

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 98.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,241	6,374	6,647	6,639	398	6%
Household Population	6,216	6,353	6,616	6,605	389	6%
Group Quarters Population	25	21	31	34	9	36%
Civilian	25	21	31	34	9	36%
Military	0	0	0	0	0	0%
Total Housing Units	2,519	2,519	2,602	2,608	89	4%
Single Family	1,573	1,573	1,573	1,579	6	0%
Multiple Family	946	946	1,029	1,029	83	9%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,495	2,496	2,582	2,581	86	3%
Single Family	1,556	1,555	1,564	1,565	9	1%
Multiple Family	939	941	1,018	1,016	77	8%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.0%	0.9%	0.8%	1.0%	0.0	0%
Single Family	1.1%	1.1%	0.6%	0.9%	-0.2	-18%
Multiple Family	0.7%	0.5%	1.1%	1.3%	0.6	86%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.49	2.55	2.56	2.56	0.1	3%

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	146	161	139	117	-29	-20%
\$15,000-\$29,999	312	181	171	154	-158	-51%
\$30,000-\$44,999	347	245	222	198	-149	-43%
\$45,000-\$59,999	321	226	242	224	-97	-30%
\$60,000-\$74,999	331	254	173	168	-163	-49%
\$75,000-\$99,999	340	338	386	350	10	3%
\$100,000-\$124,999	193	326	313	304	111	58%
\$125,000-\$149,999	197	207	236	285	88	45%
\$150,000-\$199,999	177	292	324	338	161	91%
\$200,000 or more	131	266	376	443	312	238%
Total Households	2,495	2,496	2,582	2,581	86	3%
Median Household Income						
Adjusted for inflation (\$2010)	\$65,506	\$88,388	\$97,280	\$106,538	\$41,032	63%

*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.

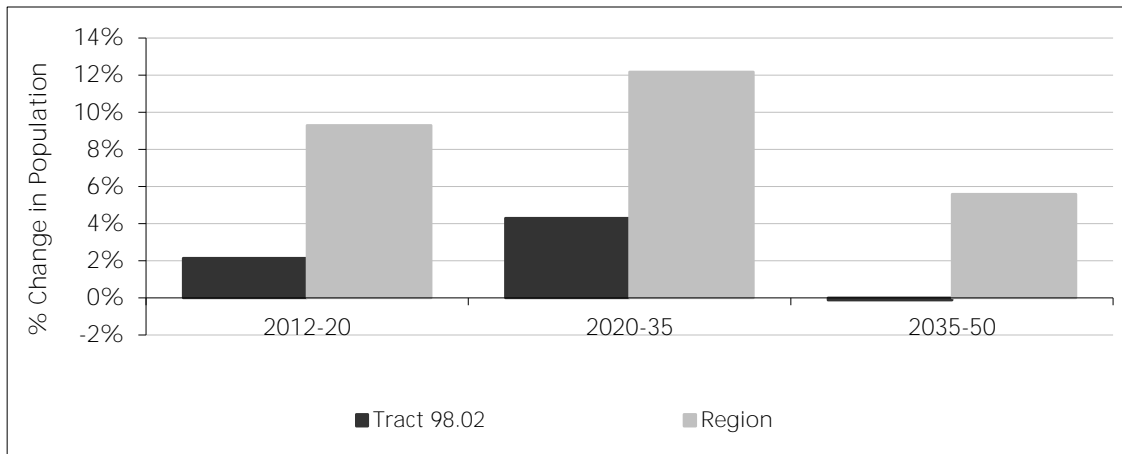
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,241	6,374	6,647	6,639	398	6%
Under 5	397	452	384	423	26	7%
5 to 9	321	342	326	338	17	5%
10 to 14	354	328	341	323	-31	-9%
15 to 17	224	181	210	180	-44	-20%
18 to 19	147	97	112	82	-65	-44%
20 to 24	481	424	411	360	-121	-25%
25 to 29	570	526	428	445	-125	-22%
30 to 34	430	418	331	378	-52	-12%
35 to 39	359	415	365	382	23	6%
40 to 44	398	373	415	357	-41	-10%
45 to 49	431	372	416	361	-70	-16%
50 to 54	423	358	399	369	-54	-13%
55 to 59	413	425	353	409	-4	-1%
60 to 61	142	169	128	142	0	0%
62 to 64	189	228	207	235	46	24%
65 to 69	226	312	296	326	100	44%
70 to 74	198	327	405	342	144	73%
75 to 79	221	292	516	425	204	92%
80 to 84	164	165	331	315	151	92%
85 and over	153	170	273	447	294	192%
Median Age	37.7	40.1	45.0	45.7	8.0	21%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,241	6,374	6,647	6,639	398	6%
Hispanic	1,117	1,310	1,561	1,790	673	60%
Non-Hispanic	5,124	5,064	5,086	4,849	-275	-5%
White	4,056	3,923	3,658	3,265	-791	-20%
Black	314	337	386	413	99	32%
American Indian	20	19	19	20	0	0%
Asian	395	417	558	621	226	57%
Hawaiian / Pacific Islander	48	59	87	108	60	125%
Other	20	19	22	22	2	10%
Two or More Races	271	290	356	400	129	48%

GROWTH TRENDS IN TOTAL POPULATION



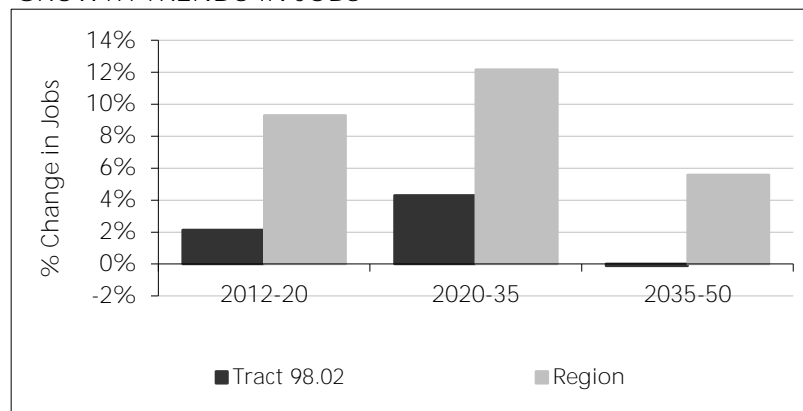
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,090	1,104	1,104	1,104	14	1%
Civilian Jobs	1,090	1,104	1,104	1,104	14	1%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	481	481	481	481	0	0%
Developed Acres	480	480	480	481	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	267	267	267	268	1	0%
Multiple Family	37	37	37	37	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	1	1	1	1	0	0%
Commercial/Services	19	19	19	19	0	0%
Office	1	1	1	1	0	0%
Schools	20	20	20	20	0	0%
Roads and Freeways	126	126	126	126	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	11	11	11	11	0	0%
Vacant Developable Acres	1	1	1	0	-1	-87%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	0	-1	-87%
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	0	0	0	0	0	0%
Employment Density ³	27.0	27.4	27.4	27.4	0.3	1%
Residential Density ⁴	8.3	8.3	8.6	8.6	0.3	3%

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 residential acre (single family, multiple