

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 213.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,045	6,788	6,944	7,593	1,548	26%
Household Population	3,763	4,515	4,651	5,288	1,525	41%
Group Quarters Population	2,282	2,273	2,293	2,305	23	1%
Civilian	2,282	2,273	2,293	2,305	23	1%
Military	0	0	0	0	0	0%
Total Housing Units	1,504	1,766	1,814	2,071	567	38%
Single Family	1,339	1,601	1,649	1,906	567	42%
Multiple Family	124	124	124	124	0	0%
Mobile Homes	41	41	41	41	0	0%
Occupied Housing Units	1,504	1,764	1,814	2,065	561	37%
Single Family	1,338	1,599	1,649	1,903	565	42%
Multiple Family	125	124	124	122	-3	-2%
Mobile Homes	41	41	41	40	-1	-2%
Vacancy Rate	0.0%	0.1%	0.0%	0.3%	0.3	0%
Single Family	0.1%	0.1%	0.0%	0.2%	0.1	100%
Multiple Family	-0.8%	0.0%	0.0%	1.6%	2.4	-300%
Mobile Homes	0.0%	0.0%	0.0%	2.4%	2.4	0%
Persons per Household	2.50	2.56	2.56	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	74	84	71	68	-6	-8%
\$15,000-\$29,999	76	150	130	120	44	58%
\$30,000-\$44,999	160	171	160	164	4	3%
\$45,000-\$59,999	102	187	174	168	66	65%
\$60,000-\$74,999	251	169	172	189	-62	-25%
\$75,000-\$99,999	222	267	258	278	56	25%
\$100,000-\$124,999	197	200	214	252	55	28%
\$125,000-\$149,999	106	151	163	194	88	83%
\$150,000-\$199,999	159	199	224	279	120	75%
\$200,000 or more	157	186	248	353	196	125%
Total Households	1,504	1,764	1,814	2,065	561	37%
Median Household Income						
Adjusted for inflation (\$2010)	\$85,023	\$86,330	\$94,380	\$104,514	\$19,491	23%

*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.

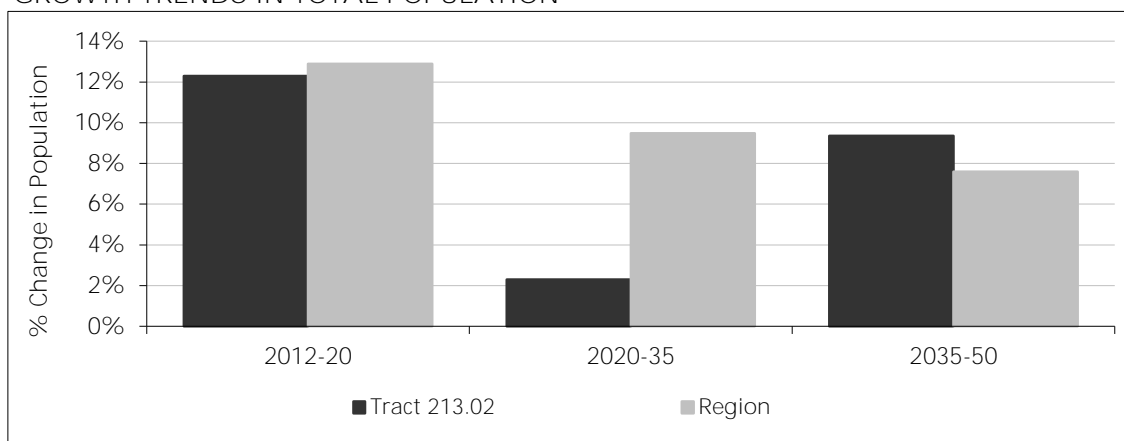
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,045	6,788	6,944	7,593	1,548	26%
Under 5	170	208	194	225	55	32%
5 to 9	167	186	179	207	40	24%
10 to 14	209	211	218	235	26	12%
15 to 17	212	186	198	196	-16	-8%
18 to 19	250	214	228	233	-17	-7%
20 to 24	703	839	772	821	118	17%
25 to 29	562	663	611	680	118	21%
30 to 34	494	545	608	671	177	36%
35 to 39	424	507	591	589	165	39%
40 to 44	489	494	608	597	108	22%
45 to 49	490	470	521	574	84	17%
50 to 54	488	467	463	527	39	8%
55 to 59	527	615	508	677	150	28%
60 to 61	126	162	111	127	1	1%
62 to 64	202	261	205	248	46	23%
65 to 69	208	296	261	301	93	45%
70 to 74	137	239	293	273	136	99%
75 to 79	86	118	201	181	95	110%
80 to 84	59	59	107	102	43	73%
85 and over	42	48	67	129	87	207%
Median Age	38.0	38.4	38.9	39.5	1.5	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,045	6,788	6,944	7,593	1,548	26%
Hispanic	2,192	2,763	3,308	4,069	1,877	86%
Non-Hispanic	3,853	4,025	3,636	3,524	-329	-9%
White	3,033	3,072	2,545	2,276	-757	-25%
Black	544	642	695	760	216	40%
American Indian	24	22	18	16	-8	-33%
Asian	135	156	213	265	130	96%
Hawaiian / Pacific Islander	13	20	34	51	38	292%
Other	22	18	14	14	-8	-36%
Two or More Races	82	95	117	142	60	73%

GROWTH TRENDS IN TOTAL POPULATION



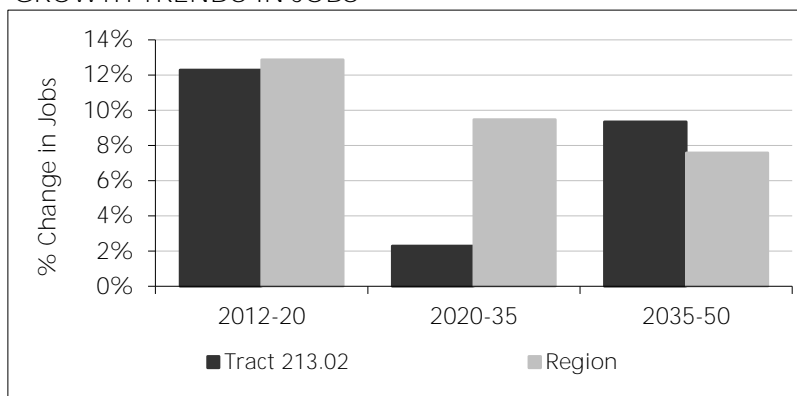
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	368	407	446	508	140	38%
Civilian Jobs	368	407	446	508	140	38%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	94,843	94,843	94,843	94,843	0	0%
Developed Acres	17,137	24,561	25,013	25,301	8,164	48%
Low Density Single Family	12,296	19,680	20,128	20,410	8,114	66%
Single Family	71	70	69	69	-1	-2%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	63	63	63	63	0	0%
Other Residential	555	555	555	555	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	86	87	88	93	8	9%
Commercial/Services	540	579	582	583	43	8%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	562	562	562	562	0	0%
Agricultural and Extractive ²	921	921	921	921	0	0%
Parks and Military Use	2,044	2,044	2,044	2,044	0	0%
Vacant Developable Acres	20,512	13,088	12,636	12,348	-8,164	-40%
Low Density Single Family	20,456	13,071	12,623	12,341	-8,114	-40%
Single Family	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	15	14	12	7	-8	-53%
Commercial/Services	42	3	1	0	-42	-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	57,194	57,194	57,194	57,194	0	0%
Employment Density ³	0.6	0.6	0.7	0.8	0.2	28%
Residential Density ⁴	0.1	0.1	0.1	0.1	0.0	-15%

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