

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 196.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,575	5,778	8,067	13,488	7,913	142%
Household Population	5,406	5,629	7,882	13,274	7,868	146%
Group Quarters Population	169	149	185	214	45	27%
Civilian	169	149	185	214	45	27%
Military	0	0	0	0	0	0%
Total Housing Units	1,733	1,709	2,397	4,180	2,447	141%
Single Family	1,253	1,254	1,476	1,506	253	20%
Multiple Family	449	424	921	2,674	2,225	496%
Mobile Homes	31	31	0	0	-31	-100%
Occupied Housing Units	1,669	1,669	2,361	4,040	2,371	142%
Single Family	1,226	1,225	1,455	1,466	240	20%
Multiple Family	412	413	906	2,574	2,162	525%
Mobile Homes	31	31	0	0	-31	-100%
Vacancy Rate	3.7%	2.3%	1.5%	3.3%	-0.4	-11%
Single Family	2.2%	2.3%	1.4%	2.7%	0.5	23%
Multiple Family	8.2%	2.6%	1.6%	3.7%	-4.5	-55%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.24	3.37	3.34	3.29	0.0	2%

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	139	162	185	276	137	99%
\$15,000-\$29,999	278	245	300	483	205	74%
\$30,000-\$44,999	238	268	325	461	223	94%
\$45,000-\$59,999	169	196	327	551	382	226%
\$60,000-\$74,999	217	182	269	395	178	82%
\$75,000-\$99,999	185	192	254	532	347	188%
\$100,000-\$124,999	165	146	234	404	239	145%
\$125,000-\$149,999	99	96	152	272	173	175%
\$150,000-\$199,999	109	115	188	338	229	210%
\$200,000 or more	70	67	127	328	258	369%
Total Households	1,669	1,669	2,361	4,040	2,371	142%
Median Household Income						
Adjusted for inflation (\$2010)	\$60,726	\$57,207	\$62,426	\$69,456	\$8,730	14%

*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.

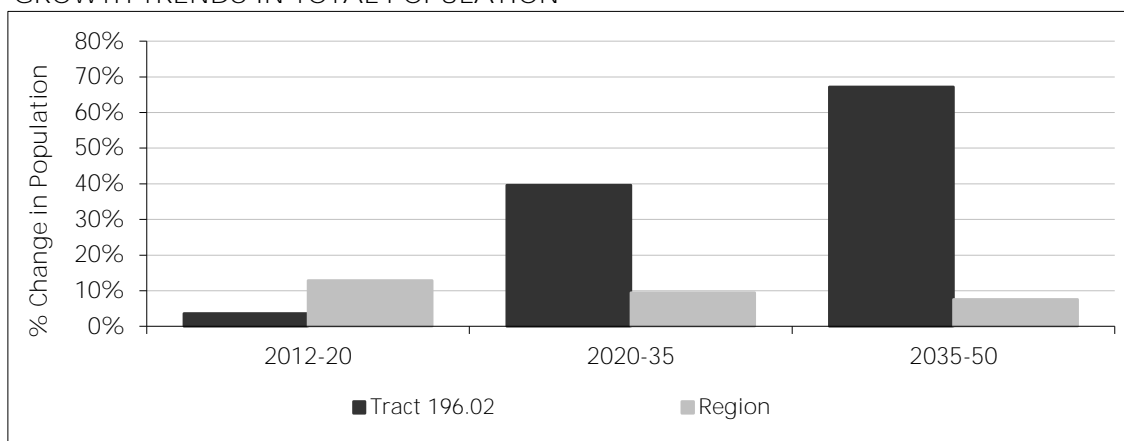
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,575	5,778	8,067	13,488	7,913	142%
Under 5	388	470	617	1,030	642	165%
5 to 9	402	442	614	1,032	630	157%
10 to 14	379	372	532	913	534	141%
15 to 17	259	229	324	554	295	114%
18 to 19	219	177	240	405	186	85%
20 to 24	385	384	479	798	413	107%
25 to 29	357	397	487	824	467	131%
30 to 34	373	394	556	930	557	149%
35 to 39	358	396	579	875	517	144%
40 to 44	402	371	610	899	497	124%
45 to 49	390	346	501	834	444	114%
50 to 54	404	346	478	850	446	110%
55 to 59	388	387	410	819	431	111%
60 to 61	120	144	161	299	179	149%
62 to 64	154	178	200	357	203	132%
65 to 69	175	222	271	456	281	161%
70 to 74	154	232	369	510	356	231%
75 to 79	126	152	320	437	311	247%
80 to 84	66	62	158	268	202	306%
85 and over	76	77	161	398	322	424%
Median Age	35.4	35.3	36.6	36.5	1.1	3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,575	5,778	8,067	13,488	7,913	142%
Hispanic	2,470	2,961	4,944	9,469	6,999	283%
Non-Hispanic	3,105	2,817	3,123	4,019	914	29%
White	2,685	2,389	2,471	2,851	166	6%
Black	125	126	156	238	113	90%
American Indian	29	24	24	28	-1	-3%
Asian	124	130	234	454	330	266%
Hawaiian / Pacific Islander	20	20	30	56	36	180%
Other	4	4	4	4	0	0%
Two or More Races	118	124	204	388	270	229%

GROWTH TRENDS IN TOTAL POPULATION



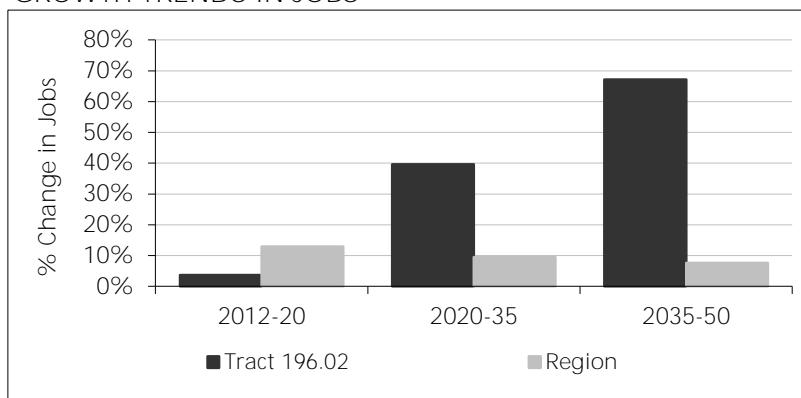
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,469	2,386	3,165	3,165	1,696	115%
Civilian Jobs	1,469	2,386	3,165	3,165	1,696	115%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,090	1,090	1,090	1,090	0	0%
Developed Acres	924	937	990	1,009	84	9%
Low Density Single Family	8	8	8	8	0	0%
Single Family	646	650	722	743	97	15%
Multiple Family	23	5	1	1	-22	-97%
Mobile Homes	1	1	0	0	-1	-100%
Other Residential	1	1	1	1	0	0%
Mixed Use	0	37	79	89	89	--
Industrial	2	0	0	0	-2	-100%
Commercial/Services	58	48	19	9	-49	-84%
Office	4	4	1	1	-3	-76%
Schools	33	33	33	33	0	0%
Roads and Freeways	100	102	102	102	2	2%
Agricultural and Extractive ²	29	29	5	3	-26	-91%
Parks and Military Use	18	18	18	18	0	0%
Vacant Developable Acres	163	150	97	78	-84	-52%
Low Density Single Family	0	0	0	0	0	0%
Single Family	153	148	97	78	-75	-49%
Multiple Family	0	0	0	0	0	0%
Mixed Use	9	2	0	0	-9	-100%
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	3	3	3	3	0	0%
Employment Density ³	15.1	23.0	34.2	36.1	21.0	139%
Residential Density ⁴	2.5	2.5	3.1	5.2	2.7	105%

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