

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 202.10

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,671	4,755	4,753	4,833	162	3%
Household Population	4,671	4,755	4,753	4,833	162	3%
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	1,694	1,699	1,699	1,749	55	3%
Single Family	678	683	683	733	55	8%
Multiple Family	573	573	573	573	0	0%
Mobile Homes	443	443	443	443	0	0%
Occupied Housing Units	1,623	1,625	1,629	1,670	47	3%
Single Family	639	642	645	693	54	8%
Multiple Family	573	571	573	571	-2	0%
Mobile Homes	411	412	411	406	-5	-1%
Vacancy Rate	4.2%	4.4%	4.1%	4.5%	0.3	7%
Single Family	5.8%	6.0%	5.6%	5.5%	-0.3	-5%
Multiple Family	0.0%	0.3%	0.0%	0.3%	0.3	0%
Mobile Homes	7.2%	7.0%	7.2%	8.4%	1.2	17%
Persons per Household	2.88	2.93	2.92	2.89	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	147	185	152	136	-11	-7%
\$15,000-\$29,999	349	286	268	231	-118	-34%
\$30,000-\$44,999	339	304	277	230	-109	-32%
\$45,000-\$59,999	294	243	223	279	-15	-5%
\$60,000-\$74,999	184	149	215	215	31	17%
\$75,000-\$99,999	197	210	209	218	21	11%
\$100,000-\$124,999	60	111	116	129	69	115%
\$125,000-\$149,999	20	94	75	97	77	385%
\$150,000-\$199,999	28	34	85	123	95	339%
\$200,000 or more	5	9	9	12	7	140%
Total Households	1,623	1,625	1,629	1,670	47	3%
Median Household Income						
Adjusted for inflation (\$2010)	\$43,960	\$47,315	\$52,904	\$57,796	\$13,836	31%

*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.

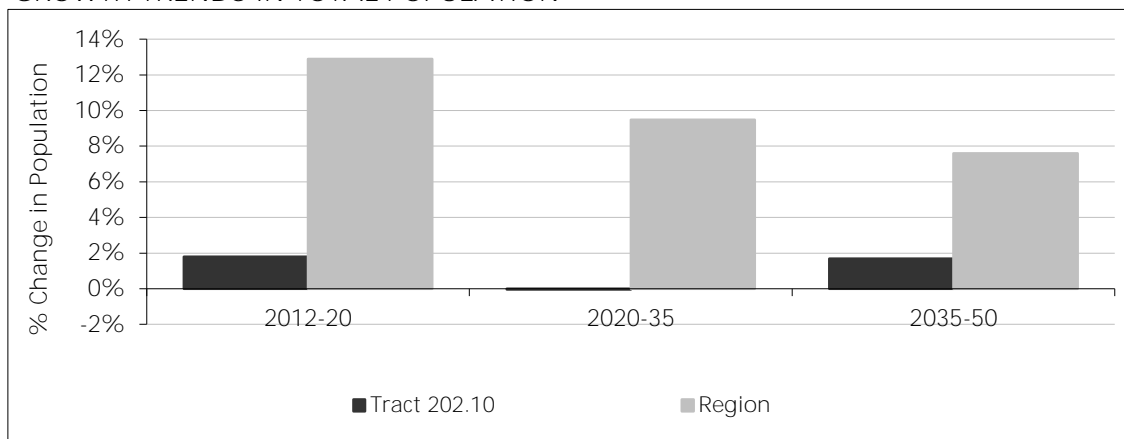
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,671	4,755	4,753	4,833	162	3%
Under 5	344	397	358	350	6	2%
5 to 9	301	307	308	313	12	4%
10 to 14	339	317	331	348	9	3%
15 to 17	236	204	207	227	-9	-4%
18 to 19	171	130	126	131	-40	-23%
20 to 24	331	323	286	297	-34	-10%
25 to 29	345	368	319	323	-22	-6%
30 to 34	343	352	351	351	8	2%
35 to 39	323	344	366	333	10	3%
40 to 44	346	312	382	341	-5	-1%
45 to 49	313	289	306	323	10	3%
50 to 54	313	280	272	293	-20	-6%
55 to 59	285	297	240	296	11	4%
60 to 61	87	107	92	111	24	28%
62 to 64	125	149	138	157	32	26%
65 to 69	154	207	192	198	44	29%
70 to 74	104	153	168	139	35	34%
75 to 79	76	94	129	107	31	41%
80 to 84	73	67	105	87	14	19%
85 and over	62	58	77	108	46	74%
Median Age	33.9	34.7	36.2	36.1	2.2	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,671	4,755	4,753	4,833	162	3%
Hispanic	2,271	2,534	3,086	3,612	1,341	59%
Non-Hispanic	2,400	2,221	1,667	1,221	-1,179	-49%
White	1,795	1,573	919	431	-1,364	-76%
Black	95	107	130	150	55	58%
American Indian	17	14	11	10	-7	-41%
Asian	372	394	448	455	83	22%
Hawaiian / Pacific Islander	17	22	33	42	25	147%
Other	2	2	2	2	0	0%
Two or More Races	102	109	124	131	29	28%

GROWTH TRENDS IN TOTAL POPULATION



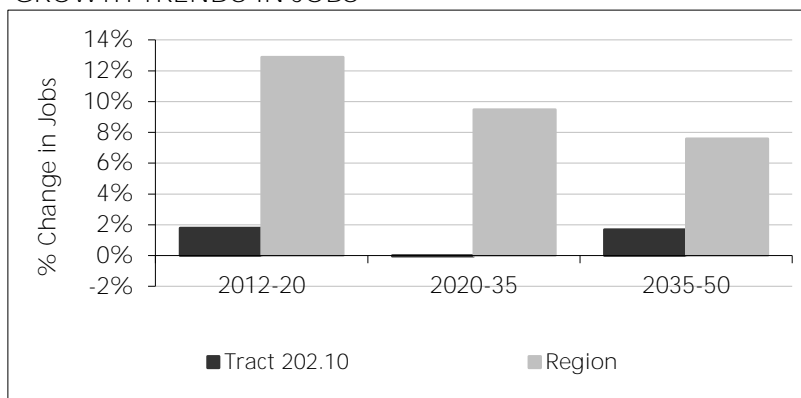
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	201	201	227	227	26	13%
Civilian Jobs	201	201	227	227	26	13%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	248	248	248	248	0	0%
Developed Acres	228	230	230	234	6	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	78	79	79	83	6	7%
Multiple Family	30	30	30	30	0	0%
Mobile Homes	50	50	50	50	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	15	15	15	15	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	40	40	40	40	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	16	16	16	16	0	0%
Vacant Developable Acres	10	8	8	4	-6	-58%
Low Density Single Family	0	0	0	0	0	0%
Single Family	10	8	8	4	-6	-58%
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	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	10	10	10	10	0	0%
Employment Density ³	13.3	13.3	15.0	15.0	--	#VALUE!
Residential Density ⁴	10.7	10.7	10.7	10.7	0.0	0%

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