

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 206.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,921	6,289	6,269	6,286	365	6%
Household Population	5,645	6,019	5,994	6,011	366	6%
Group Quarters Population	276	270	275	275	-1	0%
Civilian	276	270	275	275	-1	0%
Military	0	0	0	0	0	0%
Total Housing Units	2,066	2,158	2,157	2,158	92	4%
Single Family	1,467	1,559	1,558	1,557	90	6%
Multiple Family	599	599	599	601	2	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,977	2,050	2,032	2,046	69	3%
Single Family	1,386	1,474	1,476	1,475	89	6%
Multiple Family	591	576	556	571	-20	-3%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.3%	5.0%	5.8%	5.2%	0.9	21%
Single Family	5.5%	5.5%	5.3%	5.3%	-0.2	-4%
Multiple Family	1.3%	3.8%	7.2%	5.0%	3.7	285%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.86	2.94	2.95	2.94	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	211	422	355	294	83	39%
\$15,000-\$29,999	285	554	466	389	104	36%
\$30,000-\$44,999	283	352	408	473	190	67%
\$45,000-\$59,999	312	227	237	258	-54	-17%
\$60,000-\$74,999	184	159	192	179	-5	-3%
\$75,000-\$99,999	207	188	181	175	-32	-15%
\$100,000-\$124,999	186	66	104	164	-22	-12%
\$125,000-\$149,999	93	22	19	35	-58	-62%
\$150,000-\$199,999	111	20	21	29	-82	-74%
\$200,000 or more	105	40	49	50	-55	-52%
Total Households	1,977	2,050	2,032	2,046	69	3%
Median Household Income						
Adjusted for inflation (\$2010)	\$55,072	\$32,088	\$37,169	\$40,782	(\$14,290)	-26%

*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.

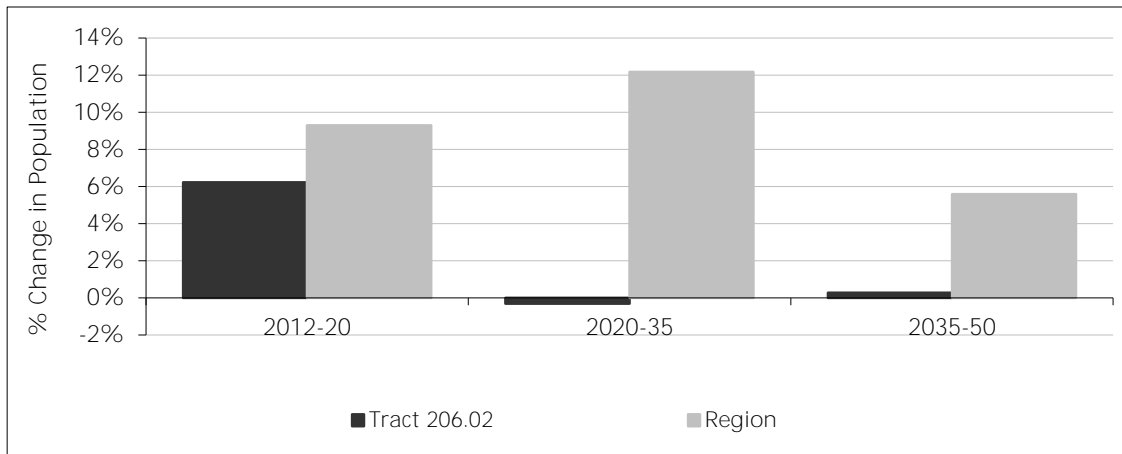
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,921	6,289	6,269	6,286	365	6%
Under 5	460	546	507	491	31	7%
5 to 9	470	502	515	514	44	9%
10 to 14	348	341	354	371	23	7%
15 to 17	230	207	204	221	-9	-4%
18 to 19	155	121	117	121	-34	-22%
20 to 24	402	401	353	358	-44	-11%
25 to 29	518	576	508	507	-11	-2%
30 to 34	546	570	567	554	8	1%
35 to 39	429	488	509	451	22	5%
40 to 44	408	382	441	385	-23	-6%
45 to 49	359	335	348	353	-6	-2%
50 to 54	422	383	374	392	-30	-7%
55 to 59	343	370	289	350	7	2%
60 to 61	123	153	122	132	9	7%
62 to 64	150	187	158	168	18	12%
65 to 69	170	231	202	186	16	9%
70 to 74	122	192	217	181	59	48%
75 to 79	100	129	206	185	85	85%
80 to 84	69	69	127	144	75	109%
85 and over	97	106	151	222	125	129%
Median Age	33.5	34.0	35.1	35.1	1.6	5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,921	6,289	6,269	6,286	365	6%
Hispanic	2,902	3,407	4,244	4,959	2,057	71%
Non-Hispanic	3,019	2,882	2,025	1,327	-1,692	-56%
White	2,531	2,338	1,390	649	-1,882	-74%
Black	146	173	214	247	101	69%
American Indian	38	31	23	17	-21	-55%
Asian	178	198	229	235	57	32%
Hawaiian / Pacific Islander	3	4	5	4	1	33%
Other	2	2	2	2	0	0%
Two or More Races	121	136	162	173	52	43%

GROWTH TRENDS IN TOTAL POPULATION



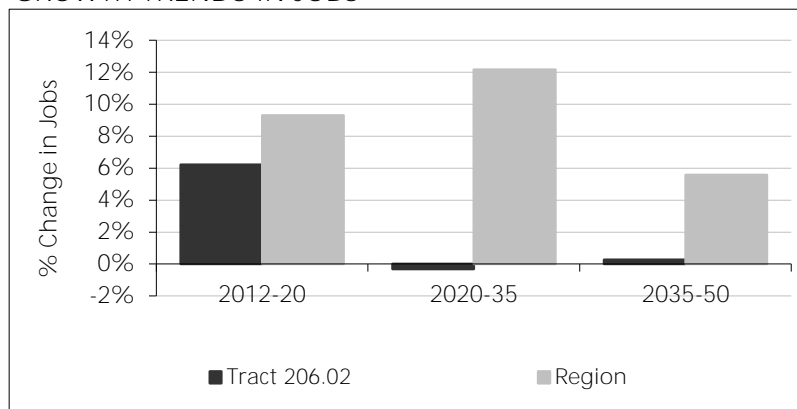
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	777	777	800	800	23	3%
Civilian Jobs	777	777	800	800	23	3%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	495	495	495	495	0	0%
Developed Acres	448	478	478	478	31	7%
Low Density Single Family	55	55	55	55	0	0%
Single Family	230	272	272	272	41	18%
Multiple Family	24	24	24	24	0	1%
Mobile Homes	0	0	0	0	0	0%
Other Residential	1	1	1	1	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	2	2	2	2	0	0%
Commercial/Services	17	17	17	17	0	0%
Office	4	4	4	4	0	4%
Schools	0	0	0	0	0	0%
Roads and Freeways	102	102	102	102	0	0%
Agricultural and Extractive ²	12	2	2	2	-11	-88%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	47	16	16	16	-31	-66%
Low Density Single Family	2	2	2	2	0	0%
Single Family	45	14	14	14	-31	-69%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
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	1	1	1	1	0	0%
Employment Density ³	33.8	33.8	34.5	34.5	0.7	2%
Residential Density ⁴	6.7	6.1	6.1	6.1	-0.5	-8%

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