

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 199.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,101	4,255	4,949	6,157	2,056	50%
Household Population	4,064	4,226	4,883	6,061	1,997	49%
Group Quarters Population	37	29	66	96	59	159%
Civilian	37	29	66	96	59	159%
Military	0	0	0	0	0	0%
Total Housing Units	1,296	1,326	1,494	1,846	550	42%
Single Family	876	904	1,071	1,086	210	24%
Multiple Family	420	422	423	760	340	81%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,245	1,269	1,436	1,748	503	40%
Single Family	845	864	1,021	1,017	172	20%
Multiple Family	400	405	415	731	331	83%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.9%	4.3%	3.9%	5.3%	1.4	36%
Single Family	3.5%	4.4%	4.7%	6.4%	2.9	83%
Multiple Family	4.8%	4.0%	1.9%	3.8%	-1.0	-21%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.26	3.33	3.40	3.47	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	60	91	72	77	17	28%
\$15,000-\$29,999	99	137	152	148	49	49%
\$30,000-\$44,999	147	159	179	232	85	58%
\$45,000-\$59,999	173	169	162	139	-34	-20%
\$60,000-\$74,999	132	140	143	213	81	61%
\$75,000-\$99,999	230	198	244	273	43	19%
\$100,000-\$124,999	157	136	159	180	23	15%
\$125,000-\$149,999	97	83	90	164	67	69%
\$150,000-\$199,999	97	67	104	150	53	55%
\$200,000 or more	53	89	131	172	119	225%
Total Households	1,245	1,269	1,436	1,748	503	40%
Median Household Income						
Adjusted for inflation (\$2010)	\$76,250	\$68,411	\$76,025	\$80,952	\$4,702	6%

*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.

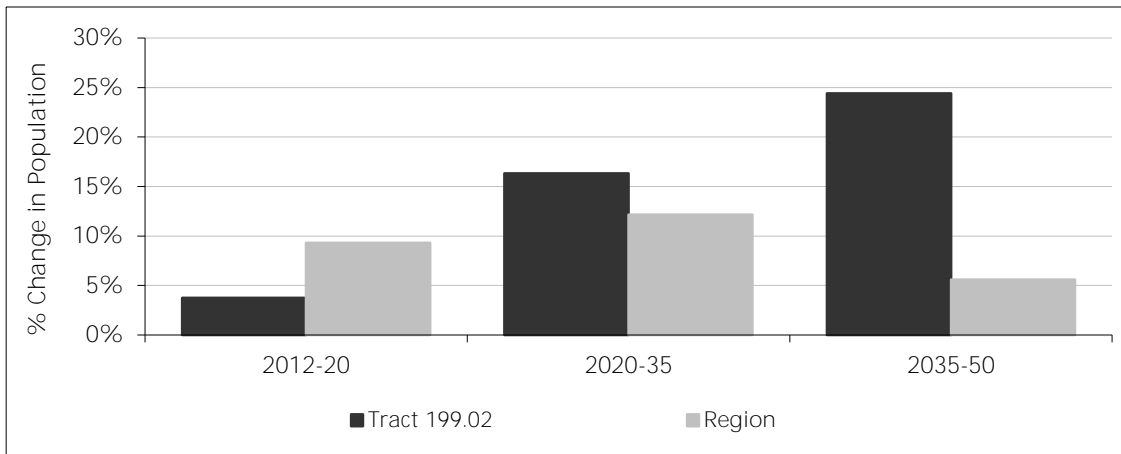
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,101	4,255	4,949	6,157	2,056	50%
Under 5	268	319	334	394	126	47%
5 to 9	299	317	370	449	150	50%
10 to 14	265	248	284	344	79	30%
15 to 17	151	130	143	173	22	15%
18 to 19	111	92	102	125	14	13%
20 to 24	343	339	347	429	86	25%
25 to 29	355	393	388	472	117	33%
30 to 34	289	295	335	394	105	36%
35 to 39	284	310	367	397	113	40%
40 to 44	286	259	345	365	79	28%
45 to 49	298	269	326	404	106	36%
50 to 54	290	260	295	380	90	31%
55 to 59	250	261	248	384	134	54%
60 to 61	81	94	83	116	35	43%
62 to 64	110	133	140	189	79	72%
65 to 69	148	201	246	328	180	122%
70 to 74	80	120	181	207	127	159%
75 to 79	78	97	188	212	134	172%
80 to 84	48	47	106	167	119	248%
85 and over	67	71	121	228	161	240%
Median Age	34.5	34.9	37.3	38.8	4.3	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,101	4,255	4,949	6,157	2,056	50%
Hispanic	2,048	2,407	3,241	4,497	2,449	120%
Non-Hispanic	2,053	1,848	1,708	1,660	-393	-19%
White	1,701	1,488	1,242	1,036	-665	-39%
Black	84	83	85	93	9	11%
American Indian	9	8	8	10	1	11%
Asian	123	130	189	267	144	117%
Hawaiian / Pacific Islander	15	15	18	24	9	60%
Other	2	1	1	1	-1	-50%
Two or More Races	119	123	165	229	110	92%

GROWTH TRENDS IN TOTAL POPULATION



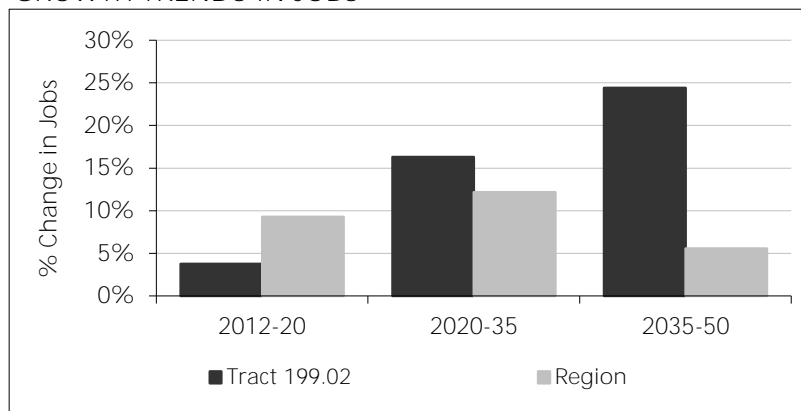
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,738	2,813	3,025	3,025	287	10%
Civilian Jobs	2,738	2,813	3,025	3,025	287	10%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	650	650	650	650	0	0%
Developed Acres	595	607	636	645	50	8%
Low Density Single Family	0	0	0	0	0	0%
Single Family	304	312	337	334	29	10%
Multiple Family	21	21	21	41	21	99%
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	18	10	10	10	-8	-44%
Commercial/Services	103	107	110	108	5	5%
Office	0	0	0	0	0	0%
Schools	20	20	20	20	0	0%
Roads and Freeways	122	131	131	131	8	7%
Agricultural and Extractive ²	6	6	6	0	-6	-100%
Parks and Military Use	1	2	2	2	1	45%
Vacant Developable Acres	50	37	9	0	-50	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	34	25	0	0	-34	-100%
Multiple Family	9	9	9	0	-9	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	1	0	0	0	-1	-100%
Commercial/Services	6	3	0	0	-6	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	1	0	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	5	5	5	5	0	0%
Employment Density ³	19.6	20.6	21.6	22.1	2.5	13%
Residential Density ⁴	4.0	4.0	4.2	4.9	0.9	24%

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