

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 70.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,959	2,995	3,066	3,204	245	8%
Household Population	2,959	2,995	3,066	3,204	245	8%
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	1,255	1,256	1,256	1,266	11	1%
Single Family	1,255	1,256	1,256	1,266	11	1%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,214	1,213	1,216	1,235	21	2%
Single Family	1,214	1,213	1,216	1,235	21	2%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.3%	3.4%	3.2%	2.4%	-0.9	-27%
Single Family	3.3%	3.4%	3.2%	2.4%	-0.9	-27%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.44	2.47	2.52	2.59	0.2	6%

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	50	75	75	64	14	28%
\$15,000-\$29,999	10	29	22	36	26	260%
\$30,000-\$44,999	119	64	16	12	-107	-90%
\$45,000-\$59,999	96	93	61	67	-29	-30%
\$60,000-\$74,999	110	65	132	99	-11	-10%
\$75,000-\$99,999	250	137	89	67	-183	-73%
\$100,000-\$124,999	138	136	175	140	2	1%
\$125,000-\$149,999	131	97	77	129	-2	-2%
\$150,000-\$199,999	120	149	180	186	66	55%
\$200,000 or more	190	368	389	435	245	129%
Total Households	1,214	1,213	1,216	1,235	21	2%
Median Household Income						
Adjusted for inflation (\$2010)	\$97,200	\$126,933	\$137,338	\$150,941	\$53,741	55%

*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.

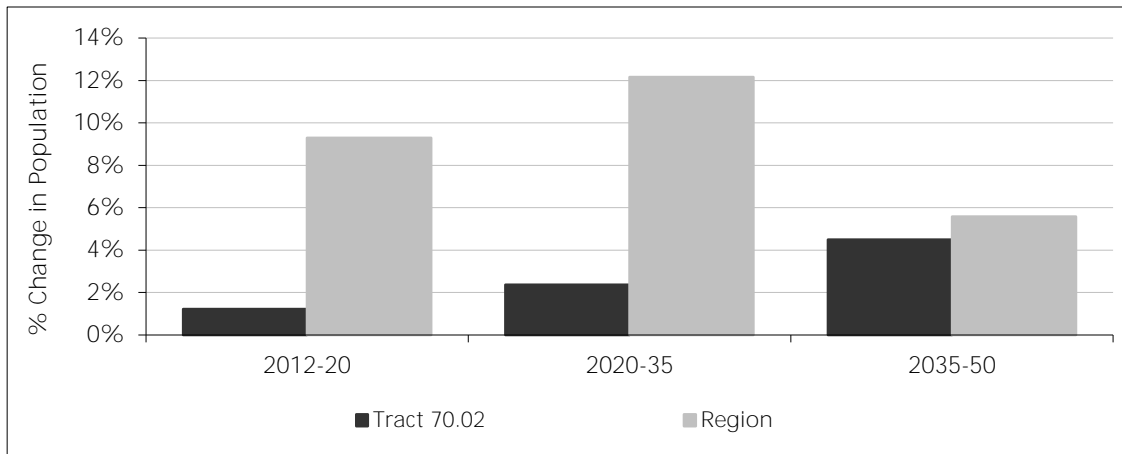
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,959	2,995	3,066	3,204	245	8%
Under 5	100	114	92	119	19	19%
5 to 9	163	180	160	210	47	29%
10 to 14	158	145	160	169	11	7%
15 to 17	94	74	90	82	-12	-13%
18 to 19	81	49	60	35	-46	-57%
20 to 24	110	92	102	87	-23	-21%
25 to 29	103	102	84	90	-13	-13%
30 to 34	95	94	69	84	-11	-12%
35 to 39	154	177	135	167	13	8%
40 to 44	220	198	201	183	-37	-17%
45 to 49	221	176	185	150	-71	-32%
50 to 54	234	184	201	180	-54	-23%
55 to 59	261	247	191	208	-53	-20%
60 to 61	86	97	63	70	-16	-19%
62 to 64	145	165	119	145	0	0%
65 to 69	209	272	223	260	51	24%
70 to 74	139	224	235	201	62	45%
75 to 79	110	143	232	178	68	62%
80 to 84	111	104	206	188	77	69%
85 and over	165	158	258	398	233	141%
Median Age	49.6	52.6	54.9	56.1	6.5	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,959	2,995	3,066	3,204	245	8%
Hispanic	208	247	275	324	116	56%
Non-Hispanic	2,751	2,748	2,791	2,880	129	5%
White	2,583	2,563	2,561	2,601	18	1%
Black	15	15	12	12	-3	-20%
American Indian	12	11	10	9	-3	-25%
Asian	56	66	92	117	61	109%
Hawaiian / Pacific Islander	20	25	33	42	22	110%
Other	9	7	6	6	-3	-33%
Two or More Races	56	61	77	93	37	66%

GROWTH TRENDS IN TOTAL POPULATION



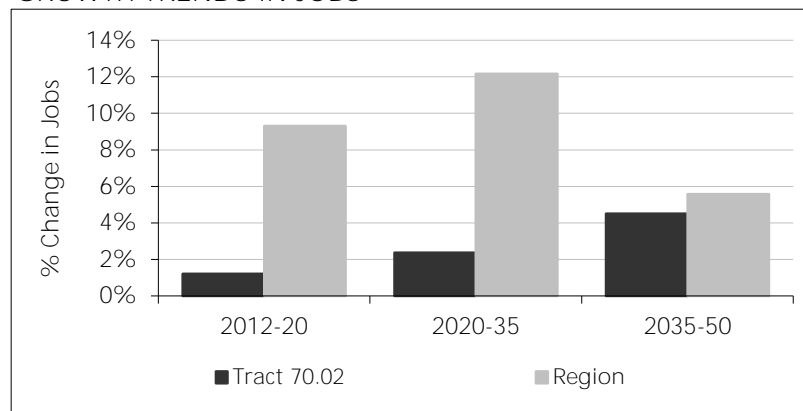
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	196	197	198	198	2	1%
Civilian Jobs	196	197	198	198	2	1%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	358	358	358	358	0	0%
Developed Acres	353	354	354	355	2	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	240	240	240	242	2	1%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	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	3	3	3	3	0	0%
Office	0	0	0	0	0	0%
Schools	12	12	12	12	0	2%
Roads and Freeways	98	98	98	98	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	2	2	2	0	-2	-94%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	2	2	0	-2	-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	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	-67%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	2	2	2	2	0	0%
Employment Density ³	13.2	13.2	13.2	13.2	0.0	0%
Residential Density ⁴	5.2	5.2	5.2	5.2	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