

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 121.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,221	3,200	3,142	2,680	-541	-17%
Household Population	3,214	3,196	3,133	2,668	-546	-17%
Group Quarters Population	7	4	9	12	5	71%
Civilian	7	4	9	12	5	71%
Military	0	0	0	0	0	0%
Total Housing Units	909	909	909	807	-102	-11%
Single Family	689	689	689	610	-79	-11%
Multiple Family	220	220	220	197	-23	-10%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	881	862	867	762	-119	-14%
Single Family	672	658	661	593	-79	-12%
Multiple Family	209	204	206	169	-40	-19%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.1%	5.2%	4.6%	5.6%	2.5	81%
Single Family	2.5%	4.5%	4.1%	2.8%	0.3	12%
Multiple Family	5.0%	7.3%	6.4%	14.2%	9.2	184%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.65	3.71	3.61	3.50	-0.2	-4%

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	62	91	79	56	-6	-10%
\$15,000-\$29,999	171	149	135	89	-82	-48%
\$30,000-\$44,999	191	176	137	104	-87	-46%
\$45,000-\$59,999	151	110	107	127	-24	-16%
\$60,000-\$74,999	144	79	117	77	-67	-47%
\$75,000-\$99,999	84	104	105	115	31	37%
\$100,000-\$124,999	44	55	68	62	18	41%
\$125,000-\$149,999	18	59	31	49	31	172%
\$150,000-\$199,999	14	35	83	63	49	350%
\$200,000 or more	2	4	5	20	18	900%
Total Households	881	862	867	762	-119	-14%
Median Household Income						
Adjusted for inflation (\$2010)	\$46,639	\$47,045	\$56,565	\$60,974	\$14,335	31%

*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.

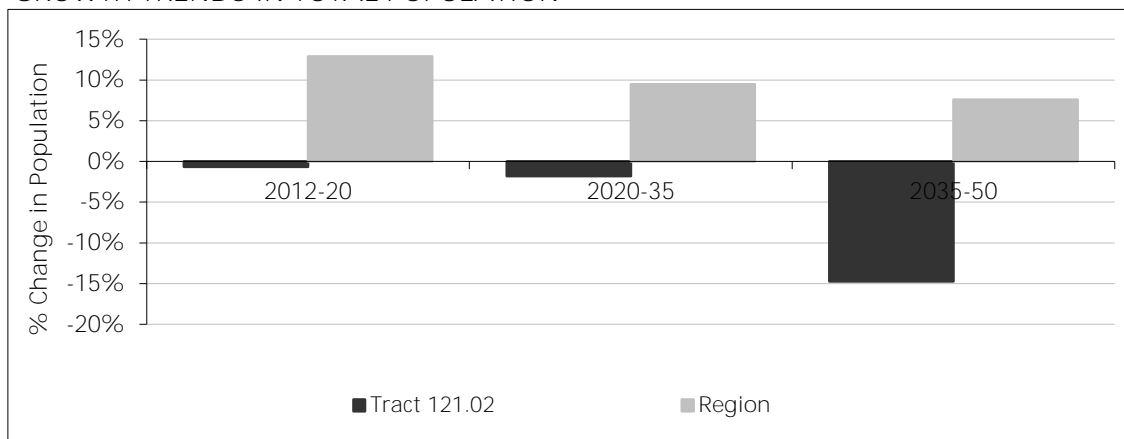
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,221	3,200	3,142	2,680	-541	-17%
Under 5	270	301	252	187	-83	-31%
5 to 9	234	224	201	156	-78	-33%
10 to 14	242	216	199	162	-80	-33%
15 to 17	185	148	132	114	-71	-38%
18 to 19	97	76	64	55	-42	-43%
20 to 24	242	239	194	167	-75	-31%
25 to 29	227	249	199	158	-69	-30%
30 to 34	209	195	181	133	-76	-36%
35 to 39	208	204	232	162	-46	-22%
40 to 44	225	197	241	172	-53	-24%
45 to 49	205	190	183	160	-45	-22%
50 to 54	204	190	169	167	-37	-18%
55 to 59	168	182	153	170	2	1%
60 to 61	57	64	50	49	-8	-14%
62 to 64	84	95	84	75	-9	-11%
65 to 69	100	134	159	138	38	38%
70 to 74	71	96	141	119	48	68%
75 to 79	68	77	137	130	62	91%
80 to 84	65	61	106	117	52	80%
85 and over	60	62	65	89	29	48%
Median Age	32.7	33.8	38.2	41.3	8.6	26%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,221	3,200	3,142	2,680	-541	-17%
Hispanic	2,478	2,593	2,729	2,366	-112	-5%
Non-Hispanic	743	607	413	314	-429	-58%
White	326	211	1	0	-326	-100%
Black	71	56	19	0	-71	-100%
American Indian	12	14	18	16	4	33%
Asian	279	269	303	234	-45	-16%
Hawaiian / Pacific Islander	7	7	7	6	-1	-14%
Other	4	6	9	8	4	100%
Two or More Races	44	44	56	50	6	14%

GROWTH TRENDS IN TOTAL POPULATION



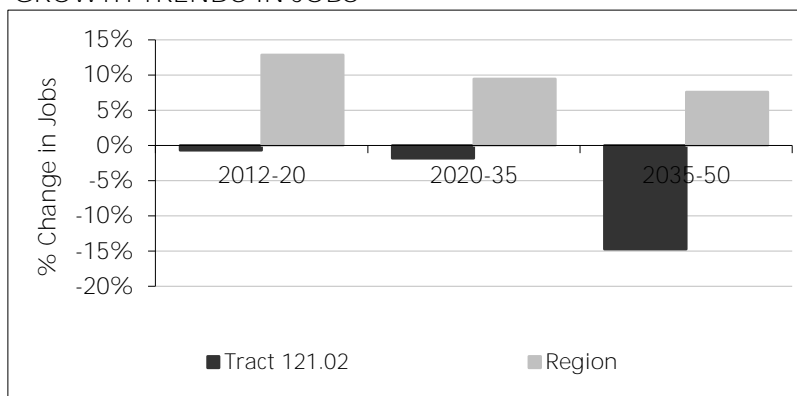
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	376	376	376	933	557	148%
Civilian Jobs	376	376	376	933	557	148%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	292	292	292	292	0	0%
Developed Acres	286	286	286	292	6	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	105	105	105	96	-9	-8%
Multiple Family	12	12	12	12	-1	-7%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	16	16	--
Industrial	0	0	0	0	0	0%
Commercial/Services	55	55	55	54	-1	-2%
Office	0	0	0	0	0	0%
Schools	36	36	36	36	0	0%
Roads and Freeways	58	58	58	58	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	21	21	21	21	0	0%
Vacant Developable Acres	6	6	6	0	-6	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	6	6	6	0	-6	-99%
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	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	4.2	4.2	4.2	9.6	5.4	130%
Residential Density ⁴	7.8	7.8	7.8	7.0	-0.8	-10%

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