

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 92.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,703	4,902	11,581	13,080	9,377	253%
Household Population	3,699	4,902	11,581	13,080	9,381	254%
Group Quarters Population	4	0	0	0	-4	-100%
Civilian	4	0	0	0	-4	-100%
Military	0	0	0	0	0	0%
Total Housing Units	1,832	2,342	5,878	6,820	4,988	272%
Single Family	1,418	1,476	1,552	1,607	189	13%
Multiple Family	414	866	4,326	5,213	4,799	1159%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,598	2,132	5,526	6,322	4,724	296%
Single Family	1,186	1,319	1,387	1,410	224	19%
Multiple Family	412	813	4,139	4,912	4,500	1092%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	12.8%	9.0%	6.0%	7.3%	-5.5	-43%
Single Family	16.4%	10.6%	10.6%	12.3%	-4.1	-25%
Multiple Family	0.5%	6.1%	4.3%	5.8%	5.3	1060%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.31	2.30	2.10	2.07	-0.2	-10%

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	76	88	218	220	144	189%
\$15,000-\$29,999	170	180	444	400	230	135%
\$30,000-\$44,999	125	282	594	637	512	410%
\$45,000-\$59,999	176	221	650	678	502	285%
\$60,000-\$74,999	145	273	631	605	460	317%
\$75,000-\$99,999	254	356	964	1,080	826	325%
\$100,000-\$124,999	222	280	669	923	701	316%
\$125,000-\$149,999	144	156	520	586	442	307%
\$150,000-\$199,999	156	148	488	682	526	337%
\$200,000 or more	130	148	348	511	381	293%
Total Households	1,598	2,132	5,526	6,322	4,724	296%
Median Household Income						
Adjusted for inflation (\$2010)	\$85,531	\$76,545	\$80,861	\$89,375	\$3,844	4%

*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.

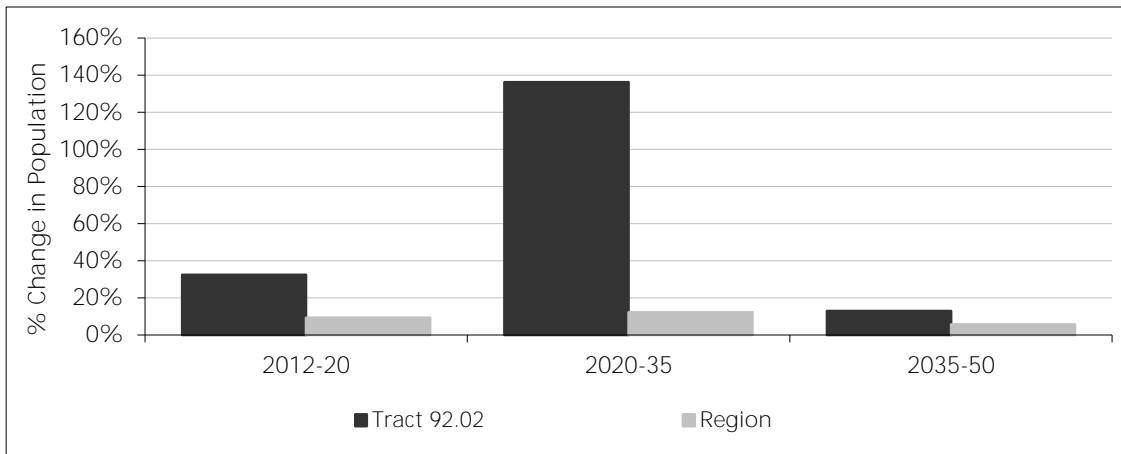
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,703	4,902	11,581	13,080	9,377	253%
Under 5	238	360	730	869	631	265%
5 to 9	166	235	511	578	412	248%
10 to 14	119	147	377	418	299	251%
15 to 17	81	88	232	231	150	185%
18 to 19	79	75	168	160	81	103%
20 to 24	238	273	600	579	341	143%
25 to 29	378	476	912	1,050	672	178%
30 to 34	384	475	889	1,112	728	190%
35 to 39	311	454	946	1,049	738	237%
40 to 44	267	322	844	822	555	208%
45 to 49	247	278	720	726	479	194%
50 to 54	246	270	654	671	425	173%
55 to 59	227	301	579	747	520	229%
60 to 61	93	145	285	364	271	291%
62 to 64	100	157	306	392	292	292%
65 to 69	122	219	520	648	526	431%
70 to 74	70	150	416	401	331	473%
75 to 79	91	149	612	557	466	512%
80 to 84	111	142	634	688	577	520%
85 and over	135	186	646	1,018	883	654%
Median Age	37.7	38.5	42.5	43.0	5.3	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,703	4,902	11,581	13,080	9,377	253%
Hispanic	601	949	2,837	3,825	3,224	536%
Non-Hispanic	3,102	3,953	8,744	9,255	6,153	198%
White	2,293	2,818	5,500	5,086	2,793	122%
Black	152	212	526	637	485	319%
American Indian	14	17	37	39	25	179%
Asian	469	659	1,974	2,555	2,086	445%
Hawaiian / Pacific Islander	18	28	83	122	104	578%
Other	8	10	24	28	20	250%
Two or More Races	148	209	600	788	640	432%

GROWTH TRENDS IN TOTAL POPULATION



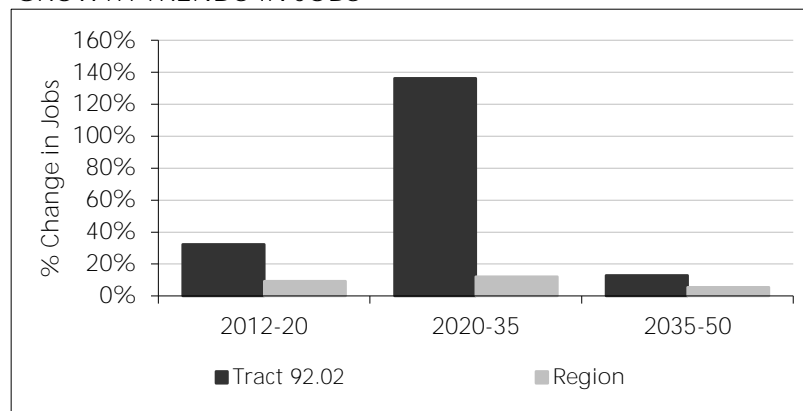
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,258	2,164	2,303	2,500	1,242	99%
Civilian Jobs	1,258	2,164	2,303	2,500	1,242	99%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	858	858	858	858	0	0%
Developed Acres	600	669	759	804	204	34%
Low Density Single Family	0	0	0	0	0	0%
Single Family	227	239	255	267	40	18%
Multiple Family	17	17	91	124	107	623%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	32	34	36	36	--
Industrial	76	76	76	76	0	0%
Commercial/Services	20	18	16	15	-5	-25%
Office	6	22	22	22	16	253%
Schools	9	9	9	9	0	0%
Roads and Freeways	182	182	182	182	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	62	73	73	73	10	16%
Vacant Developable Acres	204	134	45	0	-204	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	39	27	12	0	-39	-100%
Multiple Family	107	107	33	0	-107	-100%
Mixed Use	31	0	0	0	-31	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	16	0	0	0	-16	-100%
Schools	0	0	0	0	0	0%
Parks and Other	11	0	0	0	-11	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	54	54	54	54	0	0%
Employment Density ³	11.3	15.3	16.4	17.9	6.5	58%
Residential Density ⁴	7.5	8.6	16.2	16.7	9.2	122%

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