

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 96.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,806	3,904	3,909	3,874	68	2%
Household Population	3,806	3,904	3,909	3,874	68	2%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,737	1,751	1,753	1,753	16	1%
Single Family	1,095	1,109	1,109	1,109	14	1%
Multiple Family	391	391	393	393	2	1%
Mobile Homes	251	251	251	251	0	0%
Occupied Housing Units	1,698	1,694	1,686	1,661	-37	-2%
Single Family	1,057	1,066	1,068	1,061	4	0%
Multiple Family	390	382	373	360	-30	-8%
Mobile Homes	251	246	245	240	-11	-4%
Vacancy Rate	2.2%	3.3%	3.8%	5.2%	3.0	136%
Single Family	3.5%	3.9%	3.7%	4.3%	0.8	23%
Multiple Family	0.3%	2.3%	5.1%	8.4%	8.1	2700%
Mobile Homes	0.0%	2.0%	2.4%	4.4%	4.4	0%
Persons per Household	2.24	2.30	2.32	2.33	0.1	4%

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	178	68	68	66	-112	-63%
\$15,000-\$29,999	340	106	81	54	-286	-84%
\$30,000-\$44,999	152	155	109	87	-65	-43%
\$45,000-\$59,999	119	151	138	134	15	13%
\$60,000-\$74,999	188	89	135	132	-56	-30%
\$75,000-\$99,999	232	234	188	138	-94	-41%
\$100,000-\$124,999	161	197	176	223	62	39%
\$125,000-\$149,999	103	184	201	144	41	40%
\$150,000-\$199,999	116	233	240	250	134	116%
\$200,000 or more	109	277	350	433	324	297%
Total Households	1,698	1,694	1,686	1,661	-37	-2%
Median Household Income						
Adjusted for inflation (\$2010)	\$64,787	\$105,584	\$117,614	\$124,608	\$59,821	92%

*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.

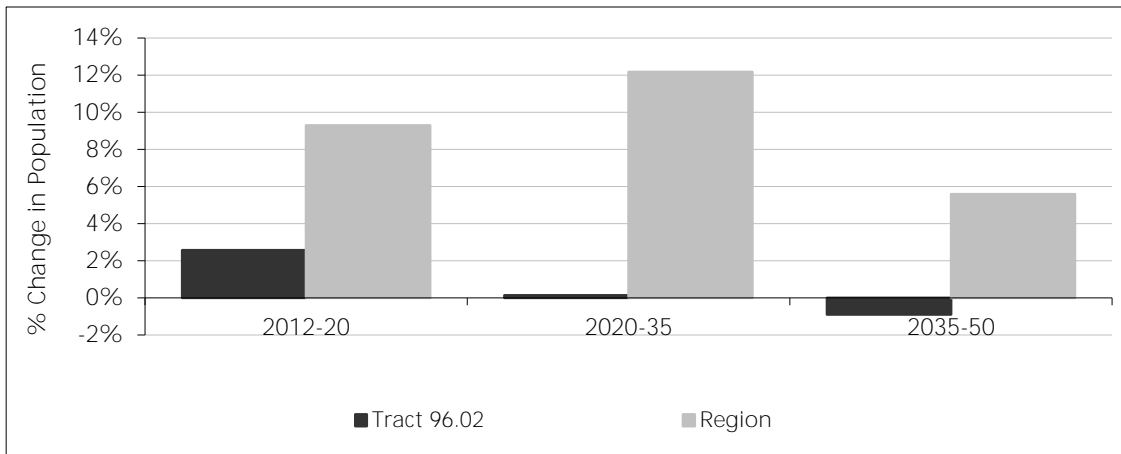
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,806	3,904	3,909	3,874	68	2%
Under 5	185	200	164	181	-4	-2%
5 to 9	197	211	192	202	5	3%
10 to 14	160	154	158	161	1	1%
15 to 17	94	74	80	74	-20	-21%
18 to 19	70	48	46	38	-32	-46%
20 to 24	197	169	154	135	-62	-31%
25 to 29	229	223	178	183	-46	-20%
30 to 34	251	244	187	212	-39	-16%
35 to 39	249	276	214	232	-17	-7%
40 to 44	241	218	223	190	-51	-21%
45 to 49	272	235	252	228	-44	-16%
50 to 54	292	240	247	229	-63	-22%
55 to 59	263	256	197	223	-40	-15%
60 to 61	92	106	72	79	-13	-14%
62 to 64	129	145	105	124	-5	-4%
65 to 69	186	250	218	238	52	28%
70 to 74	185	300	334	287	102	55%
75 to 79	161	211	330	246	85	53%
80 to 84	194	185	335	293	99	51%
85 and over	159	159	223	319	160	101%
Median Age	45.6	47.9	52.2	52.2	6.6	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,806	3,904	3,909	3,874	68	2%
Hispanic	568	676	782	902	334	59%
Non-Hispanic	3,238	3,228	3,127	2,972	-266	-8%
White	2,705	2,652	2,407	2,160	-545	-20%
Black	83	90	100	112	29	35%
American Indian	16	15	15	15	-1	-6%
Asian	275	294	386	433	158	57%
Hawaiian / Pacific Islander	23	29	41	53	30	130%
Other	5	5	5	5	0	0%
Two or More Races	131	143	173	194	63	48%

GROWTH TRENDS IN TOTAL POPULATION



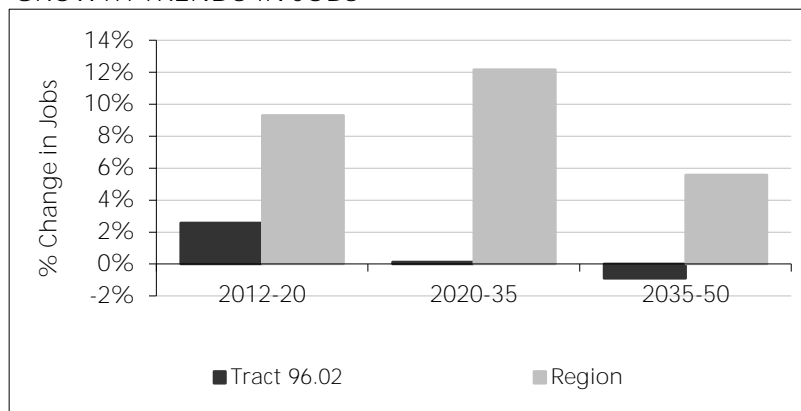
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	864	923	1,024	1,039	175	20%
Civilian Jobs	864	923	1,024	1,039	175	20%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	478	478	478	478	0	0%
Developed Acres	467	473	476	476	9	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	198	200	200	200	1	1%
Multiple Family	12	12	12	12	0	0%
Mobile Homes	35	35	35	35	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	61	66	69	69	8	13%
Commercial/Services	22	22	22	22	0	0%
Office	0	0	0	0	0	0%
Schools	29	29	29	29	0	0%
Roads and Freeways	87	87	87	87	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	23	23	23	23	0	0%
Vacant Developable Acres	9	3	0	0	-9	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	8	3	0	0	-8	-100%
Commercial/Services	0	0	0	0	0	0%
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	1	1	1	1	0	0%
Employment Density ³	7.7	7.9	8.5	8.7	0.9	12%
Residential Density ⁴	7.1	7.1	7.1	7.1	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 residential acre (single family, multiple