

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 23.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,722	6,887	7,688	9,762	3,040	45%
Household Population	6,685	6,851	7,652	9,726	3,041	45%
Group Quarters Population	37	36	36	36	-1	-3%
Civilian	37	36	36	36	-1	-3%
Military	0	0	0	0	0	0%
Total Housing Units	2,179	2,192	2,395	3,075	896	41%
Single Family	640	618	553	177	-463	-72%
Multiple Family	1,539	1,574	1,842	2,898	1,359	88%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,100	2,119	2,338	2,991	891	42%
Single Family	615	594	540	162	-453	-74%
Multiple Family	1,485	1,525	1,798	2,829	1,344	91%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.6%	3.3%	2.4%	2.7%	-0.9	-25%
Single Family	3.9%	3.9%	2.4%	8.5%	4.6	118%
Multiple Family	3.5%	3.1%	2.4%	2.4%	-1.1	-31%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.18	3.23	3.27	3.25	0.1	2%

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	513	314	319	348	-165	-32%
\$15,000-\$29,999	602	437	472	594	-8	-1%
\$30,000-\$44,999	428	458	442	489	61	14%
\$45,000-\$59,999	231	321	354	447	216	94%
\$60,000-\$74,999	172	199	218	330	158	92%
\$75,000-\$99,999	95	172	253	328	233	245%
\$100,000-\$124,999	9	90	107	191	182	2022%
\$125,000-\$149,999	0	43	71	75	75	0%
\$150,000-\$199,999	21	65	80	124	103	490%
\$200,000 or more	29	20	22	65	36	124%
Total Households	2,100	2,119	2,338	2,991	891	42%

*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.

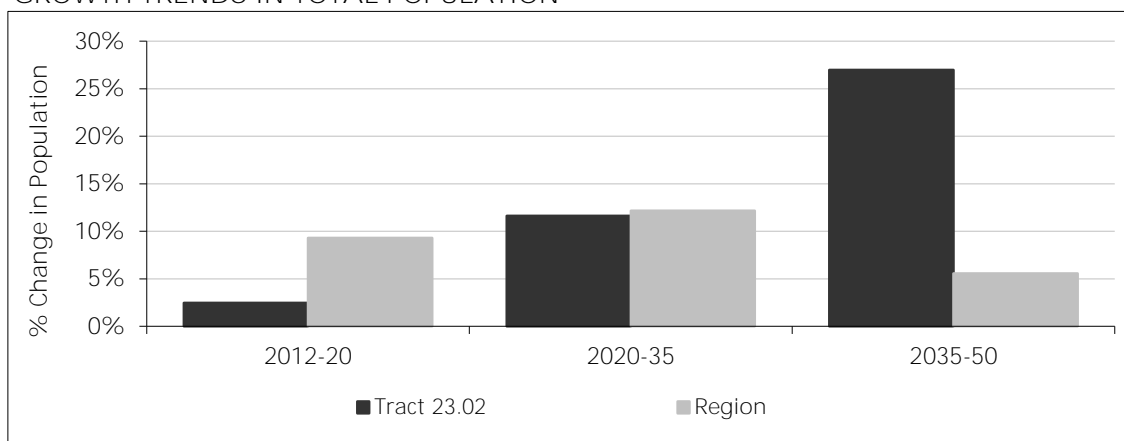
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,722	6,887	7,688	9,762	3,040	45%
Under 5	562	663	666	797	235	42%
5 to 9	608	633	733	896	288	47%
10 to 14	601	562	675	872	271	45%
15 to 17	396	347	404	525	129	33%
18 to 19	241	182	207	278	37	15%
20 to 24	572	556	471	636	64	11%
25 to 29	506	558	494	616	110	22%
30 to 34	499	504	563	664	165	33%
35 to 39	509	527	666	738	229	45%
40 to 44	528	478	657	726	198	38%
45 to 49	411	397	458	619	208	51%
50 to 54	357	357	389	561	204	57%
55 to 59	298	327	322	505	207	69%
60 to 61	116	139	137	197	81	70%
62 to 64	134	163	170	222	88	66%
65 to 69	168	235	286	373	205	122%
70 to 74	94	132	203	256	162	172%
75 to 79	45	50	88	117	72	160%
80 to 84	47	45	82	132	85	181%
85 and over	30	32	17	32	2	7%
Median Age	28.8	29.5	31.7	32.0	3.2	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,722	6,887	7,688	9,762	3,040	45%
Hispanic	3,915	4,346	5,353	7,244	3,329	85%
Non-Hispanic	2,807	2,541	2,335	2,518	-289	-10%
White	413	276	57	0	-413	-100%
Black	631	559	406	334	-297	-47%
American Indian	14	13	14	13	-1	-7%
Asian	1,617	1,566	1,726	2,009	392	24%
Hawaiian / Pacific Islander	12	13	18	25	13	108%
Other	15	13	12	12	-3	-20%
Two or More Races	105	101	102	125	20	19%

GROWTH TRENDS IN TOTAL POPULATION



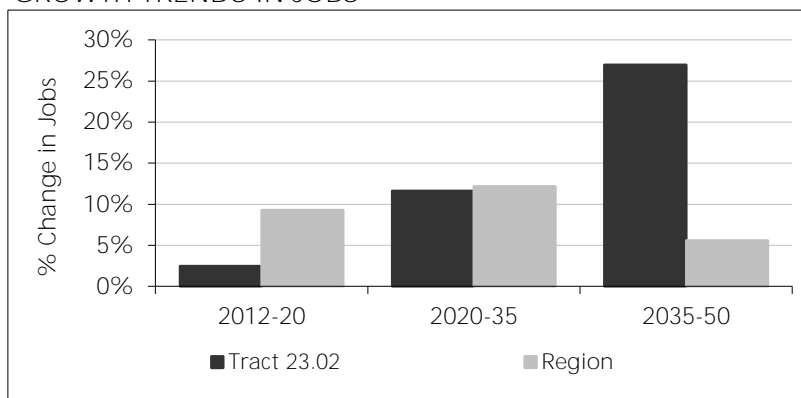
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	813	873	1,062	1,128	315	39%
Civilian Jobs	813	873	1,062	1,128	315	39%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	131	131	131	131	0	0%
Developed Acres	130	131	131	131	1	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	39	38	34	9	-31	-78%
Multiple Family	28	28	30	54	26	94%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	3	11	20	20	--
Industrial	0	0	0	0	0	-100%
Commercial/Services	12	12	8	0	-12	-98%
Office	2	2	1	0	-2	-100%
Schools	7	7	7	7	0	0%
Roads and Freeways	41	41	41	41	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	-100%
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	1	1	0	0	-1	-100%
Industrial	0	0	0	0	0	0%
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	0	0	0	0	0	0%
Employment Density ³	37.7	38.9	50.6	65.5	27.8	74%
Residential Density ⁴	32.4	32.7	34.6	42.1	9.7	30%

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