

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 202.14

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,417	14,936	17,296	17,312	11,895	220%
Household Population	5,207	14,738	17,073	17,071	11,864	228%
Group Quarters Population	210	198	223	241	31	15%
Civilian	210	198	223	241	31	15%
Military	0	0	0	0	0	0%
Total Housing Units	1,592	4,445	5,101	5,102	3,510	220%
Single Family	186	186	105	105	-81	-44%
Multiple Family	1,406	4,259	4,996	4,997	3,591	255%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,525	4,176	4,854	4,871	3,346	219%
Single Family	176	170	105	101	-75	-43%
Multiple Family	1,349	4,006	4,749	4,770	3,421	254%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.2%	6.1%	4.8%	4.5%	0.3	7%
Single Family	5.4%	8.6%	0.0%	3.8%	-1.6	-30%
Multiple Family	4.1%	5.9%	4.9%	4.5%	0.4	10%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.41	3.53	3.52	3.50	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	407	564	556	468	61	15%
\$15,000-\$29,999	332	863	967	895	563	170%
\$30,000-\$44,999	347	810	820	746	399	115%
\$45,000-\$59,999	214	648	767	760	546	255%
\$60,000-\$74,999	129	393	486	604	475	368%
\$75,000-\$99,999	57	446	570	590	533	935%
\$100,000-\$124,999	19	171	295	316	297	1563%
\$125,000-\$149,999	1	117	143	179	178	17800%
\$150,000-\$199,999	19	125	182	204	185	974%
\$200,000 or more	0	39	68	109	109	0%
Total Households	1,525	4,176	4,854	4,871	3,346	219%
Median Household Income						
Adjusted for inflation (\$2010)	\$31,016	\$42,241	\$46,643	\$51,444	\$20,428	66%

*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.

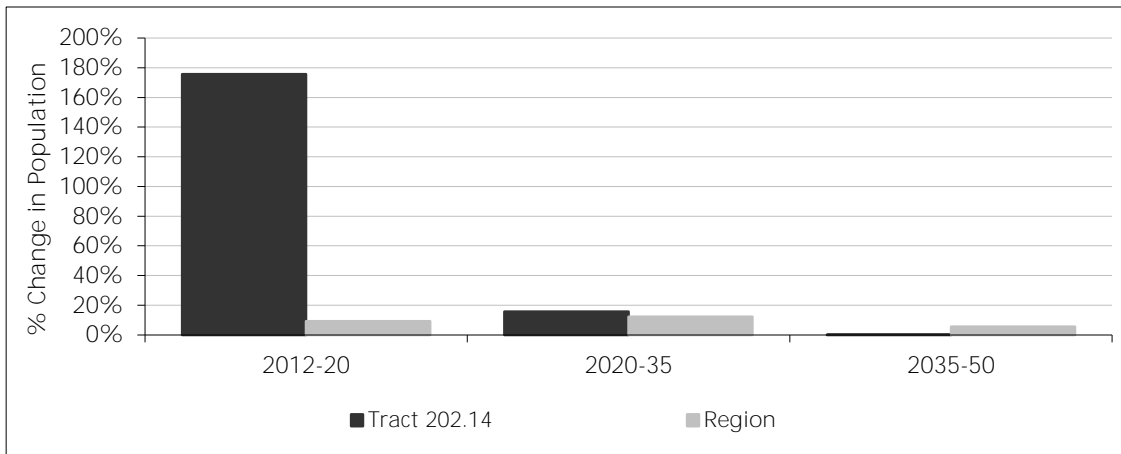
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,417	14,936	17,296	17,312	11,895	220%
Under 5	569	1,733	1,828	1,701	1,132	199%
5 to 9	537	1,425	1,674	1,608	1,071	199%
10 to 14	453	1,140	1,325	1,381	928	205%
15 to 17	244	565	631	678	434	178%
18 to 19	155	337	355	378	223	144%
20 to 24	449	1,213	1,173	1,257	808	180%
25 to 29	471	1,431	1,423	1,409	938	199%
30 to 34	455	1,244	1,540	1,422	967	213%
35 to 39	378	1,050	1,415	1,214	836	221%
40 to 44	402	958	1,358	1,182	780	194%
45 to 49	271	696	818	894	623	230%
50 to 54	245	660	705	840	595	243%
55 to 59	194	577	535	696	502	259%
60 to 61	76	268	267	301	225	296%
62 to 64	83	282	310	324	241	290%
65 to 69	96	352	453	452	356	371%
70 to 74	81	313	447	402	321	396%
75 to 79	74	223	362	313	239	323%
80 to 84	64	153	252	262	198	309%
85 and over	120	316	425	598	478	398%
Median Age	28.2	28.7	30.8	30.9	2.7	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,417	14,936	17,296	17,312	11,895	220%
Hispanic	4,329	12,358	15,295	15,961	11,632	269%
Non-Hispanic	1,088	2,578	2,001	1,351	263	24%
White	780	1,752	1,039	434	-346	-44%
Black	90	260	324	332	242	269%
American Indian	29	57	42	28	-1	-3%
Asian	128	345	399	362	234	183%
Hawaiian / Pacific Islander	9	26	37	42	33	367%
Other	4	9	9	9	5	125%
Two or More Races	48	129	151	144	96	200%

GROWTH TRENDS IN TOTAL POPULATION



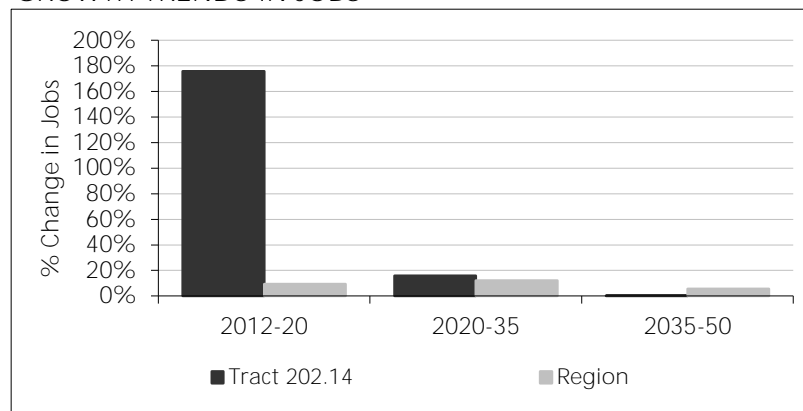
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	6,147	7,039	7,433	7,433	1,286	21%
Civilian Jobs	6,147	7,039	7,433	7,433	1,286	21%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	444	444	444	444	0	0%
Developed Acres	420	431	437	437	17	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	23	23	11	11	-12	-53%
Multiple Family	47	56	68	68	21	45%
Mobile Homes	0	0	0	0	0	0%
Other Residential	7	7	7	7	0	0%
Mixed Use	0	22	27	27	27	--
Industrial	7	7	7	7	0	6%
Commercial/Services	159	141	141	141	-18	-11%
Office	45	44	45	45	0	-1%
Schools	0	0	0	0	0	0%
Roads and Freeways	130	130	130	130	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	18	6	0	0	-17	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	10	0	0	0	-10	-100%
Mixed Use	2	1	0	0	-2	-100%
Industrial	0	0	0	0	0	-100%
Commercial/Services	5	3	0	0	-5	-100%
Office	1	0	0	0	-1	-100%
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	7	7	7	7	0	0%
Employment Density ³	29.1	34.7	36.0	36.0	6.9	24%
Residential Density ⁴	20.4	45.5	51.1	51.1	30.6	150%

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