

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 77.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,898	4,032	4,171	4,098	200	5%
Household Population	3,870	4,009	4,143	4,067	197	5%
Group Quarters Population	28	23	28	31	3	11%
Civilian	28	23	28	31	3	11%
Military	0	0	0	0	0	0%
Total Housing Units	2,240	2,276	2,350	2,350	110	5%
Single Family	677	594	367	367	-310	-46%
Multiple Family	1,563	1,682	1,983	1,983	420	27%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,191	2,210	2,257	2,192	1	0%
Single Family	659	580	360	355	-304	-46%
Multiple Family	1,532	1,630	1,897	1,837	305	20%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.2%	2.9%	4.0%	6.7%	4.5	205%
Single Family	2.7%	2.4%	1.9%	3.3%	0.6	22%
Multiple Family	2.0%	3.1%	4.3%	7.4%	5.4	270%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.77	1.81	1.84	1.86	0.1	5%

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	121	150	123	100	-21	-17%
\$15,000-\$29,999	204	215	184	171	-33	-16%
\$30,000-\$44,999	317	258	244	195	-122	-38%
\$45,000-\$59,999	316	142	195	217	-99	-31%
\$60,000-\$74,999	186	259	207	105	-81	-44%
\$75,000-\$99,999	287	281	253	340	53	18%
\$100,000-\$124,999	238	241	267	186	-52	-22%
\$125,000-\$149,999	132	132	171	220	88	67%
\$150,000-\$199,999	187	227	253	247	60	32%
\$200,000 or more	203	305	360	411	208	102%
Total Households	2,191	2,210	2,257	2,192	1	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$71,089	\$82,206	\$92,342	\$97,647	\$26,558	37%

*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.

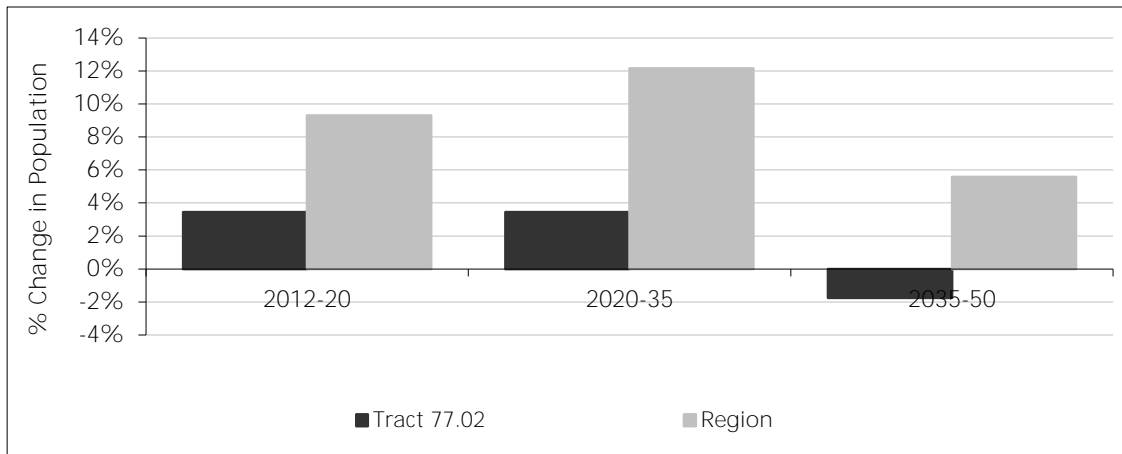
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,898	4,032	4,171	4,098	200	5%
Under 5	120	123	125	123	3	3%
5 to 9	56	58	60	59	3	5%
10 to 14	57	59	59	59	2	4%
15 to 17	26	27	29	29	3	12%
18 to 19	30	32	32	32	2	7%
20 to 24	755	781	817	805	50	7%
25 to 29	1,014	1,056	1,104	1,080	66	7%
30 to 34	504	514	519	512	8	2%
35 to 39	288	297	305	297	9	3%
40 to 44	179	184	189	184	5	3%
45 to 49	171	176	180	179	8	5%
50 to 54	147	151	155	151	4	3%
55 to 59	133	140	146	142	9	7%
60 to 61	51	54	56	54	3	6%
62 to 64	80	83	86	86	6	8%
65 to 69	86	86	89	89	3	3%
70 to 74	57	59	63	62	5	9%
75 to 79	38	40	40	40	2	5%
80 to 84	44	46	46	46	2	5%
85 and over	62	66	71	69	7	11%
Median Age	29.5	29.4	29.4	29.4	-0.1	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,898	4,032	4,171	4,098	200	5%
Hispanic	407	419	433	426	19	5%
Non-Hispanic	3,491	3,613	3,738	3,672	181	5%
White	3,133	3,241	3,349	3,296	163	5%
Black	44	44	45	45	1	2%
American Indian	15	17	19	19	4	27%
Asian	149	154	160	157	8	5%
Hawaiian / Pacific Islander	14	14	14	14	0	0%
Other	22	23	27	25	3	14%
Two or More Races	114	120	124	116	2	2%

GROWTH TRENDS IN TOTAL POPULATION



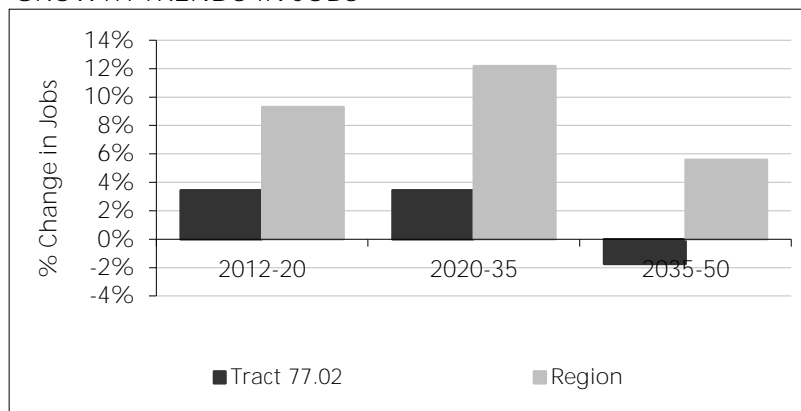
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	163	163	163	165	2	1%
Civilian Jobs	163	163	163	165	2	1%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	159	159	159	159	0	0%
Developed Acres	159	159	159	159	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	56	51	38	38	-18	-32%
Multiple Family	34	40	55	55	20	59%
Mobile Homes	0	0	0	0	0	0%
Other Residential	2	2	0	0	-2	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	1	1	1	0	0%
Office	0	0	0	0	0	0%
Schools	6	6	6	6	0	0%
Roads and Freeways	54	54	54	54	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	5	5	5	5	0	0%
Vacant Developable Acres	0	0	0	0	0	-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	-100%
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	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	22.6	22.6	22.6	22.9	0.3	1%
Residential Density ⁴	24.2	24.6	25.4	25.4	1.2	5%

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