

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 22.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,161	5,122	7,869	7,885	2,724	53%
Household Population	5,098	5,072	7,784	7,774	2,676	52%
Group Quarters Population	63	50	85	111	48	76%
Civilian	63	50	85	111	48	76%
Military	0	0	0	0	0	0%
Total Housing Units	1,825	1,811	2,602	2,688	863	47%
Single Family	404	395	138	128	-276	-68%
Multiple Family	1,421	1,416	2,464	2,560	1,139	80%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,750	1,718	2,564	2,578	828	47%
Single Family	393	368	137	102	-291	-74%
Multiple Family	1,357	1,350	2,427	2,476	1,119	82%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.1%	5.1%	1.5%	4.1%	0.0	0%
Single Family	2.7%	6.8%	0.7%	20.3%	17.6	652%
Multiple Family	4.5%	4.7%	1.5%	3.3%	-1.2	-27%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.91	2.95	3.04	3.02	0.1	4%

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	395	229	323	270	-125	-32%
\$15,000-\$29,999	519	358	497	489	-30	-6%
\$30,000-\$44,999	364	306	471	398	34	9%
\$45,000-\$59,999	214	306	379	362	148	69%
\$60,000-\$74,999	107	176	250	345	238	222%
\$75,000-\$99,999	96	162	317	312	216	225%
\$100,000-\$124,999	26	74	130	171	145	558%
\$125,000-\$149,999	10	38	66	74	64	640%
\$150,000-\$199,999	6	55	87	94	88	1467%
\$200,000 or more	13	14	44	63	50	385%
Total Households	1,750	1,718	2,564	2,578	828	47%
Median Household Income						
Adjusted for inflation (\$2010)	\$28,873	\$43,333	\$44,713	\$50,470	\$21,597	75%

*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.

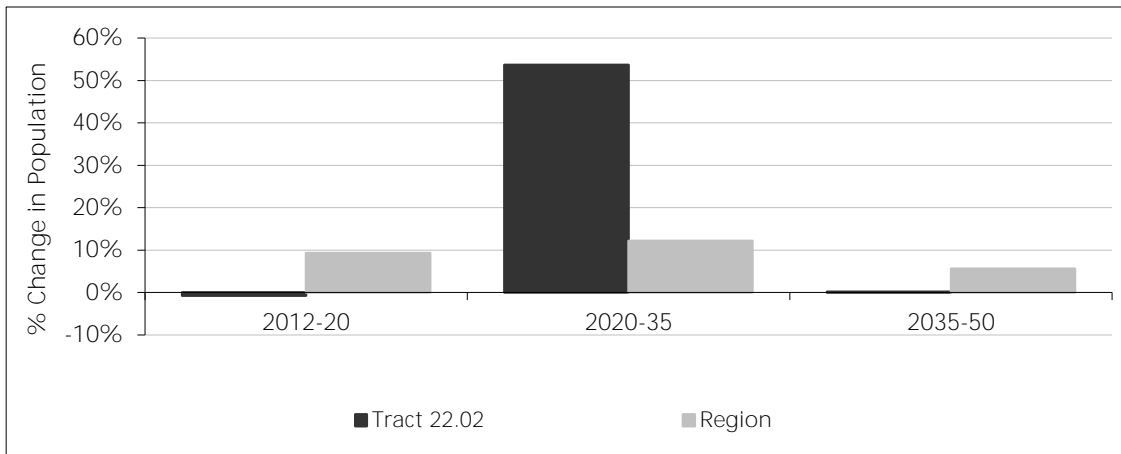
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,161	5,122	7,869	7,885	2,724	53%
Under 5	409	465	646	600	191	47%
5 to 9	441	443	703	680	239	54%
10 to 14	434	393	634	637	203	47%
15 to 17	287	242	376	386	99	34%
18 to 19	190	144	220	229	39	21%
20 to 24	436	401	466	483	47	11%
25 to 29	461	484	601	583	122	26%
30 to 34	406	396	608	562	156	38%
35 to 39	402	393	672	576	174	43%
40 to 44	333	292	562	492	159	48%
45 to 49	306	285	446	486	180	59%
50 to 54	236	236	355	410	174	74%
55 to 59	224	237	320	408	184	82%
60 to 61	72	83	112	123	51	71%
62 to 64	88	103	147	146	58	66%
65 to 69	158	205	324	332	174	110%
70 to 74	133	174	321	316	183	138%
75 to 79	66	69	186	204	138	209%
80 to 84	57	57	149	196	139	244%
85 and over	22	20	21	36	14	64%
Median Age	29.2	29.9	32.4	33.1	3.9	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,161	5,122	7,869	7,885	2,724	53%
Hispanic	3,217	3,447	5,806	6,138	2,921	91%
Non-Hispanic	1,944	1,675	2,063	1,747	-197	-10%
White	398	256	74	0	-398	-100%
Black	309	266	261	167	-142	-46%
American Indian	15	13	17	13	-2	-13%
Asian	1,136	1,061	1,599	1,458	322	28%
Hawaiian / Pacific Islander	10	10	18	19	9	90%
Other	7	6	6	6	-1	-14%
Two or More Races	69	63	88	84	15	22%

GROWTH TRENDS IN TOTAL POPULATION



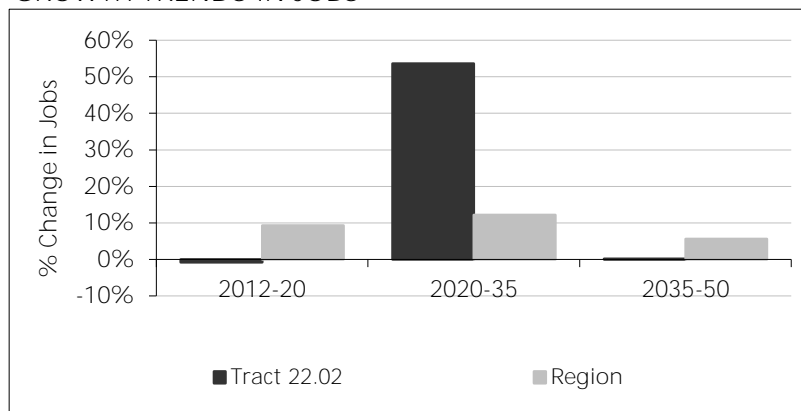
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	698	784	1,016	1,020	322	46%
Civilian Jobs	698	784	1,016	1,020	322	46%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	122	122	122	122	0	0%
Developed Acres	118	120	122	122	4	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	23	22	8	8	-15	-67%
Multiple Family	22	22	33	33	11	50%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	6	18	18	18	--
Industrial	1	1	1	1	0	0%
Commercial/Services	13	10	3	2	-11	-81%
Office	0	0	0	0	0	-71%
Schools	7	7	7	7	0	4%
Roads and Freeways	51	51	51	51	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	0	-12%
Vacant Developable Acres	3	2	0	0	-2	-93%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0%
Mixed Use	2	1	0	0	-2	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	-100%
Office	0	0	0	0	0	-57%
Schools	0	0	0	0	0	-100%
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	33.2	38.0	50.9	51.8	18.5	56%
Residential Density ⁴	40.7	38.3	52.3	53.7	13.0	32%

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