

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 197.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,974	5,158	5,700	5,880	906	18%
Household Population	4,937	5,130	5,651	5,816	879	18%
Group Quarters Population	37	28	49	64	27	73%
Civilian	37	28	49	64	27	73%
Military	0	0	0	0	0	0%
Total Housing Units	1,725	1,732	1,888	1,976	251	15%
Single Family	1,641	1,637	1,638	1,711	70	4%
Multiple Family	84	95	250	265	181	215%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,658	1,661	1,814	1,890	232	14%
Single Family	1,576	1,571	1,580	1,646	70	4%
Multiple Family	82	90	234	244	162	198%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.9%	4.1%	3.9%	4.4%	0.5	13%
Single Family	4.0%	4.0%	3.5%	3.8%	-0.2	-5%
Multiple Family	2.4%	5.3%	6.4%	7.9%	5.5	229%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.98	3.09	3.12	3.08	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	91	128	97	73	-18	-20%
\$15,000-\$29,999	186	281	262	249	63	34%
\$30,000-\$44,999	190	373	306	250	60	32%
\$45,000-\$59,999	201	238	327	399	198	99%
\$60,000-\$74,999	169	203	256	245	76	45%
\$75,000-\$99,999	263	187	246	277	14	5%
\$100,000-\$124,999	184	147	125	152	-32	-17%
\$125,000-\$149,999	103	97	165	136	33	32%
\$150,000-\$199,999	123	3	27	105	-18	-15%
\$200,000 or more	148	4	3	4	-144	-97%
Total Households	1,658	1,661	1,814	1,890	232	14%
Median Household Income						
Adjusted for inflation (\$2010)	\$74,290	\$48,057	\$56,101	\$59,023	(\$15,267)	-21%

*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.

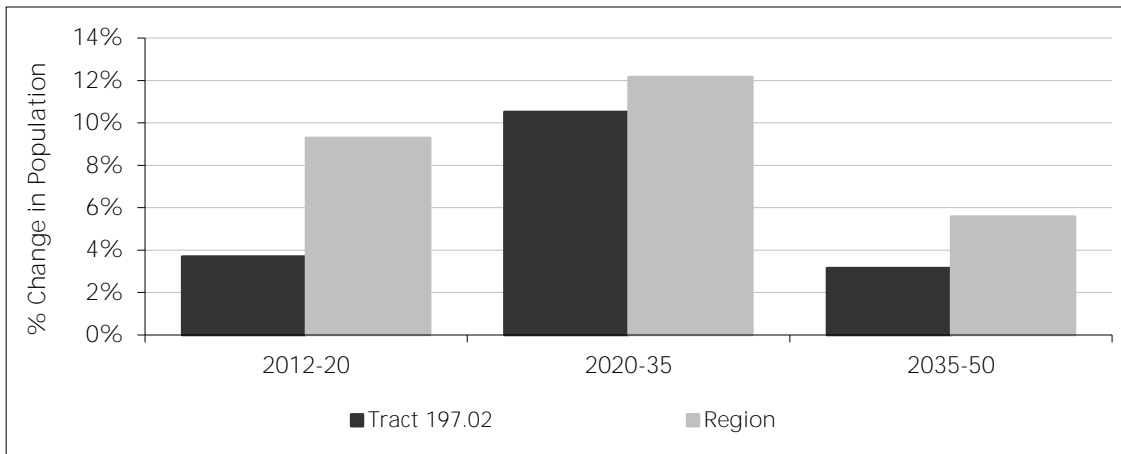
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,974	5,158	5,700	5,880	906	18%
Under 5	261	315	307	324	63	24%
5 to 9	249	273	293	307	58	23%
10 to 14	290	287	321	334	44	15%
15 to 17	213	183	216	213	0	0%
18 to 19	139	103	121	110	-29	-21%
20 to 24	377	361	364	342	-35	-9%
25 to 29	372	387	354	366	-6	-2%
30 to 34	305	322	329	354	49	16%
35 to 39	276	318	334	324	48	17%
40 to 44	332	320	411	382	50	15%
45 to 49	422	379	455	458	36	9%
50 to 54	446	376	412	402	-44	-10%
55 to 59	399	405	349	404	5	1%
60 to 61	115	139	114	125	10	9%
62 to 64	188	223	192	223	35	19%
65 to 69	180	245	247	274	94	52%
70 to 74	133	213	282	254	121	91%
75 to 79	112	144	279	277	165	147%
80 to 84	83	80	173	182	99	119%
85 and over	82	85	147	225	143	174%
Median Age	40.1	40.5	42.6	43.5	3.4	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,974	5,158	5,700	5,880	906	18%
Hispanic	1,439	1,802	2,535	3,180	1,741	121%
Non-Hispanic	3,535	3,356	3,165	2,700	-835	-24%
White	3,081	2,862	2,501	1,888	-1,193	-39%
Black	72	76	81	83	11	15%
American Indian	18	16	15	15	-3	-17%
Asian	142	159	239	307	165	116%
Hawaiian / Pacific Islander	40	42	53	67	27	68%
Other	8	8	8	8	0	0%
Two or More Races	174	193	268	332	158	91%

GROWTH TRENDS IN TOTAL POPULATION



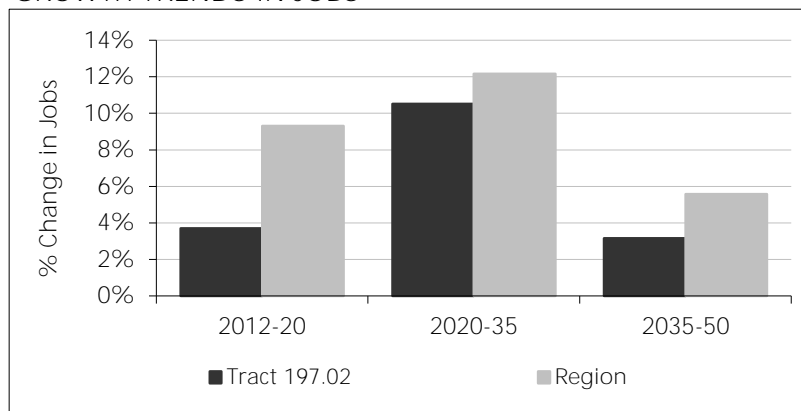
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,358	1,545	1,797	1,826	468	34%
Civilian Jobs	1,358	1,545	1,797	1,826	468	34%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	997	997	997	997	0	0%
Developed Acres	930	932	941	968	37	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	646	644	644	673	27	4%
Multiple Family	6	7	7	8	3	47%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	2	5	5	5	--
Industrial	17	2	2	2	-16	-90%
Commercial/Services	47	46	49	51	4	9%
Office	15	16	18	18	3	23%
Schools	10	10	10	10	0	0%
Roads and Freeways	171	187	187	187	16	9%
Agricultural and Extractive ²	9	9	9	4	-5	-57%
Parks and Military Use	10	10	10	10	0	0%
Vacant Developable Acres	65	64	55	28	-37	-57%
Low Density Single Family	2	2	2	2	0	0%
Single Family	51	51	50	26	-25	-49%
Multiple Family	2	1	1	0	-2	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	9	9	2	0	-9	-100%
Office	2	2	0	0	-2	-100%
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	2	2	2	2	0	0%
Employment Density ³	15.3	20.7	22.2	21.9	6.7	44%
Residential Density ⁴	2.6	2.7	2.9	2.9	0.2	9%

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