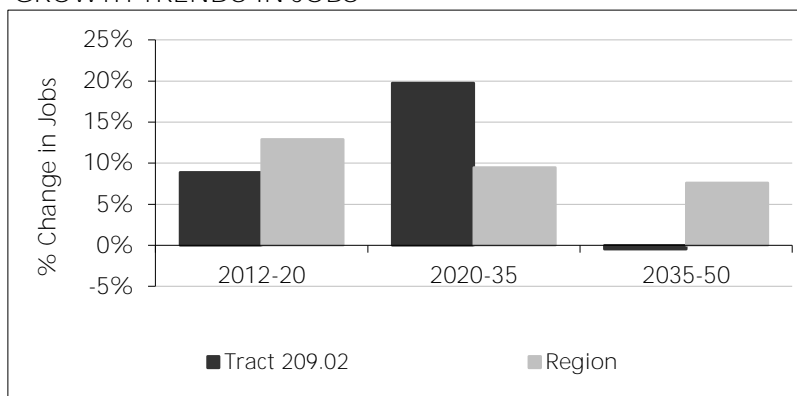
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	356	413	456	538	182	51%
Civilian Jobs	356	413	456	538	182	51%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	105,678	105,678	105,678	105,678	0	0%
Developed Acres	5,052	7,438	12,118	12,328	7,276	144%
Low Density Single Family	1,928	4,148	8,758	8,907	6,978	362%
Single Family	400	439	514	515	116	29%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	21	21	21	21	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	18	19	19	19	1	5%
Commercial/Services	961	1,088	1,088	1,147	186	19%
Office	0	1	2	3	3	--
Schools	2	2	2	2	0	0%
Roads and Freeways	461	461	461	461	0	0%
Agricultural and Extractive ²	256	256	255	255	-1	0%
Parks and Military Use	1,004	1,002	997	997	-7	-1%
Vacant Developable Acres	10,858	8,471	3,791	3,582	-7,276	-67%
Low Density Single Family	10,505	8,286	3,675	3,527	-6,978	-66%
Single Family	141	103	34	33	-108	-77%
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	208	80	80	20	-188	-90%
Office	3	3	2	1	-3	-78%
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	89,769	89,769	89,769	89,769	0	0%
Employment Density ³	0.4	0.4	0.4	0.5	0.1	27%
Residential Density ⁴	0.5	0.3	0.1	0.1	-0.3	-69%

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