

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 116.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,152	3,111	3,096	2,120	-1,032	-33%
Household Population	3,051	3,021	2,990	2,002	-1,049	-34%
Group Quarters Population	101	90	106	118	17	17%
Civilian	101	90	106	118	17	17%
Military	0	0	0	0	0	0%
Total Housing Units	995	995	995	690	-305	-31%
Single Family	422	422	422	294	-128	-30%
Multiple Family	478	478	478	301	-177	-37%
Mobile Homes	95	95	95	95	0	0%
Occupied Housing Units	954	949	954	654	-300	-31%
Single Family	406	402	408	279	-127	-31%
Multiple Family	457	456	455	286	-171	-37%
Mobile Homes	91	91	91	89	-2	-2%
Vacancy Rate	4.1%	4.6%	4.1%	5.2%	1.1	27%
Single Family	3.8%	4.7%	3.3%	5.1%	1.3	34%
Multiple Family	4.4%	4.6%	4.8%	5.0%	0.6	14%
Mobile Homes	4.2%	4.2%	4.2%	6.3%	2.1	50%
Persons per Household	3.20	3.18	3.13	3.06	-0.1	-4%

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	88	97	85	43	-45	-51%
\$15,000-\$29,999	239	183	176	106	-133	-56%
\$30,000-\$44,999	263	183	149	102	-161	-61%
\$45,000-\$59,999	101	165	153	84	-17	-17%
\$60,000-\$74,999	117	101	110	96	-21	-18%
\$75,000-\$99,999	85	105	123	101	16	19%
\$100,000-\$124,999	23	36	65	46	23	100%
\$125,000-\$149,999	27	32	31	22	-5	-19%
\$150,000-\$199,999	2	39	40	29	27	1350%
\$200,000 or more	9	8	22	25	16	178%
Total Households	954	949	954	654	-300	-31%
Median Household Income						
Adjusted for inflation (\$2010)	\$38,555	\$46,045	\$51,569	\$58,571	\$20,016	52%

*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.

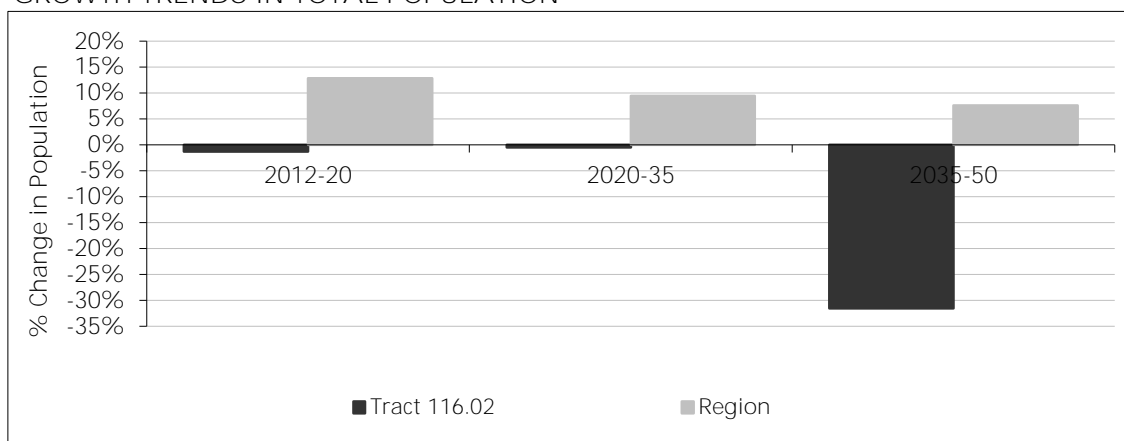
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,152	3,111	3,096	2,120	-1,032	-33%
Under 5	281	306	262	158	-123	-44%
5 to 9	248	233	221	137	-111	-45%
10 to 14	249	218	207	134	-115	-46%
15 to 17	164	133	122	81	-83	-51%
18 to 19	126	93	83	56	-70	-56%
20 to 24	307	281	221	152	-155	-50%
25 to 29	275	290	232	146	-129	-47%
30 to 34	244	226	217	128	-116	-48%
35 to 39	182	172	191	106	-76	-42%
40 to 44	173	149	180	107	-66	-38%
45 to 49	180	165	159	114	-66	-37%
50 to 54	190	192	181	143	-47	-25%
55 to 59	105	131	121	112	7	7%
60 to 61	40	48	45	37	-3	-8%
62 to 64	76	95	102	74	-2	-3%
65 to 69	111	147	178	121	10	9%
70 to 74	74	104	174	116	42	57%
75 to 79	27	31	57	44	17	63%
80 to 84	54	49	82	77	23	43%
85 and over	46	48	61	77	31	67%
Median Age	28.7	30.0	34.6	38.2	9.5	33%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,152	3,111	3,096	2,120	-1,032	-33%
Hispanic	2,533	2,607	2,755	1,925	-608	-24%
Non-Hispanic	619	504	341	195	-424	-68%
White	234	151	1	0	-234	-100%
Black	111	88	31	0	-111	-100%
American Indian	8	10	16	9	1	13%
Asian	231	219	249	153	-78	-34%
Hawaiian / Pacific Islander	5	5	7	6	1	20%
Other	0	0	0	0	0	0%
Two or More Races	30	31	37	27	-3	-10%

GROWTH TRENDS IN TOTAL POPULATION



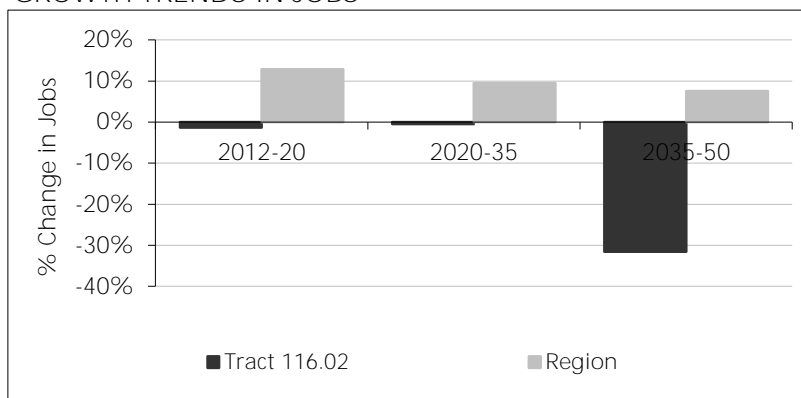
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,511	1,512	1,512	2,760	1,249	83%
Civilian Jobs	1,511	1,512	1,512	2,760	1,249	83%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	252	252	252	252	0	0%
Developed Acres	225	225	225	229	4	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	56	56	56	38	-18	-32%
Multiple Family	12	12	12	6	-6	-49%
Mobile Homes	3	3	3	3	0	0%
Other Residential	3	3	3	2	-1	-34%
Mixed Use	0	0	0	35	35	--
Industrial	12	12	12	10	-3	-21%
Commercial/Services	38	38	38	37	-1	-2%
Office	3	3	3	0	-2	-83%
Schools	36	36	36	36	0	0%
Roads and Freeways	62	62	62	62	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	19	19	19	15	-4	-22%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	3	3	2	-1	-22%
Multiple Family	0	0	0	0	0	0%
Mixed Use	15	15	15	12	-3	-20%
Industrial	0	0	0	0	0	0%
Commercial/Services	2	2	2	1	-1	-41%
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	8	8	8	8	0	0%
Employment Density ³	17.0	17.0	17.0	27.5	10.5	62%
Residential Density ⁴	13.5	13.5	13.5	10.4	-3.1	-23%

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