

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 188.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,225	8,742	10,494	10,484	2,259	27%
Household Population	8,199	8,730	10,473	10,460	2,261	28%
Group Quarters Population	26	12	21	24	-2	-8%
Civilian	26	12	21	24	-2	-8%
Military	0	0	0	0	0	0%
Total Housing Units	3,535	3,678	4,338	4,396	861	24%
Single Family	3,416	3,559	4,219	4,277	861	25%
Multiple Family	11	11	11	11	0	0%
Mobile Homes	108	108	108	108	0	0%
Occupied Housing Units	3,316	3,446	4,116	4,122	806	24%
Single Family	3,201	3,327	3,998	4,008	807	25%
Multiple Family	7	11	11	11	4	57%
Mobile Homes	108	108	107	103	-5	-5%
Vacancy Rate	6.2%	6.3%	5.1%	6.2%	0.0	0%
Single Family	6.3%	6.5%	5.2%	6.3%	0.0	0%
Multiple Family	36.4%	0.0%	0.0%	0.0%	-36.4	-100%
Mobile Homes	0.0%	0.0%	0.9%	4.6%	4.6	0%
Persons per Household	2.47	2.53	2.54	2.54	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	193	191	192	153	-40	-21%
\$15,000-\$29,999	246	302	302	255	9	4%
\$30,000-\$44,999	265	330	367	369	104	39%
\$45,000-\$59,999	275	308	356	324	49	18%
\$60,000-\$74,999	388	405	379	288	-100	-26%
\$75,000-\$99,999	440	409	561	576	136	31%
\$100,000-\$124,999	448	428	487	443	-5	-1%
\$125,000-\$149,999	230	265	339	424	194	84%
\$150,000-\$199,999	330	359	470	516	186	56%
\$200,000 or more	501	449	663	774	273	54%
Total Households	3,316	3,446	4,116	4,122	806	24%
Median Household Income						
Adjusted for inflation (\$2010)	\$91,534	\$86,430	\$95,588	\$105,418	\$13,884	15%

*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.

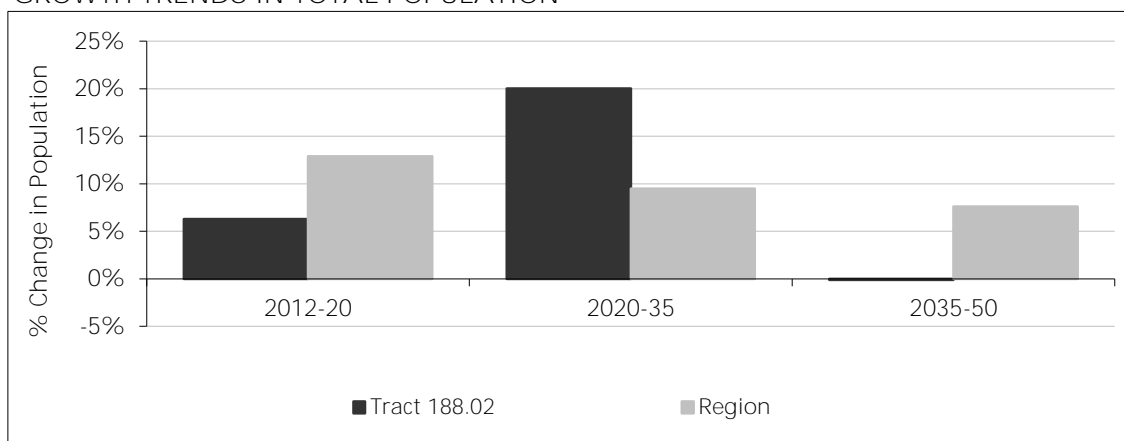
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,225	8,742	10,494	10,484	2,259	27%
Under 5	272	321	341	385	113	42%
5 to 9	303	339	376	422	119	39%
10 to 14	427	407	497	501	74	17%
15 to 17	296	239	319	285	-11	-4%
18 to 19	250	170	210	168	-82	-33%
20 to 24	416	380	454	398	-18	-4%
25 to 29	311	323	348	372	61	20%
30 to 34	231	239	255	295	64	28%
35 to 39	239	284	300	325	86	36%
40 to 44	410	393	532	504	94	23%
45 to 49	530	461	601	560	30	6%
50 to 54	705	573	710	661	-44	-6%
55 to 59	781	774	710	824	43	6%
60 to 61	317	363	295	346	29	9%
62 to 64	458	525	460	548	90	20%
65 to 69	753	971	913	1,012	259	34%
70 to 74	570	908	1,147	958	388	68%
75 to 79	435	568	1,019	756	321	74%
80 to 84	264	251	563	499	235	89%
85 and over	257	253	444	665	408	159%
Median Age	53.0	56.6	57.1	57.2	4.2	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,225	8,742	10,494	10,484	2,259	27%
Hispanic	1,105	1,457	2,466	3,140	2,035	184%
Non-Hispanic	7,120	7,285	8,028	7,344	224	3%
White	6,622	6,718	7,161	6,331	-291	-4%
Black	57	62	72	62	5	9%
American Indian	28	23	17	9	-19	-68%
Asian	240	285	489	609	369	154%
Hawaiian / Pacific Islander	16	17	23	26	10	63%
Other	9	8	6	5	-4	-44%
Two or More Races	148	172	260	302	154	104%

GROWTH TRENDS IN TOTAL POPULATION



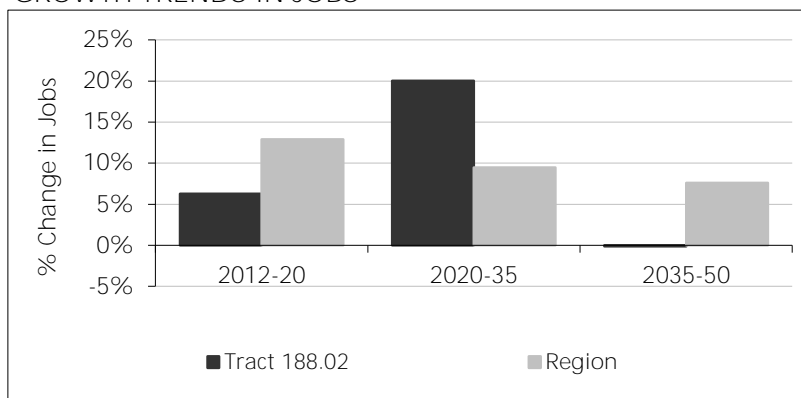
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,256	1,577	1,577	1,835	579	46%
Civilian Jobs	1,256	1,577	1,577	1,835	579	46%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	9,910	9,910	9,910	9,910	0	0%
Developed Acres	8,487	8,887	9,567	9,672	1,186	14%
Low Density Single Family	5,138	5,343	5,941	5,983	845	16%
Single Family	465	505	639	652	188	40%
Multiple Family	1	1	1	1	0	0%
Mobile Homes	39	39	39	39	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	47	45	45	45	-1	-3%
Commercial/Services	389	410	410	436	46	12%
Office	0	4	4	8	8	--
Schools	0	30	30	48	48	--
Roads and Freeways	443	443	443	443	0	0%
Agricultural and Extractive ²	1,817	1,812	1,761	1,761	-56	-3%
Parks and Military Use	148	255	255	255	107	72%
Vacant Developable Acres	1,356	956	275	171	-1,186	-87%
Low Density Single Family	988	782	210	167	-820	-83%
Single Family	163	125	16	3	-160	-98%
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	42	26	26	0	-42	-100%
Office	8	5	5	0	-8	-100%
Schools	48	18	18	0	-48	-100%
Parks and Other	107	0	0	0	-107	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	68	68	68	68	0	0%
Employment Density ³	2.9	3.2	3.2	3.4	0.5	18%
Residential Density ⁴	0.6	0.6	0.7	0.7	0.0	5%

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