

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 162.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,398	3,416	4,686	5,378	1,980	58%
Household Population	3,375	3,402	4,664	5,350	1,975	59%
Group Quarters Population	23	14	22	28	5	22%
Civilian	23	14	22	28	5	22%
Military	0	0	0	0	0	0%
Total Housing Units	1,532	1,511	2,042	2,372	840	55%
Single Family	137	116	116	106	-31	-23%
Multiple Family	1,395	1,395	1,926	2,266	871	62%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,449	1,427	1,949	2,242	793	55%
Single Family	143	115	117	104	-39	-27%
Multiple Family	1,306	1,312	1,832	2,138	832	64%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.4%	5.6%	4.6%	5.5%	0.1	2%
Single Family	-4.4%	0.9%	-0.9%	1.9%	6.3	-143%
Multiple Family	6.4%	5.9%	4.9%	5.6%	-0.8	-13%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.33	2.38	2.39	2.39	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	106	107	106	92	-14	-13%
\$15,000-\$29,999	279	307	345	327	48	17%
\$30,000-\$44,999	420	345	447	474	54	13%
\$45,000-\$59,999	166	272	382	436	270	163%
\$60,000-\$74,999	172	177	270	339	167	97%
\$75,000-\$99,999	129	143	247	331	202	157%
\$100,000-\$124,999	108	51	96	146	38	35%
\$125,000-\$149,999	27	17	36	59	32	119%
\$150,000-\$199,999	31	7	17	32	1	3%
\$200,000 or more	11	1	3	6	-5	-45%
Total Households	1,449	1,427	1,949	2,242	793	55%
Median Household Income						
Adjusted for inflation (\$2010)	\$42,125	\$43,022	\$48,004	\$52,844	\$10,719	25%

*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.

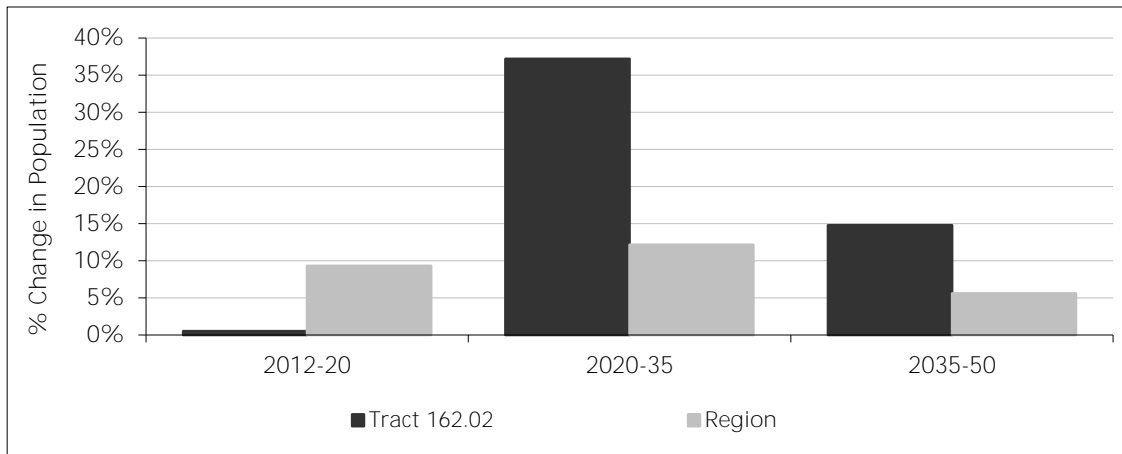
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,398	3,416	4,686	5,378	1,980	58%
Under 5	304	356	454	513	209	69%
5 to 9	228	231	318	358	130	57%
10 to 14	154	140	200	222	68	44%
15 to 17	91	77	100	111	20	22%
18 to 19	60	47	70	78	18	30%
20 to 24	327	303	388	423	96	29%
25 to 29	524	526	627	722	198	38%
30 to 34	329	316	411	451	122	37%
35 to 39	231	252	357	363	132	57%
40 to 44	210	190	313	306	96	46%
45 to 49	220	191	285	323	103	47%
50 to 54	215	189	255	311	96	45%
55 to 59	189	203	239	337	148	78%
60 to 61	44	53	58	78	34	77%
62 to 64	80	96	113	145	65	81%
65 to 69	50	73	119	154	104	208%
70 to 74	43	65	124	124	81	188%
75 to 79	27	34	80	72	45	167%
80 to 84	32	31	86	124	92	288%
85 and over	40	43	89	163	123	308%
Median Age	30.2	30.4	32.3	32.9	2.7	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,398	3,416	4,686	5,378	1,980	58%
Hispanic	1,188	1,347	2,163	2,788	1,600	135%
Non-Hispanic	2,210	2,069	2,523	2,590	380	17%
White	1,404	1,211	1,138	852	-552	-39%
Black	431	459	703	870	439	102%
American Indian	16	14	17	16	0	0%
Asian	174	195	376	496	322	185%
Hawaiian / Pacific Islander	36	41	69	96	60	167%
Other	5	5	5	5	0	0%
Two or More Races	144	144	215	255	111	77%

GROWTH TRENDS IN TOTAL POPULATION



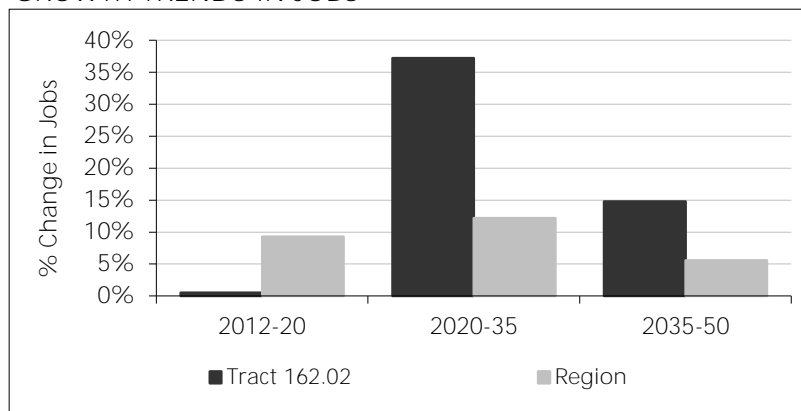
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	15,440	16,211	17,861	19,330	3,890	25%
Civilian Jobs	15,440	16,211	17,861	19,330	3,890	25%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,652	1,652	1,652	1,652	0	0%
Developed Acres	1,556	1,567	1,599	1,630	74	5%
Low Density Single Family	0	0	0	0	0	0%
Single Family	19	16	16	14	-5	-26%
Multiple Family	53	53	50	48	-6	-10%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	11	15	15	--
Industrial	979	983	1,005	1,032	54	5%
Commercial/Services	194	194	191	192	-3	-1%
Office	13	11	15	18	5	39%
Schools	8	8	8	8	0	0%
Roads and Freeways	270	283	283	283	13	5%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	19	19	19	19	0	0%
Vacant Developable Acres	79	68	36	5	-74	-94%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	1	1	1	0	0	-27%
Mixed Use	3	3	1	1	-1	-53%
Industrial	73	62	33	3	-71	-96%
Commercial/Services	2	2	1	0	-2	-96%
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	17	17	17	17	0	0%
Employment Density ³	12.9	13.6	14.6	15.4	2.4	19%
Residential Density ⁴	21.3	22.0	28.7	34.3	13.0	61%

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