

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 202.07

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,830	4,880	4,903	4,941	111	2%
Household Population	4,825	4,877	4,896	4,931	106	2%
Group Quarters Population	5	3	7	10	5	100%
Civilian	5	3	7	10	5	100%
Military	0	0	0	0	0	0%
Total Housing Units	1,438	1,438	1,438	1,452	14	1%
Single Family	359	359	359	339	-20	-6%
Multiple Family	942	942	942	976	34	4%
Mobile Homes	137	137	137	137	0	0%
Occupied Housing Units	1,328	1,324	1,334	1,352	24	2%
Single Family	351	346	348	333	-18	-5%
Multiple Family	891	890	900	938	47	5%
Mobile Homes	86	88	86	81	-5	-6%
Vacancy Rate	7.6%	7.9%	7.2%	6.9%	-0.7	-9%
Single Family	2.2%	3.6%	3.1%	1.8%	-0.4	-18%
Multiple Family	5.4%	5.5%	4.5%	3.9%	-1.5	-28%
Mobile Homes	37.2%	35.8%	37.2%	40.9%	3.7	10%
Persons per Household	3.63	3.68	3.67	3.65	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	221	140	112	95	-126	-57%
\$15,000-\$29,999	279	233	201	196	-83	-30%
\$30,000-\$44,999	202	194	172	166	-36	-18%
\$45,000-\$59,999	151	198	213	182	31	21%
\$60,000-\$74,999	131	173	179	188	57	44%
\$75,000-\$99,999	185	160	186	182	-3	-2%
\$100,000-\$124,999	93	93	110	135	42	45%
\$125,000-\$149,999	27	57	58	75	48	178%
\$150,000-\$199,999	27	64	78	91	64	237%
\$200,000 or more	12	12	25	42	30	250%
Total Households	1,328	1,324	1,334	1,352	24	2%
Median Household Income						
Adjusted for inflation (\$2010)	\$42,178	\$52,197	\$57,817	\$62,952	\$20,774	49%

*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.

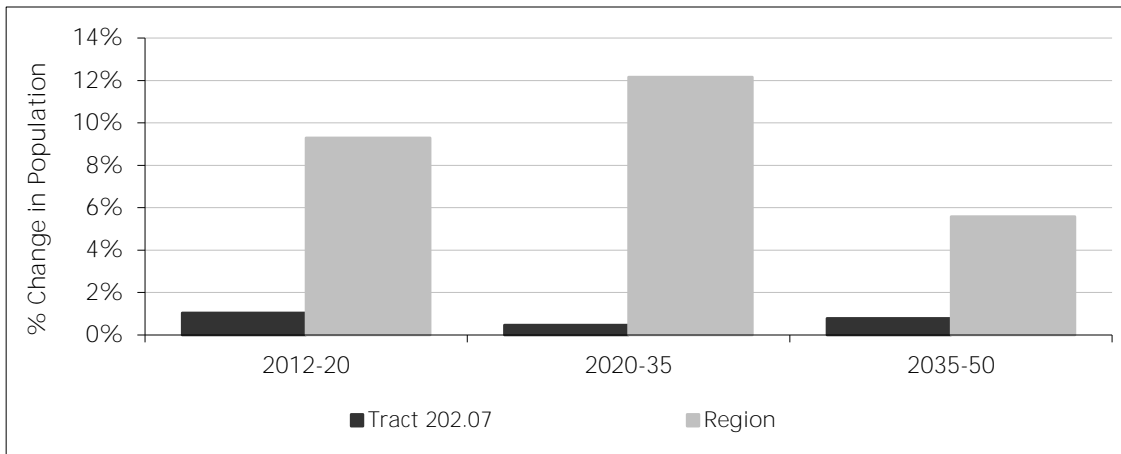
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,830	4,880	4,903	4,941	111	2%
Under 5	530	600	560	535	5	1%
5 to 9	474	469	481	474	0	0%
10 to 14	457	424	440	460	3	1%
15 to 17	243	207	198	207	-36	-15%
18 to 19	169	136	132	140	-29	-17%
20 to 24	468	467	411	436	-32	-7%
25 to 29	436	478	418	413	-23	-5%
30 to 34	403	409	450	433	30	7%
35 to 39	362	368	433	379	17	5%
40 to 44	309	277	353	320	11	4%
45 to 49	284	264	266	288	4	1%
50 to 54	196	199	185	233	37	19%
55 to 59	165	181	152	196	31	19%
60 to 61	39	46	39	41	2	5%
62 to 64	58	77	72	81	23	40%
65 to 69	96	124	127	124	28	29%
70 to 74	39	56	55	40	1	3%
75 to 79	32	36	47	40	8	25%
80 to 84	31	26	42	48	17	55%
85 and over	39	36	42	53	14	36%
Median Age	25.8	26.4	27.7	27.6	1.8	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,830	4,880	4,903	4,941	111	2%
Hispanic	3,708	3,899	4,227	4,466	758	20%
Non-Hispanic	1,122	981	676	475	-647	-58%
White	822	677	353	150	-672	-82%
Black	80	85	93	99	19	24%
American Indian	5	4	4	4	-1	-20%
Asian	135	134	139	132	-3	-2%
Hawaiian / Pacific Islander	13	15	20	25	12	92%
Other	3	2	2	2	-1	-33%
Two or More Races	64	64	65	63	-1	-2%

GROWTH TRENDS IN TOTAL POPULATION



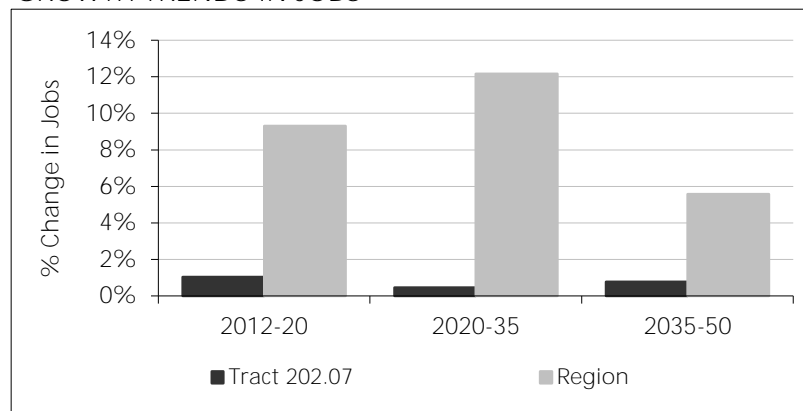
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	908	908	949	949	41	5%
Civilian Jobs	908	908	949	949	41	5%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	206	206	206	206	0	0%
Developed Acres	125	125	127	127	2	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	43	43	43	41	-2	-5%
Multiple Family	29	29	29	31	2	7%
Mobile Homes	1	1	1	1	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	10	10	11	11	2	16%
Office	0	0	0	0	0	0%
Schools	23	23	23	23	0	0%
Roads and Freeways	20	20	20	20	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	--
Vacant Developable Acres	2	2	0	0	-2	-99%
Low Density Single Family	0	0	0	0	0	0%
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	0	0	0	0	0	0%
Commercial/Services	2	2	0	0	-2	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	79	79	79	79	0	0%
Employment Density ³	28.3	28.3	28.3	28.3	0.0	0%
Residential Density ⁴	19.6	19.6	19.6	19.8	0.2	1%

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