

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 195.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,776	5,781	5,319	8,014	2,238	39%
Household Population	5,769	5,776	5,306	7,995	2,226	39%
Group Quarters Population	7	5	13	19	12	171%
Civilian	7	5	13	19	12	171%
Military	0	0	0	0	0	0%
Total Housing Units	1,357	1,357	1,264	2,119	762	56%
Single Family	736	736	687	673	-63	-9%
Multiple Family	621	621	577	1,446	825	133%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,315	1,306	1,178	1,967	652	50%
Single Family	717	715	671	653	-64	-9%
Multiple Family	598	591	507	1,314	716	120%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.1%	3.8%	6.8%	7.2%	4.1	132%
Single Family	2.6%	2.9%	2.3%	3.0%	0.4	15%
Multiple Family	3.7%	4.8%	12.1%	9.1%	5.4	146%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.39	4.42	4.50	4.06	-0.3	-8%

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	90	63	57	63	-27	-30%
\$15,000-\$29,999	286	153	70	134	-152	-53%
\$30,000-\$44,999	227	177	199	273	46	20%
\$45,000-\$59,999	275	257	174	268	-7	-3%
\$60,000-\$74,999	169	150	152	225	56	33%
\$75,000-\$99,999	154	220	197	360	206	134%
\$100,000-\$124,999	54	124	134	261	207	383%
\$125,000-\$149,999	27	42	70	147	120	444%
\$150,000-\$199,999	14	109	87	143	129	921%
\$200,000 or more	19	11	38	93	74	389%
Total Households	1,315	1,306	1,178	1,967	652	50%
Median Household Income						
Adjusted for inflation (\$2010)	\$47,973	\$60,300	\$68,783	\$76,424	\$28,451	59%

*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.

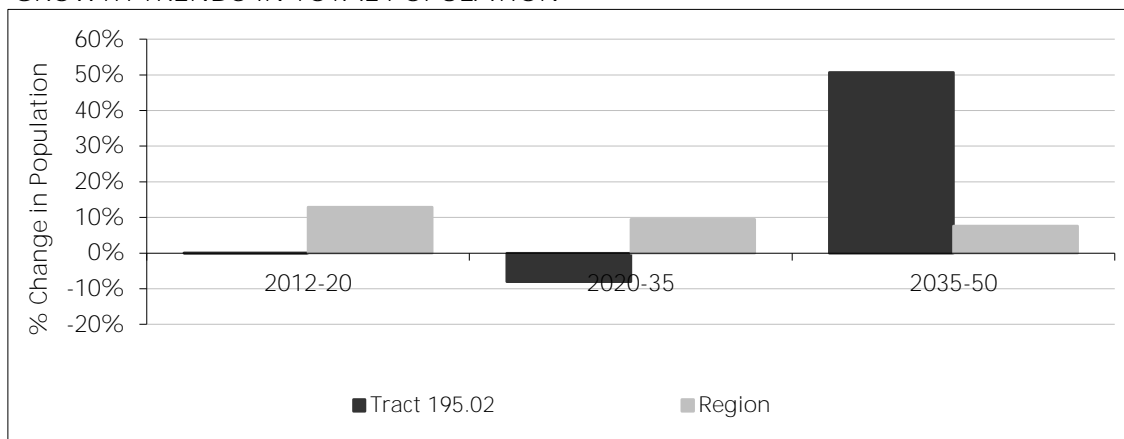
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,776	5,781	5,319	8,014	2,238	39%
Under 5	596	672	562	777	181	30%
5 to 9	616	606	566	800	184	30%
10 to 14	522	481	434	658	136	26%
15 to 17	323	275	236	372	49	15%
18 to 19	217	173	147	233	16	7%
20 to 24	541	527	403	629	88	16%
25 to 29	552	603	473	693	141	26%
30 to 34	474	479	467	642	168	35%
35 to 39	424	424	456	569	145	34%
40 to 44	379	333	393	516	137	36%
45 to 49	349	323	309	509	160	46%
50 to 54	290	289	258	472	182	63%
55 to 59	199	227	185	389	190	95%
60 to 61	53	71	64	115	62	117%
62 to 64	60	78	76	127	67	112%
65 to 69	57	80	95	158	101	177%
70 to 74	36	48	64	97	61	169%
75 to 79	33	37	52	74	41	124%
80 to 84	17	16	27	49	32	188%
85 and over	38	39	52	135	97	255%
Median Age	25.7	26.3	28.3	28.9	3.2	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,776	5,781	5,319	8,014	2,238	39%
Hispanic	4,788	4,982	4,774	7,400	2,612	55%
Non-Hispanic	988	799	545	614	-374	-38%
White	691	534	318	298	-393	-57%
Black	115	101	73	88	-27	-23%
American Indian	17	12	7	8	-9	-53%
Asian	60	56	59	92	32	53%
Hawaiian / Pacific Islander	26	24	20	28	2	8%
Other	4	4	3	4	0	0%
Two or More Races	75	68	65	96	21	28%

GROWTH TRENDS IN TOTAL POPULATION



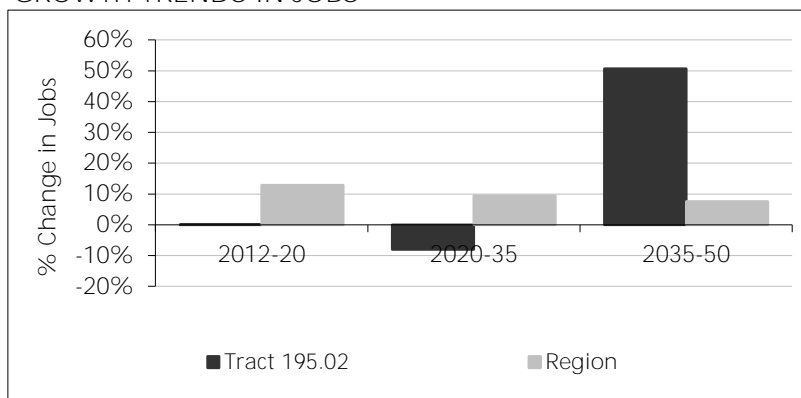
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	393	393	892	1,059	666	169%
Civilian Jobs	393	393	892	1,059	666	169%
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	179	179	185	188	9	5%
Low Density Single Family	0	0	0	0	0	0%
Single Family	94	94	89	85	-8	-9%
Multiple Family	32	32	30	32	0	-1%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	19	27	27	--
Industrial	0	0	0	0	0	0%
Commercial/Services	14	14	10	7	-7	-48%
Office	2	2	1	0	-2	-100%
Schools	0	0	0	0	0	0%
Roads and Freeways	36	36	36	36	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	0	0%
Vacant Developable Acres	9	9	3	0	-9	-98%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	1	1	1	0	-1	-100%
Mixed Use	7	7	1	0	-7	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	1	1	0	-1	-100%
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	23.5	23.5	44.2	51.1	27.6	117%
Residential Density ⁴	10.8	10.8	9.9	16.3	5.4	50%

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