

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 36.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,102	3,076	3,052	4,046	944	30%
Household Population	3,081	3,058	3,024	4,009	928	30%
Group Quarters Population	21	18	28	37	16	76%
Civilian	21	18	28	37	16	76%
Military	0	0	0	0	0	0%
Total Housing Units	731	731	737	976	245	34%
Single Family	571	571	577	549	-22	-4%
Multiple Family	160	160	160	427	267	167%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	697	683	679	905	208	30%
Single Family	548	537	533	505	-43	-8%
Multiple Family	149	146	146	400	251	168%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.7%	6.6%	7.9%	7.3%	2.6	55%
Single Family	4.0%	6.0%	7.6%	8.0%	4.0	100%
Multiple Family	6.9%	8.8%	8.8%	6.3%	-0.6	-9%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.42	4.48	4.45	4.43	0.0	0%

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	84	160	127	167	83	99%
\$15,000-\$29,999	178	182	198	202	24	13%
\$30,000-\$44,999	163	140	136	213	50	31%
\$45,000-\$59,999	155	82	73	96	-59	-38%
\$60,000-\$74,999	49	40	54	82	33	67%
\$75,000-\$99,999	30	73	42	68	38	127%
\$100,000-\$124,999	16	4	47	69	53	331%
\$125,000-\$149,999	6	0	0	8	2	33%
\$150,000-\$199,999	16	2	2	0	-16	-100%
\$200,000 or more	0	0	0	0	0	0%
Total Households	697	683	679	905	208	30%
Median Household Income						
Adjusted for inflation (\$2010)	\$37,960	\$29,959	\$31,599	\$35,880	(\$2,080)	-5%

*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.

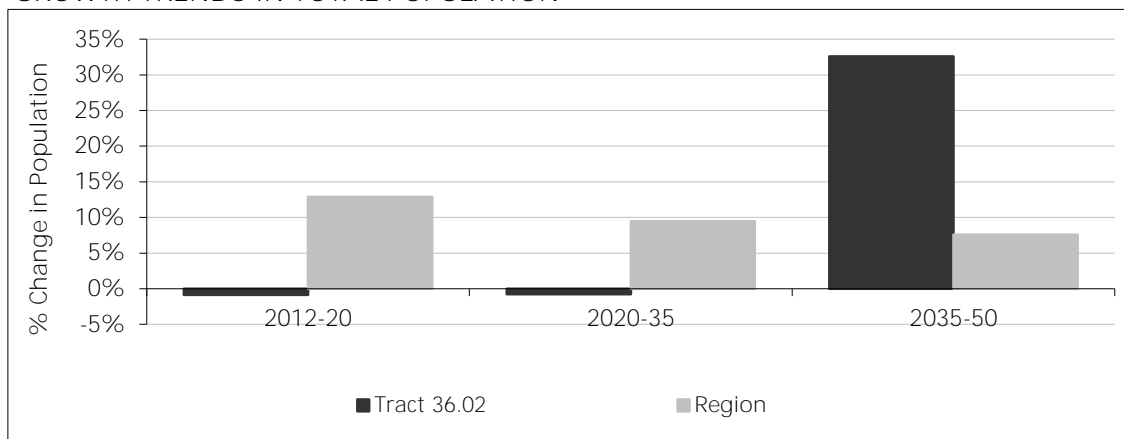
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,102	3,076	3,052	4,046	944	30%
Under 5	301	329	281	326	25	8%
5 to 9	273	257	242	293	20	7%
10 to 14	269	237	216	281	12	4%
15 to 17	189	154	134	181	-8	-4%
18 to 19	149	117	97	132	-17	-11%
20 to 24	302	284	217	286	-16	-5%
25 to 29	237	258	211	260	23	10%
30 to 34	191	190	197	230	39	20%
35 to 39	209	205	232	252	43	21%
40 to 44	203	175	218	239	36	18%
45 to 49	199	186	184	260	61	31%
50 to 54	146	151	135	223	77	53%
55 to 59	90	108	93	167	77	86%
60 to 61	31	39	38	59	28	90%
62 to 64	51	68	62	92	41	80%
65 to 69	60	85	106	138	78	130%
70 to 74	57	78	124	160	103	181%
75 to 79	50	54	106	149	99	198%
80 to 84	46	43	77	132	86	187%
85 and over	49	58	82	186	137	280%
Median Age	26.4	28.1	33.2	35.7	9.3	35%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,102	3,076	3,052	4,046	944	30%
Hispanic	2,662	2,695	2,759	3,764	1,102	41%
Non-Hispanic	440	381	293	282	-158	-36%
White	85	69	44	33	-52	-61%
Black	244	207	133	96	-148	-61%
American Indian	4	4	6	8	4	100%
Asian	71	65	68	90	19	27%
Hawaiian / Pacific Islander	9	8	8	8	-1	-11%
Other	5	6	8	10	5	100%
Two or More Races	22	22	26	37	15	68%

GROWTH TRENDS IN TOTAL POPULATION



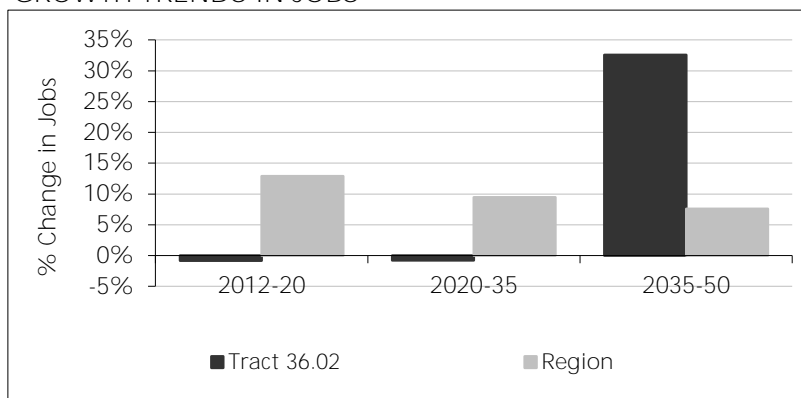
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	591	636	636	636	45	8%
Civilian Jobs	591	636	636	636	45	8%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	162	162	162	162	0	0%
Developed Acres	157	158	158	162	4	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	63	63	63	53	-10	-15%
Multiple Family	8	8	8	21	13	158%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	1	1	--
Industrial	0	0	0	0	0	0%
Commercial/Services	15	15	15	15	-1	-4%
Office	3	4	4	4	1	18%
Schools	9	9	9	9	0	0%
Roads and Freeways	39	39	39	39	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	19	19	19	19	0	0%
Vacant Developable Acres	4	4	4	0	-4	-96%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-44%
Multiple Family	3	3	3	0	-3	-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	1	0	0	0	-1	-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	0	0	0	0	0	0%
Employment Density ³	20.9	22.1	22.1	22.2	1.3	6%
Residential Density ⁴	10.3	10.2	10.3	13.0	2.7	27%

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