

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 119.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,524	6,916	6,258	13,026	6,502	100%
Household Population	6,450	6,843	6,180	12,945	6,495	101%
Group Quarters Population	74	73	78	81	7	9%
Civilian	74	73	78	81	7	9%
Military	0	0	0	0	0	0%
Total Housing Units	1,829	1,863	1,655	3,636	1,807	99%
Single Family	1,272	1,254	1,249	1,241	-31	-2%
Multiple Family	557	609	406	2,395	1,838	330%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,717	1,799	1,599	3,540	1,823	106%
Single Family	1,172	1,200	1,200	1,188	16	1%
Multiple Family	545	599	399	2,352	1,807	332%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.1%	3.4%	3.4%	2.6%	-3.5	-57%
Single Family	7.9%	4.3%	3.9%	4.3%	-3.6	-46%
Multiple Family	2.2%	1.6%	1.7%	1.8%	-0.4	-18%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.76	3.80	3.86	3.66	-0.1	-3%

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	128	184	137	311	183	143%
\$15,000-\$29,999	273	299	236	482	209	77%
\$30,000-\$44,999	305	264	186	490	185	61%
\$45,000-\$59,999	270	238	261	496	226	84%
\$60,000-\$74,999	139	243	178	396	257	185%
\$75,000-\$99,999	228	237	227	496	268	118%
\$100,000-\$124,999	174	145	141	350	176	101%
\$125,000-\$149,999	83	54	90	193	110	133%
\$150,000-\$199,999	65	75	65	166	101	155%
\$200,000 or more	52	60	78	160	108	208%
Total Households	1,717	1,799	1,599	3,540	1,823	106%
Median Household Income						
Adjusted for inflation (\$2010)	\$53,472	\$54,611	\$58,822	\$59,728	\$6,256	12%

*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.

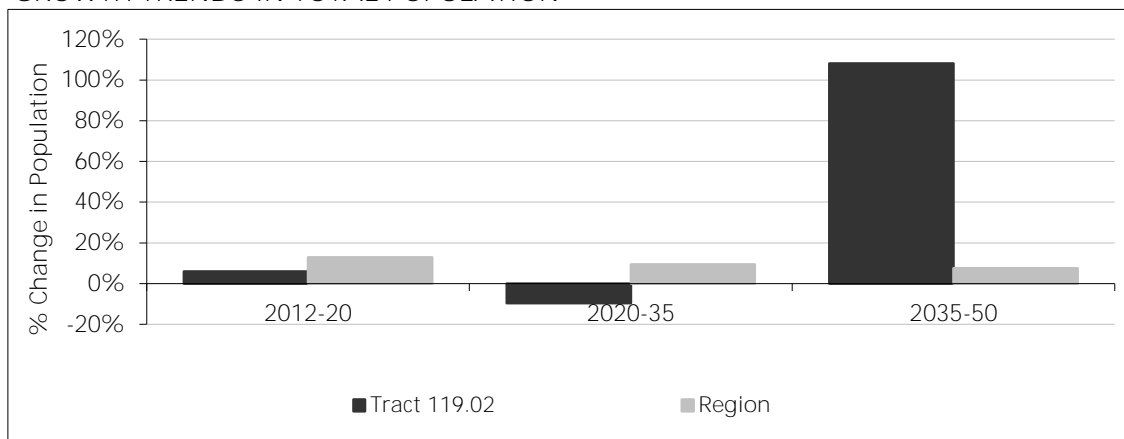
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,524	6,916	6,258	13,026	6,502	100%
Under 5	395	469	344	632	237	60%
5 to 9	347	362	306	577	230	66%
10 to 14	497	464	389	761	264	53%
15 to 17	304	269	221	457	153	50%
18 to 19	187	146	120	240	53	28%
20 to 24	466	456	336	668	202	43%
25 to 29	446	498	357	667	221	50%
30 to 34	404	408	339	624	220	54%
35 to 39	376	392	364	624	248	66%
40 to 44	426	384	392	664	238	56%
45 to 49	413	396	347	731	318	77%
50 to 54	480	492	424	930	450	94%
55 to 59	454	534	421	1,049	595	131%
60 to 61	152	191	157	332	180	118%
62 to 64	186	245	225	476	290	156%
65 to 69	227	331	362	767	540	238%
70 to 74	178	259	325	649	471	265%
75 to 79	196	223	351	782	586	299%
80 to 84	219	207	291	756	537	245%
85 and over	171	190	187	640	469	274%
Median Age	37.9	39.9	44.5	49.1	11.2	30%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,524	6,916	6,258	13,026	6,502	100%
Hispanic	3,744	4,255	4,111	8,970	5,226	140%
Non-Hispanic	2,780	2,661	2,147	4,056	1,276	46%
White	622	439	2	0	-622	-100%
Black	303	263	85	0	-303	-100%
American Indian	17	20	23	46	29	171%
Asian	1,574	1,655	1,720	3,316	1,742	111%
Hawaiian / Pacific Islander	94	96	88	187	93	99%
Other	0	0	0	0	0	0%
Two or More Races	170	188	229	507	337	198%

GROWTH TRENDS IN TOTAL POPULATION



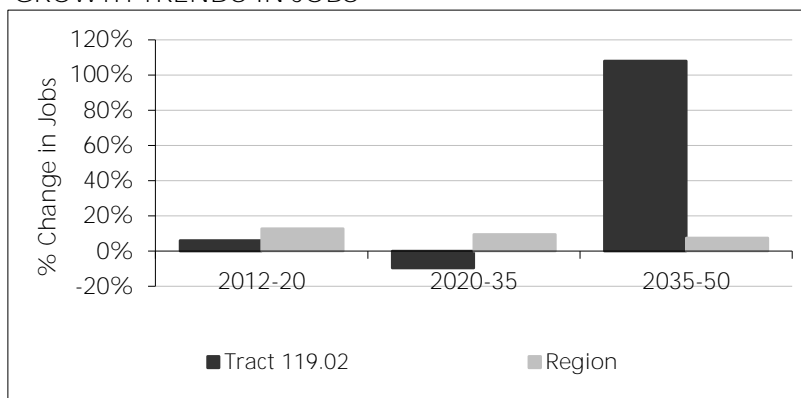
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,824	2,221	2,848	2,962	1,138	62%
Civilian Jobs	1,824	2,221	2,848	2,962	1,138	62%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	422	422	422	422	0	0%
Developed Acres	409	413	414	416	7	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	200	201	200	199	-2	-1%
Multiple Family	14	13	0	0	-14	-100%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	14	29	32	32	--
Industrial	1	1	1	1	0	0%
Commercial/Services	36	30	31	31	-5	-13%
Office	0	0	0	0	0	0%
Schools	25	21	21	21	-4	-18%
Roads and Freeways	109	109	109	109	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	24	24	24	24	0	0%
Vacant Developable Acres	9	5	4	2	-7	-81%
Low Density Single Family	0	0	0	0	0	0%
Single Family	4	0	0	0	-4	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	2	2	0	0	-2	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	3	3	3	2	-2	-50%
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	4	4	4	4	0	0%
Employment Density ³	29.6	38.1	42.7	43.2	13.7	46%
Residential Density ⁴	8.5	8.4	7.7	16.9	8.4	99%

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