

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 87.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,246	5,584	5,983	6,053	807	15%
Household Population	4,368	4,720	5,100	5,161	793	18%
Group Quarters Population	878	864	883	892	14	2%
Civilian	878	864	883	892	14	2%
Military	0	0	0	0	0	0%
Total Housing Units	1,806	1,900	2,038	2,099	293	16%
Single Family	527	523	526	526	-1	0%
Multiple Family	1,279	1,377	1,512	1,573	294	23%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,747	1,852	1,988	2,019	272	16%
Single Family	514	515	521	518	4	1%
Multiple Family	1,233	1,337	1,467	1,501	268	22%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.3%	2.5%	2.5%	3.8%	0.5	15%
Single Family	2.5%	1.5%	1.0%	1.5%	-1.0	-40%
Multiple Family	3.6%	2.9%	3.0%	4.6%	1.0	28%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.50	2.55	2.57	2.56	0.1	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	90	71	73	69	-21	-23%
\$15,000-\$29,999	167	184	162	127	-40	-24%
\$30,000-\$44,999	190	236	224	190	0	0%
\$45,000-\$59,999	238	180	215	231	-7	-3%
\$60,000-\$74,999	264	223	191	147	-117	-44%
\$75,000-\$99,999	347	319	331	336	-11	-3%
\$100,000-\$124,999	205	195	247	295	90	44%
\$125,000-\$149,999	126	161	188	159	33	26%
\$150,000-\$199,999	88	144	193	258	170	193%
\$200,000 or more	32	139	164	207	175	547%
Total Households	1,747	1,852	1,988	2,019	272	16%
Median Household Income						
Adjusted for inflation (\$2010)	\$70,710	\$77,508	\$84,743	\$93,266	\$22,556	32%

*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.

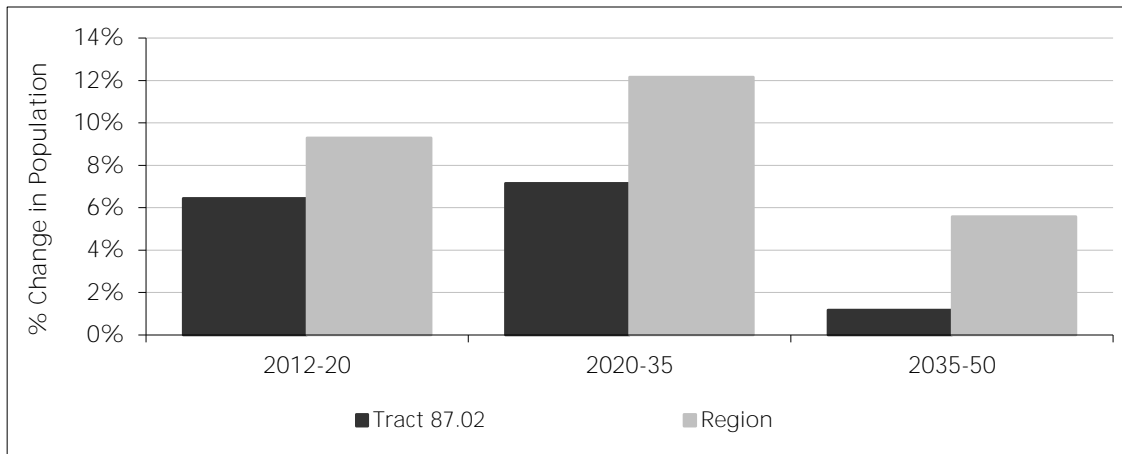
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,246	5,584	5,983	6,053	807	15%
Under 5	385	468	443	448	63	16%
5 to 9	243	271	277	277	34	14%
10 to 14	171	168	190	181	10	6%
15 to 17	221	203	231	225	4	2%
18 to 19	284	237	247	239	-45	-16%
20 to 24	406	394	382	353	-53	-13%
25 to 29	612	632	557	562	-50	-8%
30 to 34	470	486	447	467	-3	-1%
35 to 39	335	384	383	364	29	9%
40 to 44	346	327	388	332	-14	-4%
45 to 49	280	255	285	261	-19	-7%
50 to 54	267	241	266	270	3	1%
55 to 59	290	313	273	318	28	10%
60 to 61	84	105	88	99	15	18%
62 to 64	136	174	163	182	46	34%
65 to 69	177	248	240	262	85	48%
70 to 74	125	209	275	248	123	98%
75 to 79	110	144	262	228	118	107%
80 to 84	154	159	321	331	177	115%
85 and over	150	166	265	406	256	171%
Median Age	33.2	34.3	37.8	38.8	5.6	17%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,246	5,584	5,983	6,053	807	15%
Hispanic	1,273	1,574	2,024	2,333	1,060	83%
Non-Hispanic	3,973	4,010	3,959	3,720	-253	-6%
White	2,504	2,402	2,016	1,599	-905	-36%
Black	449	489	525	543	94	21%
American Indian	36	35	35	32	-4	-11%
Asian	673	739	953	1,054	381	57%
Hawaiian / Pacific Islander	32	38	51	65	33	103%
Other	9	9	9	10	1	11%
Two or More Races	270	298	370	417	147	54%

GROWTH TRENDS IN TOTAL POPULATION



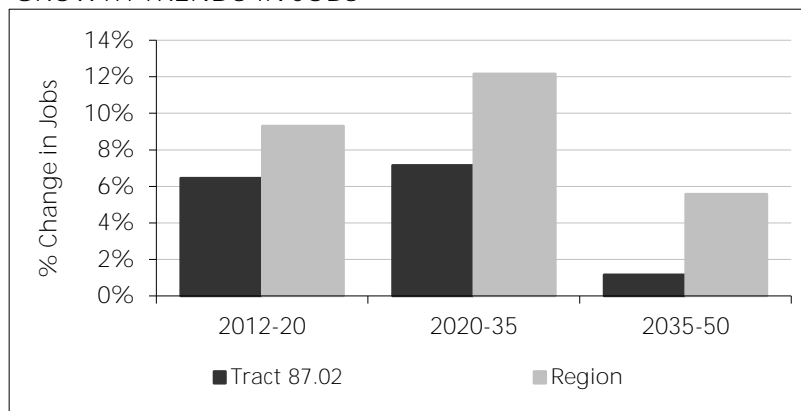
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	14,597	15,756	17,154	17,208	2,611	18%
Civilian Jobs	14,597	15,756	17,154	17,208	2,611	18%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	635	635	635	635	0	0%
Developed Acres	617	621	626	627	10	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	97	96	97	97	0	0%
Multiple Family	50	50	50	50	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	15	27	40	40	25	160%
Mixed Use	0	0	0	0	0	0%
Industrial	58	58	61	62	4	7%
Commercial/Services	112	105	93	93	-19	-17%
Office	50	50	50	50	0	0%
Schools	23	23	23	23	0	0%
Roads and Freeways	162	162	162	162	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	49	49	49	49	0	0%
Vacant Developable Acres	10	5	1	0	-10	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	2	1	0	0	-2	-100%
Commercial/Services	7	4	0	0	-7	-100%
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	9	9	9	9	0	0%
Employment Density ³	60.0	66.5	75.3	75.3	15.3	25%
Residential Density ⁴	11.1	11.0	10.9	11.2	0.1	1%

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