

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 212.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,251	3,275	3,489	3,464	213	7%
Household Population	3,076	3,111	3,296	3,247	171	6%
Group Quarters Population	175	164	193	217	42	24%
Civilian	175	164	193	217	42	24%
Military	0	0	0	0	0	0%
Total Housing Units	1,220	1,246	1,323	1,328	108	9%
Single Family	999	1,025	1,102	1,107	108	11%
Multiple Family	20	20	20	20	0	0%
Mobile Homes	201	201	201	201	0	0%
Occupied Housing Units	1,242	1,223	1,293	1,275	33	3%
Single Family	1,024	1,003	1,073	1,062	38	4%
Multiple Family	17	19	20	18	1	6%
Mobile Homes	201	201	200	195	-6	-3%
Vacancy Rate	-1.8%	1.8%	2.3%	4.0%	5.8	-322%
Single Family	-2.5%	2.1%	2.6%	4.1%	6.6	-264%
Multiple Family	15.0%	5.0%	0.0%	10.0%	-5.0	-33%
Mobile Homes	0.0%	0.0%	0.5%	3.0%	3.0	0%
Persons per Household	2.48	2.54	2.55	2.55	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	92	99	88	71	-21	-23%
\$15,000-\$29,999	88	113	108	96	8	9%
\$30,000-\$44,999	187	151	132	108	-79	-42%
\$45,000-\$59,999	132	151	158	153	21	16%
\$60,000-\$74,999	161	146	150	123	-38	-24%
\$75,000-\$99,999	186	182	190	205	19	10%
\$100,000-\$124,999	209	134	146	148	-61	-29%
\$125,000-\$149,999	68	95	117	126	58	85%
\$150,000-\$199,999	61	81	109	132	71	116%
\$200,000 or more	58	71	95	113	55	95%
Total Households	1,242	1,223	1,293	1,275	33	3%
Median Household Income						
Adjusted for inflation (\$2010)	\$71,366	\$70,017	\$76,382	\$85,549	\$14,183	20%

*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.

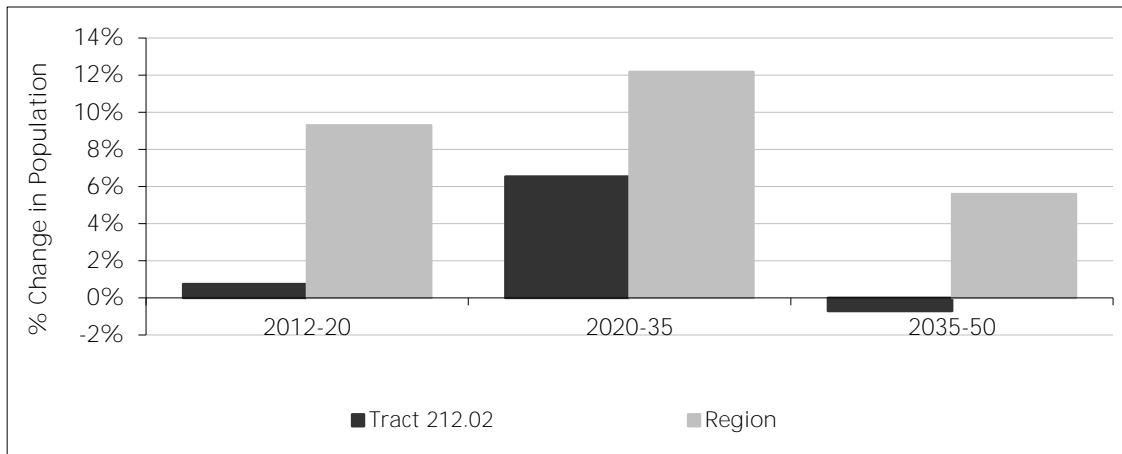
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,251	3,275	3,489	3,464	213	7%
Under 5	142	145	112	120	-22	-15%
5 to 9	135	130	109	116	-19	-14%
10 to 14	175	159	168	161	-14	-8%
15 to 17	111	86	88	78	-33	-30%
18 to 19	233	176	180	146	-87	-37%
20 to 24	239	219	212	170	-69	-29%
25 to 29	110	106	86	87	-23	-21%
30 to 34	131	130	111	122	-9	-7%
35 to 39	122	139	123	127	5	4%
40 to 44	161	146	162	138	-23	-14%
45 to 49	220	175	199	157	-63	-29%
50 to 54	301	250	283	245	-56	-19%
55 to 59	281	287	256	288	7	2%
60 to 61	129	154	123	137	8	6%
62 to 64	173	200	163	182	9	5%
65 to 69	226	305	307	339	113	50%
70 to 74	116	189	267	228	112	97%
75 to 79	86	109	200	153	67	78%
80 to 84	63	66	151	158	95	151%
85 and over	97	104	189	312	215	222%
Median Age	46.5	50.5	53.4	56.1	9.6	21%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,251	3,275	3,489	3,464	213	7%
Hispanic	684	794	978	1,052	368	54%
Non-Hispanic	2,567	2,481	2,511	2,412	-155	-6%
White	2,075	2,060	2,167	2,099	24	1%
Black	40	42	44	40	0	0%
American Indian	295	207	74	19	-276	-94%
Asian	50	59	94	115	65	130%
Hawaiian / Pacific Islander	16	17	15	14	-2	-13%
Other	2	1	1	2	0	0%
Two or More Races	89	95	116	123	34	38%

GROWTH TRENDS IN TOTAL POPULATION



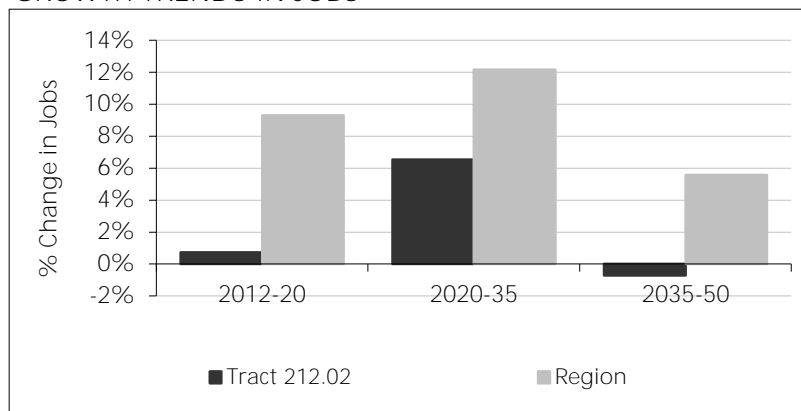
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,283	2,356	2,387	2,433	150	7%
Civilian Jobs	2,283	2,356	2,387	2,433	150	7%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	44,714	44,714	44,714	44,714	0	0%
Developed Acres	7,657	9,045	12,220	12,338	4,681	61%
Low Density Single Family	5,125	6,509	9,682	9,798	4,673	91%
Single Family	297	304	311	311	14	5%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	61	61	61	61	0	0%
Other Residential	157	157	157	157	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	11	11	11	11	0	0%
Commercial/Services	67	68	70	74	7	10%
Office	0	0	0	0	0	0%
Schools	5	5	5	5	0	0%
Roads and Freeways	940	940	940	940	0	0%
Agricultural and Extractive ²	918	913	908	905	-12	-1%
Parks and Military Use	77	77	75	75	-1	-2%
Vacant Developable Acres	7,051	5,664	2,488	2,370	-4,681	-66%
Low Density Single Family	6,995	5,610	2,438	2,321	-4,673	-67%
Single Family	32	29	26	25	-7	-21%
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	1	1	1	0	-1	-100%
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	24	24	24	24	0	0%
Constrained Acres	30,006	30,006	30,006	30,006	0	0%
Employment Density ³	27.5	27.9	27.7	27.0	-0.5	-2%
Residential Density ⁴	0.2	0.2	0.1	0.1	-0.1	-41%

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