

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 75.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,250	3,347	3,874	4,584	1,334	41%
Household Population	3,130	3,255	3,744	4,430	1,300	42%
Group Quarters Population	120	92	130	154	34	28%
Civilian	120	92	130	154	34	28%
Military	0	0	0	0	0	0%
Total Housing Units	1,832	1,847	2,083	2,515	683	37%
Single Family	830	845	807	761	-69	-8%
Multiple Family	1,002	1,002	1,276	1,754	752	75%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,752	1,753	1,990	2,388	636	36%
Single Family	808	817	785	737	-71	-9%
Multiple Family	944	936	1,205	1,651	707	75%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.4%	5.1%	4.5%	5.0%	0.6	14%
Single Family	2.7%	3.3%	2.7%	3.2%	0.5	19%
Multiple Family	5.8%	6.6%	5.6%	5.9%	0.1	2%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.79	1.86	1.88	1.86	0.1	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	140	204	201	206	66	47%
\$15,000-\$29,999	200	326	301	327	127	64%
\$30,000-\$44,999	388	325	311	297	-91	-23%
\$45,000-\$59,999	239	233	319	397	158	66%
\$60,000-\$74,999	228	205	235	268	40	18%
\$75,000-\$99,999	224	188	238	314	90	40%
\$100,000-\$124,999	195	108	140	214	19	10%
\$125,000-\$149,999	75	102	113	133	58	77%
\$150,000-\$199,999	53	58	127	210	157	296%
\$200,000 or more	10	4	5	22	12	120%
Total Households	1,752	1,753	1,990	2,388	636	36%
Median Household Income						
Adjusted for inflation (\$2010)	\$54,289	\$46,384	\$53,558	\$58,753	\$4,464	8%

*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.

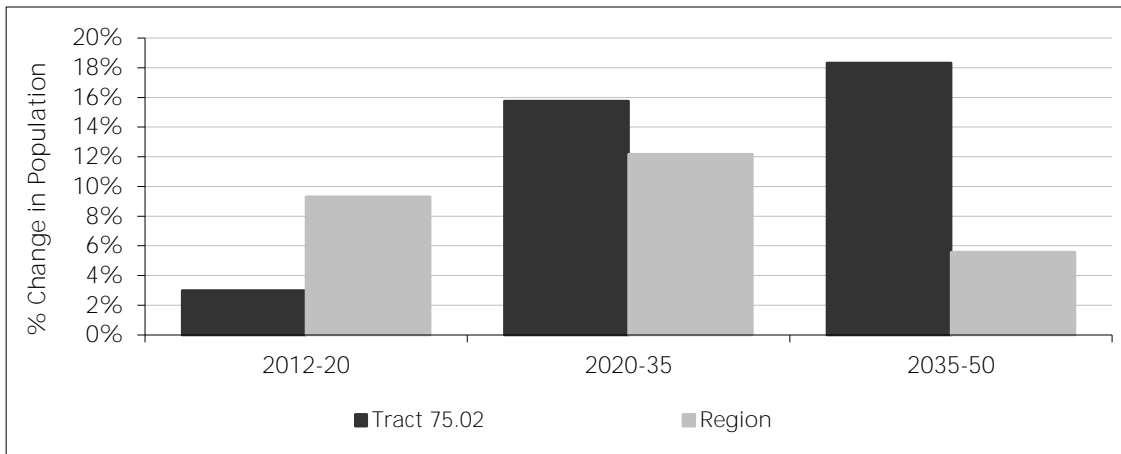
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,250	3,347	3,874	4,584	1,334	41%
Under 5	112	113	128	148	36	32%
5 to 9	66	67	72	93	27	41%
10 to 14	54	57	78	103	49	91%
15 to 17	40	40	41	44	4	10%
18 to 19	33	33	44	50	17	52%
20 to 24	331	336	395	465	134	40%
25 to 29	710	736	868	1,046	336	47%
30 to 34	563	581	659	775	212	38%
35 to 39	311	317	342	370	59	19%
40 to 44	202	212	253	304	102	50%
45 to 49	186	192	214	249	63	34%
50 to 54	170	176	206	253	83	49%
55 to 59	183	187	215	256	73	40%
60 to 61	64	66	79	95	31	48%
62 to 64	66	69	82	94	28	42%
65 to 69	60	64	79	94	34	57%
70 to 74	27	27	29	42	15	56%
75 to 79	23	25	32	36	13	57%
80 to 84	22	22	27	29	7	32%
85 and over	27	27	31	38	11	41%
Median Age	32.5	32.5	32.4	32.2	-0.3	-1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,250	3,347	3,874	4,584	1,334	41%
Hispanic	363	369	428	496	133	37%
Non-Hispanic	2,887	2,978	3,446	4,088	1,201	42%
White	2,617	2,699	3,111	3,681	1,064	41%
Black	56	58	68	84	28	50%
American Indian	17	17	17	17	0	0%
Asian	83	84	96	107	24	29%
Hawaiian / Pacific Islander	10	10	10	13	3	30%
Other	25	26	34	44	19	76%
Two or More Races	79	84	110	142	63	80%

GROWTH TRENDS IN TOTAL POPULATION



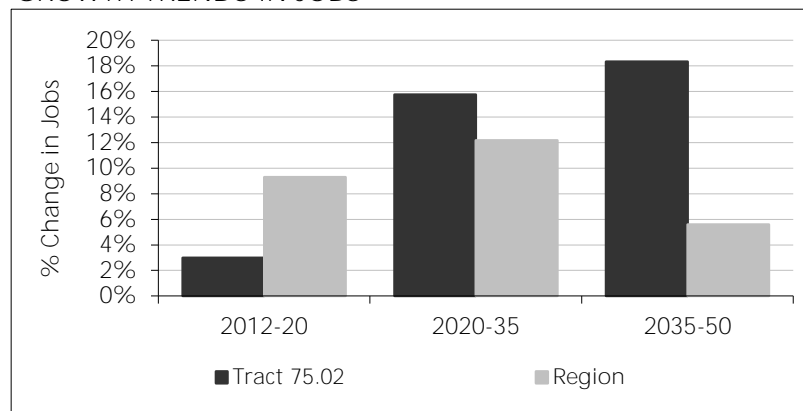
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,397	1,406	1,609	1,906	509	36%
Civilian Jobs	1,397	1,406	1,609	1,906	509	36%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	178	178	178	178	0	0%
Developed Acres	160	162	163	165	5	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	47	47	45	43	-5	-10%
Multiple Family	21	21	21	19	-2	-9%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	2	12	29	29	--
Industrial	1	1	1	1	0	0%
Commercial/Services	22	22	15	5	-17	-79%
Office	0	0	0	0	0	-100%
Schools	6	6	6	6	0	0%
Roads and Freeways	50	50	50	50	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	13	13	13	13	0	0%
Vacant Developable Acres	4	4	3	0	-4	-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	3	3	2	0	-3	-100%
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	12	12	12	12	0	0%
Employment Density ³	48.6	47.8	58.6	73.8	25.2	52%
Residential Density ⁴	26.8	26.7	29.0	33.0	6.2	23%

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