

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 202.09

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,781	4,847	4,855	4,798	17	0%
Household Population	4,776	4,846	4,851	4,791	15	0%
Group Quarters Population	5	1	4	7	2	40%
Civilian	5	1	4	7	2	40%
Military	0	0	0	0	0	0%
Total Housing Units	1,897	1,897	1,897	1,899	2	0%
Single Family	281	281	281	281	0	0%
Multiple Family	1,027	1,027	1,027	1,029	2	0%
Mobile Homes	589	589	589	589	0	0%
Occupied Housing Units	1,803	1,799	1,805	1,792	-11	-1%
Single Family	275	272	275	269	-6	-2%
Multiple Family	977	975	980	984	7	1%
Mobile Homes	551	552	550	539	-12	-2%
Vacancy Rate	5.0%	5.2%	4.8%	5.6%	0.6	12%
Single Family	2.1%	3.2%	2.1%	4.3%	2.2	105%
Multiple Family	4.9%	5.1%	4.6%	4.4%	-0.5	-10%
Mobile Homes	6.5%	6.3%	6.6%	8.5%	2.0	31%
Persons per Household	2.65	2.69	2.69	2.67	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	322	195	159	128	-194	-60%
\$15,000-\$29,999	503	314	269	252	-251	-50%
\$30,000-\$44,999	330	310	298	239	-91	-28%
\$45,000-\$59,999	307	287	245	287	-20	-7%
\$60,000-\$74,999	129	180	246	229	100	78%
\$75,000-\$99,999	136	231	246	222	86	63%
\$100,000-\$124,999	55	113	159	177	122	222%
\$125,000-\$149,999	4	92	67	109	105	2625%
\$150,000-\$199,999	1	65	101	124	123	12300%
\$200,000 or more	16	12	15	25	9	56%
Total Households	1,803	1,799	1,805	1,792	-11	-1%

*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.

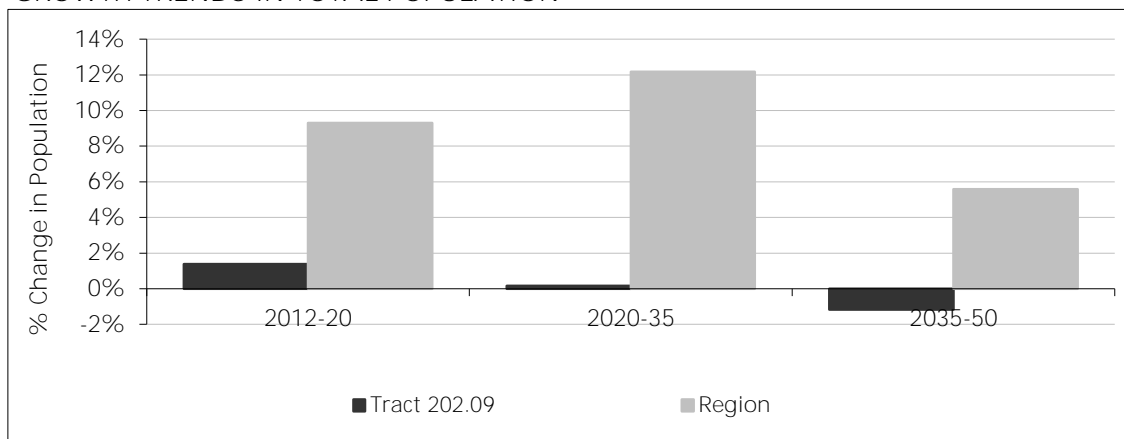
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,781	4,847	4,855	4,798	17	0%
Under 5	403	456	408	392	-11	-3%
5 to 9	356	356	374	382	26	7%
10 to 14	377	349	364	378	1	0%
15 to 17	224	196	195	215	-9	-4%
18 to 19	128	103	94	100	-28	-22%
20 to 24	318	296	254	258	-60	-19%
25 to 29	398	421	356	352	-46	-12%
30 to 34	400	398	410	399	-1	0%
35 to 39	330	342	383	336	6	2%
40 to 44	277	249	321	294	17	6%
45 to 49	213	194	203	222	9	4%
50 to 54	210	196	195	223	13	6%
55 to 59	182	187	144	180	-2	-1%
60 to 61	89	105	81	96	7	8%
62 to 64	109	123	98	109	0	0%
65 to 69	198	254	239	233	35	18%
70 to 74	174	244	263	222	48	28%
75 to 79	158	177	226	178	20	13%
80 to 84	122	104	143	122	0	0%
85 and over	115	97	104	107	-8	-7%
Median Age	32.3	33.1	34.7	34.0	1.7	5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,781	4,847	4,855	4,798	17	0%
Hispanic	2,594	2,846	3,357	3,713	1,119	43%
Non-Hispanic	2,187	2,001	1,498	1,085	-1,102	-50%
White	1,567	1,347	766	339	-1,228	-78%
Black	172	192	228	250	78	45%
American Indian	24	19	14	13	-11	-46%
Asian	310	322	354	344	34	11%
Hawaiian / Pacific Islander	6	8	12	14	8	133%
Other	4	4	4	4	0	0%
Two or More Races	104	109	120	121	17	16%

GROWTH TRENDS IN TOTAL POPULATION



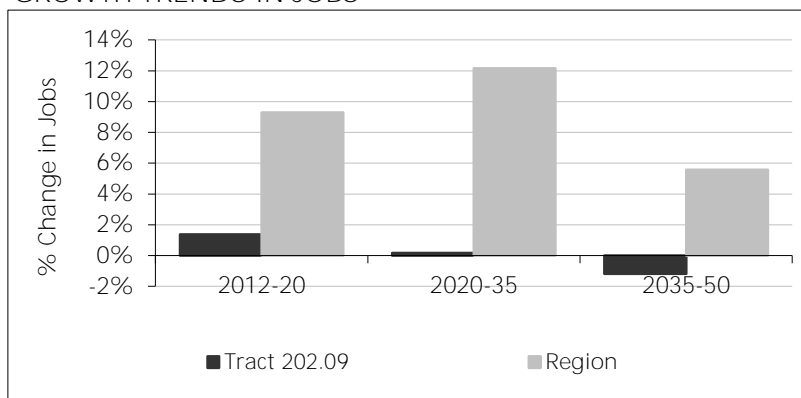
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	438	438	467	467	29	7%
Civilian Jobs	438	438	467	467	29	7%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	210	210	210	210	0	0%
Developed Acres	182	182	183	183	1	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	30	30	30	30	0	0%
Multiple Family	52	52	52	52	0	0%
Mobile Homes	69	69	69	69	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	6	6	7	7	1	25%
Office	0	0	0	0	0	0%
Schools	4	4	4	4	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	3	3	3	3	0	0%
Vacant Developable Acres	1	1	0	0	-1	-100%
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	1	1	0	0	-1	-100%
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	27	27	27	27	0	0%
Employment Density ³	47.4	47.4	44.0	44.0	-3.4	-7%
Residential Density ⁴	12.6	12.6	12.6	12.6	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