

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 35.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,964	5,010	5,962	6,386	1,422	29%
Household Population	4,964	5,010	5,962	6,386	1,422	29%
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	1,244	1,244	1,471	1,636	392	32%
Single Family	987	987	1,214	1,129	142	14%
Multiple Family	257	257	257	507	250	97%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,201	1,194	1,434	1,562	361	30%
Single Family	956	954	1,196	1,106	150	16%
Multiple Family	245	240	238	456	211	86%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.5%	4.0%	2.5%	4.5%	1.0	29%
Single Family	3.1%	3.3%	1.5%	2.0%	-1.1	-35%
Multiple Family	4.7%	6.6%	7.4%	10.1%	5.4	115%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.13	4.20	4.16	4.09	0.0	-1%

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	266	219	255	209	-57	-21%
\$15,000-\$29,999	341	327	336	278	-63	-18%
\$30,000-\$44,999	135	242	259	327	192	142%
\$45,000-\$59,999	154	150	179	255	101	66%
\$60,000-\$74,999	114	72	166	186	72	63%
\$75,000-\$99,999	115	98	120	154	39	34%
\$100,000-\$124,999	19	79	97	69	50	263%
\$125,000-\$149,999	43	0	11	68	25	58%
\$150,000-\$199,999	4	7	9	7	3	75%
\$200,000 or more	10	0	2	9	-1	-10%
Total Households	1,201	1,194	1,434	1,562	361	30%
Median Household Income						
Adjusted for inflation (\$2010)	\$29,714	\$33,161	\$37,297	\$43,486	\$13,772	46%

*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.

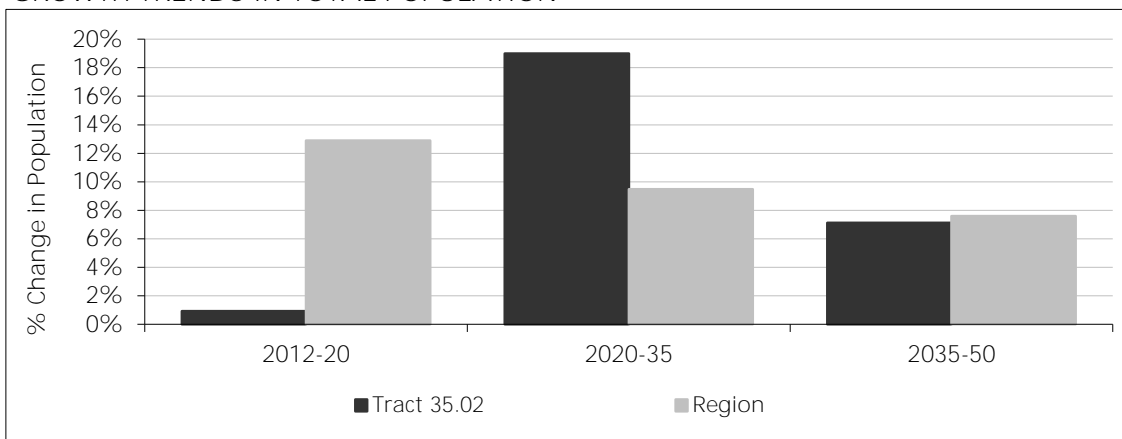
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,964	5,010	5,962	6,386	1,422	29%
Under 5	549	610	643	618	69	13%
5 to 9	439	413	481	477	38	9%
10 to 14	469	419	475	511	42	9%
15 to 17	314	255	273	301	-13	-4%
18 to 19	206	161	166	182	-24	-12%
20 to 24	461	451	424	469	8	2%
25 to 29	352	391	391	401	49	14%
30 to 34	316	311	380	366	50	16%
35 to 39	347	340	471	419	72	21%
40 to 44	297	257	394	370	73	25%
45 to 49	242	229	280	333	91	38%
50 to 54	258	268	297	393	135	52%
55 to 59	214	249	251	360	146	68%
60 to 61	76	101	109	127	51	67%
62 to 64	83	114	136	156	73	88%
65 to 69	121	176	268	294	173	143%
70 to 74	81	116	222	224	143	177%
75 to 79	68	76	167	176	108	159%
80 to 84	33	32	67	87	54	164%
85 and over	38	41	67	122	84	221%
Median Age	25.6	27.5	31.7	33.2	7.6	30%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,964	5,010	5,962	6,386	1,422	29%
Hispanic	4,256	4,390	5,423	5,998	1,742	41%
Non-Hispanic	708	620	539	388	-320	-45%
White	92	76	61	39	-53	-58%
Black	515	444	342	200	-315	-61%
American Indian	11	13	21	21	10	91%
Asian	20	18	24	25	5	25%
Hawaiian / Pacific Islander	7	7	7	7	0	0%
Other	4	4	4	4	0	0%
Two or More Races	59	58	80	92	33	56%

GROWTH TRENDS IN TOTAL POPULATION



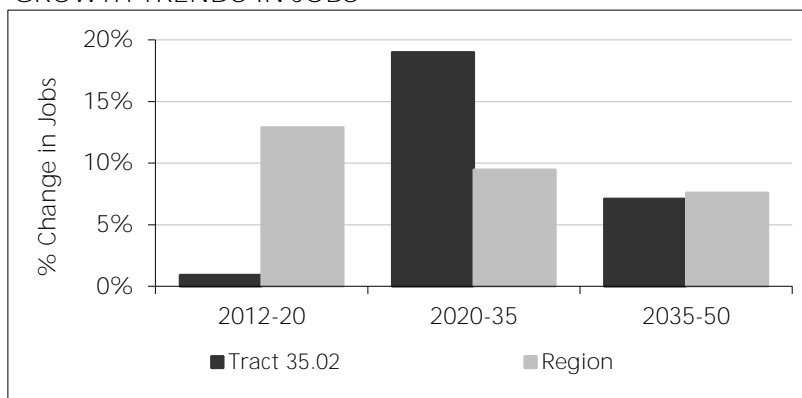
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	548	571	571	571	23	4%
Civilian Jobs	548	571	571	571	23	4%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	188	188	188	188	0	0%
Developed Acres	185	185	185	188	3	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	92	92	93	85	-7	-7%
Multiple Family	7	7	7	17	10	132%
Mobile Homes	0	0	0	0	0	0%
Other Residential	3	3	3	3	0	5%
Mixed Use	0	1	1	1	1	--
Industrial	0	0	0	0	0	0%
Commercial/Services	13	13	13	13	-1	-5%
Office	0	0	0	0	0	0%
Schools	11	11	11	11	0	0%
Roads and Freeways	52	52	52	52	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	7	7	7	7	0	0%
Vacant Developable Acres	3	3	3	0	-3	-97%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-94%
Multiple Family	3	3	3	0	-2	-97%
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	23.0	24.3	24.3	24.4	1.3	6%
Residential Density ⁴	12.1	12.1	14.2	15.4	3.3	27%

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