

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 202.11

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,786	6,856	6,958	7,005	219	3%
Household Population	6,655	6,744	6,829	6,866	211	3%
Group Quarters Population	131	112	129	139	8	6%
Civilian	131	112	129	139	8	6%
Military	0	0	0	0	0	0%
Total Housing Units	2,274	2,274	2,275	2,278	4	0%
Single Family	776	776	776	778	2	0%
Multiple Family	1,412	1,412	1,413	1,414	2	0%
Mobile Homes	86	86	86	86	0	0%
Occupied Housing Units	2,028	2,019	2,049	2,070	42	2%
Single Family	729	724	739	742	13	2%
Multiple Family	1,213	1,209	1,226	1,249	36	3%
Mobile Homes	86	86	84	79	-7	-8%
Vacancy Rate	10.8%	11.2%	9.9%	9.1%	-1.7	-16%
Single Family	6.1%	6.7%	4.8%	4.6%	-1.5	-25%
Multiple Family	14.1%	14.4%	13.2%	11.7%	-2.4	-17%
Mobile Homes	0.0%	0.0%	2.3%	8.1%	8.1	0%
Persons per Household	3.28	3.34	3.33	3.32	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	301	259	226	194	-107	-36%
\$15,000-\$29,999	279	348	320	267	-12	-4%
\$30,000-\$44,999	337	449	431	354	17	5%
\$45,000-\$59,999	221	281	287	330	109	49%
\$60,000-\$74,999	206	164	184	256	50	24%
\$75,000-\$99,999	296	241	275	287	-9	-3%
\$100,000-\$124,999	171	125	132	149	-22	-13%
\$125,000-\$149,999	134	137	123	93	-41	-31%
\$150,000-\$199,999	60	15	66	132	72	120%
\$200,000 or more	23	0	5	8	-15	-65%
Total Households	2,028	2,019	2,049	2,070	42	2%
Median Household Income						
Adjusted for inflation (\$2010)	\$51,584	\$43,447	\$47,483	\$55,000	\$3,416	7%

*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.

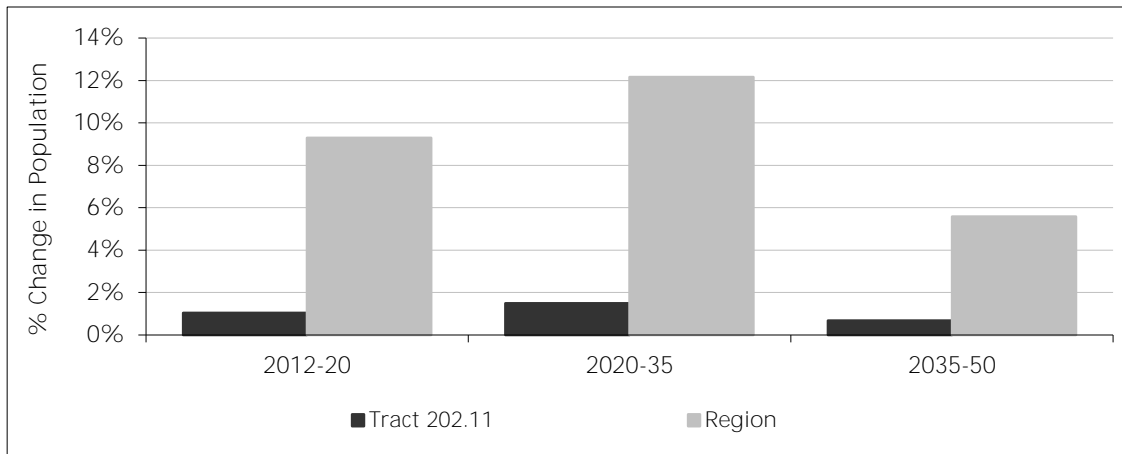
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,786	6,856	6,958	7,005	219	3%
Under 5	602	675	632	603	1	0%
5 to 9	517	515	525	518	1	0%
10 to 14	512	477	497	525	13	3%
15 to 17	312	271	263	283	-29	-9%
18 to 19	216	171	164	176	-40	-19%
20 to 24	602	577	499	518	-84	-14%
25 to 29	609	656	570	560	-49	-8%
30 to 34	553	548	558	532	-21	-4%
35 to 39	441	461	518	457	16	4%
40 to 44	470	417	528	469	-1	0%
45 to 49	446	409	422	448	2	0%
50 to 54	386	363	355	403	17	4%
55 to 59	311	340	290	376	65	21%
60 to 61	89	116	112	129	40	45%
62 to 64	135	171	167	181	46	34%
65 to 69	177	237	247	247	70	40%
70 to 74	111	162	205	183	72	65%
75 to 79	100	116	182	173	73	73%
80 to 84	84	73	109	100	16	19%
85 and over	113	101	115	124	11	10%
Median Age	30.2	30.8	32.9	33.0	2.8	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,786	6,856	6,958	7,005	219	3%
Hispanic	4,280	4,602	5,296	5,795	1,515	35%
Non-Hispanic	2,506	2,254	1,662	1,210	-1,296	-52%
White	1,738	1,467	808	353	-1,385	-80%
Black	151	163	188	203	52	34%
American Indian	37	28	19	15	-22	-59%
Asian	385	394	422	401	16	4%
Hawaiian / Pacific Islander	28	32	44	53	25	89%
Other	9	9	9	9	0	0%
Two or More Races	158	161	172	176	18	11%

GROWTH TRENDS IN TOTAL POPULATION



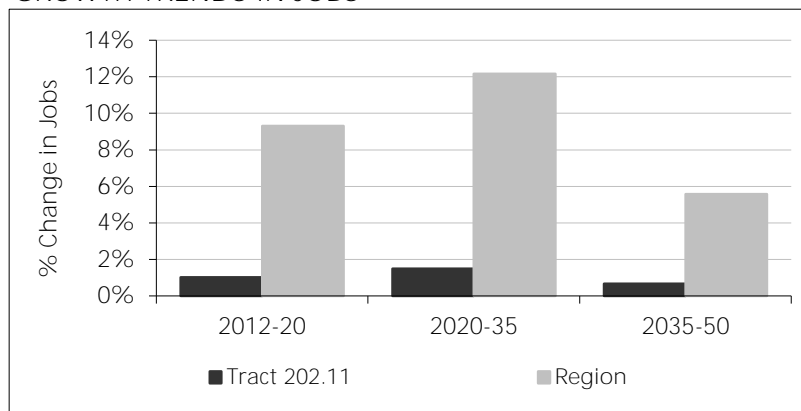
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,698	1,705	1,887	1,887	189	11%
Civilian Jobs	1,698	1,705	1,887	1,887	189	11%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	391	391	391	391	0	0%
Developed Acres	349	350	355	355	6	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	129	129	129	130	0	0%
Multiple Family	51	51	51	51	0	0%
Mobile Homes	10	10	10	10	0	0%
Other Residential	3	3	3	3	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	5	5	5	5	0	0%
Commercial/Services	60	60	60	60	1	1%
Office	0	0	1	1	1	--
Schools	11	11	15	15	4	39%
Roads and Freeways	72	72	72	72	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	9	9	9	9	0	0%
Vacant Developable Acres	6	5	0	0	-6	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-100%
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	1	0	0	0	-1	-100%
Office	1	1	0	0	-1	-100%
Schools	4	4	0	0	-4	-100%
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	22.3	22.2	23.2	23.2	0.8	4%
Residential Density ⁴	11.8	11.8	11.8	11.8	0.0	0%

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