

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 26.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,474	4,555	4,668	4,968	494	11%
Household Population	4,429	4,522	4,608	4,889	460	10%
Group Quarters Population	45	33	60	79	34	76%
Civilian	45	33	60	79	34	76%
Military	0	0	0	0	0	0%
Total Housing Units	1,223	1,243	1,260	1,379	156	13%
Single Family	798	818	818	806	8	1%
Multiple Family	425	425	442	573	148	35%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,132	1,131	1,151	1,240	108	10%
Single Family	754	764	777	760	6	1%
Multiple Family	378	367	374	480	102	27%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	7.4%	9.0%	8.7%	10.1%	2.7	36%
Single Family	5.5%	6.6%	5.0%	5.7%	0.2	4%
Multiple Family	11.1%	13.6%	15.4%	16.2%	5.1	46%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.91	4.00	4.00	3.94	0.0	1%

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	137	189	151	124	-13	-9%
\$15,000-\$29,999	220	275	263	231	11	5%
\$30,000-\$44,999	214	240	224	258	44	21%
\$45,000-\$59,999	228	115	163	209	-19	-8%
\$60,000-\$74,999	147	116	122	125	-22	-15%
\$75,000-\$99,999	102	78	87	142	40	39%
\$100,000-\$124,999	39	92	86	41	2	5%
\$125,000-\$149,999	19	21	50	82	63	332%
\$150,000-\$199,999	15	5	1	22	7	47%
\$200,000 or more	11	0	4	6	-5	-45%
Total Households	1,132	1,131	1,151	1,240	108	10%

*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.

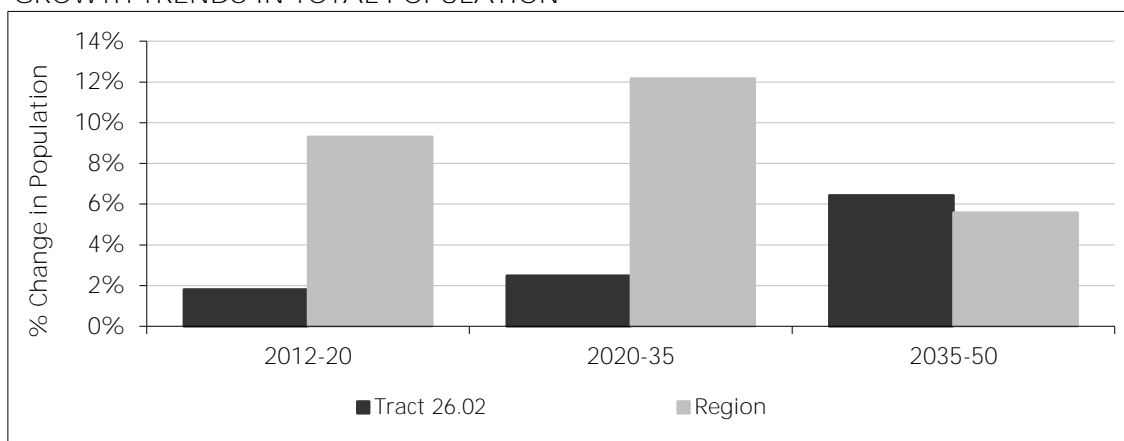
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,474	4,555	4,668	4,968	494	11%
Under 5	371	441	421	412	41	11%
5 to 9	410	422	445	446	36	9%
10 to 14	417	391	414	441	24	6%
15 to 17	275	240	248	275	0	0%
18 to 19	205	159	164	182	-23	-11%
20 to 24	385	372	299	330	-55	-14%
25 to 29	379	423	350	367	-12	-3%
30 to 34	335	336	347	346	11	3%
35 to 39	302	309	360	329	27	9%
40 to 44	326	294	376	352	26	8%
45 to 49	246	233	248	292	46	19%
50 to 54	228	228	221	272	44	19%
55 to 59	196	218	191	262	66	34%
60 to 61	62	80	82	95	33	53%
62 to 64	71	90	92	104	33	46%
65 to 69	77	100	105	115	38	49%
70 to 74	71	98	127	128	57	80%
75 to 79	45	47	67	75	30	67%
80 to 84	36	37	71	98	62	172%
85 and over	37	37	40	47	10	27%
Median Age	27.3	28.0	29.9	30.4	3.1	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,474	4,555	4,668	4,968	494	11%
Hispanic	2,852	3,143	3,575	4,020	1,168	41%
Non-Hispanic	1,622	1,412	1,093	948	-674	-42%
White	375	247	47	0	-375	-100%
Black	417	367	240	164	-253	-61%
American Indian	6	6	5	4	-2	-33%
Asian	724	696	711	687	-37	-5%
Hawaiian / Pacific Islander	12	13	13	16	4	33%
Other	6	6	6	6	0	0%
Two or More Races	82	77	71	71	-11	-13%

GROWTH TRENDS IN TOTAL POPULATION



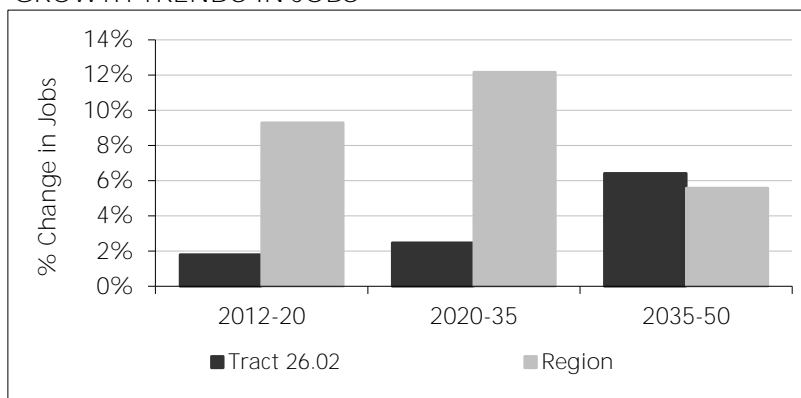
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	237	243	243	337	100	42%
Civilian Jobs	237	243	243	337	100	42%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	189	189	189	189	0	0%
Developed Acres	147	149	150	152	5	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	76	78	78	77	1	1%
Multiple Family	13	13	14	15	3	21%
Mobile Homes	0	0	0	0	0	0%
Other Residential	1	1	1	1	0	0%
Mixed Use	0	0	0	4	4	--
Industrial	0	0	0	0	0	-100%
Commercial/Services	3	3	3	1	-3	-81%
Office	0	0	0	0	0	0%
Schools	9	9	9	9	0	0%
Roads and Freeways	46	46	46	46	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	5	4	3	1	-5	-89%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	1	1	1	-2	-78%
Multiple Family	3	3	2	0	-3	-98%
Mixed Use	0	0	0	0	0	-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	36	36	36	36	0	0%
Employment Density ³	19.6	19.9	19.9	29.4	9.8	50%
Residential Density ⁴	13.7	13.6	13.7	14.5	0.8	6%

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