

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 168.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,042	7,734	9,943	9,816	2,774	39%
Household Population	6,947	7,647	9,841	9,702	2,755	40%
Group Quarters Population	95	87	102	114	19	20%
Civilian	95	87	102	114	19	20%
Military	0	0	0	0	0	0%
Total Housing Units	2,905	3,137	4,049	4,053	1,148	40%
Single Family	1,521	1,987	2,899	2,903	1,382	91%
Multiple Family	10	3	3	3	-7	-70%
Mobile Homes	1,374	1,147	1,147	1,147	-227	-17%
Occupied Housing Units	2,709	2,924	3,820	3,776	1,067	39%
Single Family	1,426	1,856	2,757	2,733	1,307	92%
Multiple Family	7	3	3	1	-6	-86%
Mobile Homes	1,276	1,065	1,060	1,042	-234	-18%
Vacancy Rate	6.7%	6.8%	5.7%	6.8%	0.1	1%
Single Family	6.2%	6.6%	4.9%	5.9%	-0.3	-5%
Multiple Family	30.0%	0.0%	0.0%	66.7%	36.7	122%
Mobile Homes	7.1%	7.1%	7.6%	9.2%	2.1	30%
Persons per Household	2.56	2.62	2.58	2.57	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	95	126	133	117	22	23%
\$15,000-\$29,999	286	268	293	240	-46	-16%
\$30,000-\$44,999	348	336	394	337	-11	-3%
\$45,000-\$59,999	364	356	413	360	-4	-1%
\$60,000-\$74,999	330	333	453	399	69	21%
\$75,000-\$99,999	424	457	559	580	156	37%
\$100,000-\$124,999	286	328	440	454	168	59%
\$125,000-\$149,999	237	233	360	368	131	55%
\$150,000-\$199,999	201	275	393	458	257	128%
\$200,000 or more	138	212	382	463	325	236%
Total Households	2,709	2,924	3,820	3,776	1,067	39%
Median Household Income						
Adjusted for inflation (\$2010)	\$71,886	\$77,352	\$85,018	\$93,750	\$21,864	30%

*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.

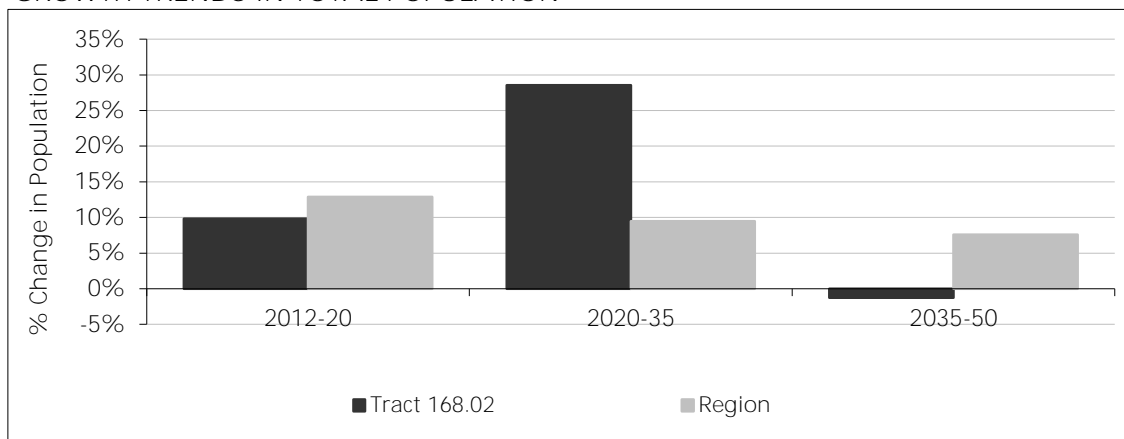
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,042	7,734	9,943	9,816	2,774	39%
Under 5	227	274	281	319	92	41%
5 to 9	272	315	339	385	113	42%
10 to 14	378	371	462	446	68	18%
15 to 17	269	228	318	277	8	3%
18 to 19	195	138	182	136	-59	-30%
20 to 24	439	413	494	407	-32	-7%
25 to 29	254	254	249	268	14	6%
30 to 34	222	234	231	280	58	26%
35 to 39	250	310	315	351	101	40%
40 to 44	373	364	471	402	29	8%
45 to 49	508	442	587	472	-36	-7%
50 to 54	627	536	693	598	-29	-5%
55 to 59	646	670	654	721	75	12%
60 to 61	258	320	304	352	94	36%
62 to 64	386	480	462	550	164	42%
65 to 69	506	713	771	874	368	73%
70 to 74	386	669	959	812	426	110%
75 to 79	323	450	920	696	373	115%
80 to 84	286	296	736	688	402	141%
85 and over	237	257	515	782	545	230%
Median Age	51.1	54.9	57.7	58.9	7.8	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,042	7,734	9,943	9,816	2,774	39%
Hispanic	964	1,223	1,872	2,105	1,141	118%
Non-Hispanic	6,078	6,511	8,071	7,711	1,633	27%
White	5,686	6,053	7,350	6,896	1,210	21%
Black	67	75	91	85	18	27%
American Indian	45	36	20	11	-34	-76%
Asian	112	146	292	365	253	226%
Hawaiian / Pacific Islander	9	14	28	36	27	300%
Other	10	12	19	21	11	110%
Two or More Races	149	175	271	297	148	99%

GROWTH TRENDS IN TOTAL POPULATION



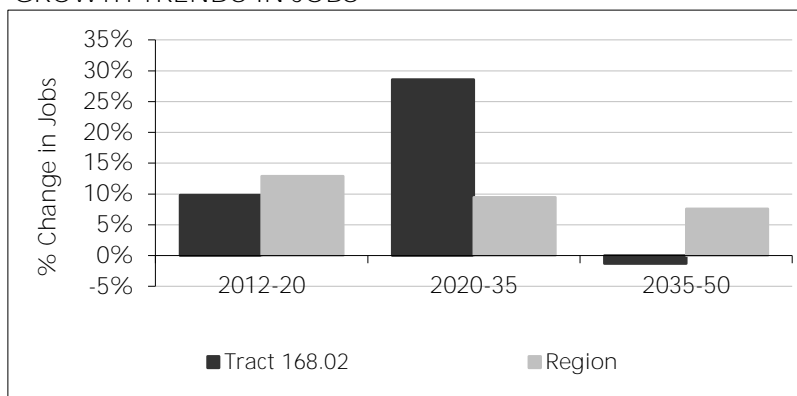
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,286	2,157	2,157	2,157	871	68%
Civilian Jobs	1,286	2,157	2,157	2,157	871	68%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	7,807	7,807	7,807	7,807	0	0%
Developed Acres	4,405	4,559	5,368	5,376	970	22%
Low Density Single Family	2,750	2,847	3,657	3,664	914	33%
Single Family	243	276	332	332	89	37%
Multiple Family	1	0	0	0	-1	-100%
Mobile Homes	189	142	86	86	-104	-55%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	51	95	94	94	44	86%
Commercial/Services	22	55	55	55	33	148%
Office	0	0	0	0	0	0%
Schools	96	96	96	96	0	0%
Roads and Freeways	296	296	296	296	0	0%
Agricultural and Extractive ²	484	479	479	479	-5	-1%
Parks and Military Use	274	274	274	274	0	0%
Vacant Developable Acres	1,046	893	83	76	-970	-93%
Low Density Single Family	990	893	83	76	-914	-92%
Single Family	9	0	0	0	-9	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	21	0	0	0	-21	-100%
Commercial/Services	27	0	0	0	-27	-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	2,355	2,355	2,355	2,355	0	0%
Employment Density ³	7.6	8.8	8.8	8.8	1.2	15%
Residential Density ⁴	0.9	1.0	1.0	1.0	0.1	9%

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