

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 156.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,550	2,679	2,744	2,716	166	7%
Household Population	2,402	2,536	2,574	2,522	120	5%
Group Quarters Population	148	143	170	194	46	31%
Civilian	148	143	170	194	46	31%
Military	0	0	0	0	0	0%
Total Housing Units	801	846	846	846	45	6%
Single Family	801	846	846	846	45	6%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	789	826	833	822	33	4%
Single Family	789	826	833	822	33	4%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.5%	2.4%	1.5%	2.8%	1.3	87%
Single Family	1.5%	2.4%	1.5%	2.8%	1.3	87%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.04	3.07	3.09	3.07	0.0	1%

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	22	46	45	42	20	91%
\$15,000-\$29,999	21	83	70	55	34	162%
\$30,000-\$44,999	73	96	88	74	1	1%
\$45,000-\$59,999	26	85	85	109	83	319%
\$60,000-\$74,999	81	105	87	40	-41	-51%
\$75,000-\$99,999	112	107	127	137	25	22%
\$100,000-\$124,999	100	97	84	89	-11	-11%
\$125,000-\$149,999	92	52	60	70	-22	-24%
\$150,000-\$199,999	117	73	80	80	-37	-32%
\$200,000 or more	145	82	107	126	-19	-13%
Total Households	789	826	833	822	33	4%
Median Household Income						
Adjusted for inflation (\$2010)	\$114,875	\$74,714	\$83,169	\$91,606	(\$23,269)	-20%

*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.

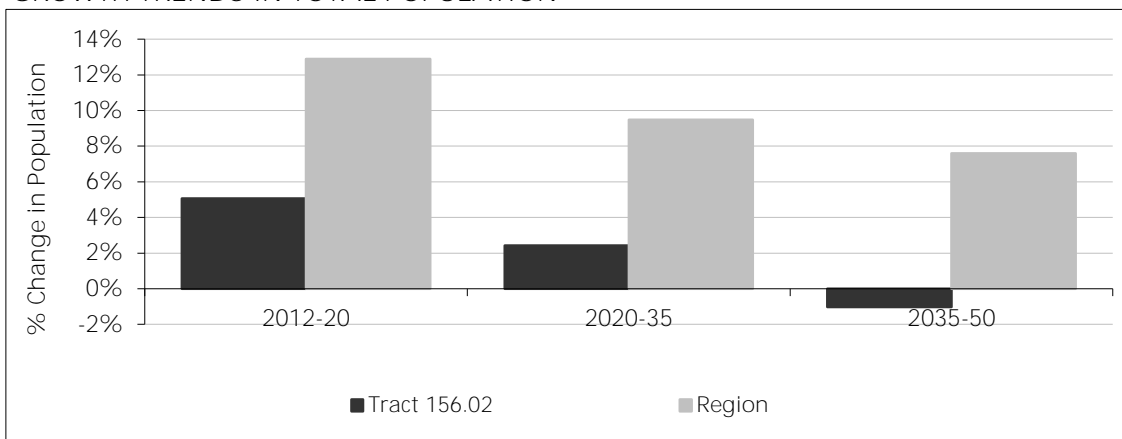
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,550	2,679	2,744	2,716	166	7%
Under 5	107	130	122	134	27	25%
5 to 9	108	120	121	131	23	21%
10 to 14	156	151	152	143	-13	-8%
15 to 17	125	108	120	113	-12	-10%
18 to 19	85	57	57	45	-40	-47%
20 to 24	303	296	300	281	-22	-7%
25 to 29	143	145	121	129	-14	-10%
30 to 34	114	119	97	116	2	2%
35 to 39	84	104	95	98	14	17%
40 to 44	124	124	142	123	-1	-1%
45 to 49	200	171	184	156	-44	-22%
50 to 54	229	194	206	201	-28	-12%
55 to 59	193	201	159	180	-13	-7%
60 to 61	63	75	47	48	-15	-24%
62 to 64	85	101	85	97	12	14%
65 to 69	147	206	196	219	72	49%
70 to 74	80	137	150	126	46	58%
75 to 79	93	127	205	164	71	76%
80 to 84	51	50	92	80	29	57%
85 and over	60	63	93	132	72	120%
Median Age	42.0	44.4	46.2	46.4	4.4	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,550	2,679	2,744	2,716	166	7%
Hispanic	385	501	733	983	598	155%
Non-Hispanic	2,165	2,178	2,011	1,733	-432	-20%
White	1,957	1,937	1,676	1,312	-645	-33%
Black	33	39	55	71	38	115%
American Indian	22	22	22	20	-2	-9%
Asian	47	59	102	140	93	198%
Hawaiian / Pacific Islander	10	12	16	21	11	110%
Other	12	13	13	13	1	8%
Two or More Races	84	96	127	156	72	86%

GROWTH TRENDS IN TOTAL POPULATION



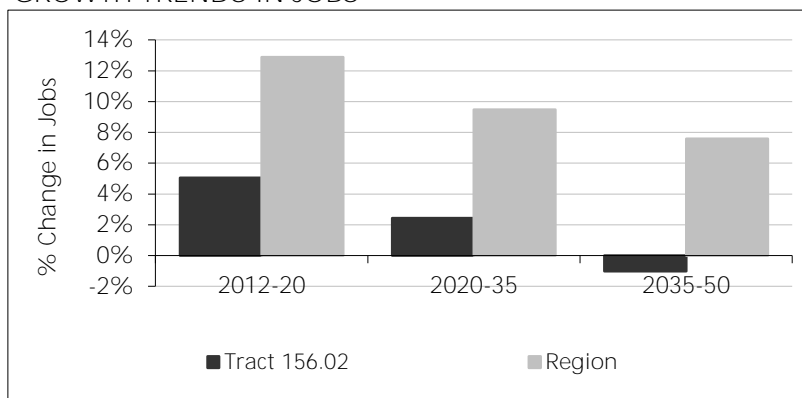
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,420	1,421	1,497	1,497	77	5%
Civilian Jobs	1,420	1,421	1,497	1,497	77	5%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,060	1,060	1,060	1,060	0	0%
Developed Acres	956	1,041	1,041	1,041	85	9%
Low Density Single Family	93	170	170	170	77	83%
Single Family	579	587	587	587	8	1%
Multiple Family	0	0	0	0	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	11%
Commercial/Services	38	38	38	38	0	0%
Office	0	0	0	0	0	0%
Schools	139	139	139	139	0	0%
Roads and Freeways	94	94	94	94	0	0%
Agricultural and Extractive ²	2	2	2	2	0	0%
Parks and Military Use	10	10	10	10	0	0%
Vacant Developable Acres	103	18	18	18	-85	-82%
Low Density Single Family	94	17	17	17	-77	-82%
Single Family	9	1	1	1	-8	-84%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	-100%
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	8.0	8.0	8.4	8.4	0.4	5%
Residential Density ⁴	1.2	1.1	1.1	1.1	-0.1	-6%

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