

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 202.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,286	5,349	5,397	5,450	164	3%
Household Population	5,071	5,136	5,178	5,228	157	3%
Group Quarters Population	215	213	219	222	7	3%
Civilian	215	213	219	222	7	3%
Military	0	0	0	0	0	0%
Total Housing Units	1,279	1,279	1,286	1,308	29	2%
Single Family	797	797	791	771	-26	-3%
Multiple Family	482	482	495	537	55	11%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,231	1,228	1,247	1,267	36	3%
Single Family	770	768	772	747	-23	-3%
Multiple Family	461	460	475	520	59	13%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.8%	4.0%	3.0%	3.1%	-0.7	-18%
Single Family	3.4%	3.6%	2.4%	3.1%	-0.3	-9%
Multiple Family	4.4%	4.6%	4.0%	3.2%	-1.2	-27%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.12	4.18	4.15	4.13	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	123	104	89	77	-46	-37%
\$15,000-\$29,999	185	197	175	159	-26	-14%
\$30,000-\$44,999	216	177	147	151	-65	-30%
\$45,000-\$59,999	152	153	200	166	14	9%
\$60,000-\$74,999	267	193	144	146	-121	-45%
\$75,000-\$99,999	127	171	202	209	82	65%
\$100,000-\$124,999	89	105	121	147	58	65%
\$125,000-\$149,999	22	42	64	78	56	255%
\$150,000-\$199,999	19	60	66	77	58	305%
\$200,000 or more	31	26	39	57	26	84%
Total Households	1,231	1,228	1,247	1,267	36	3%

*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.

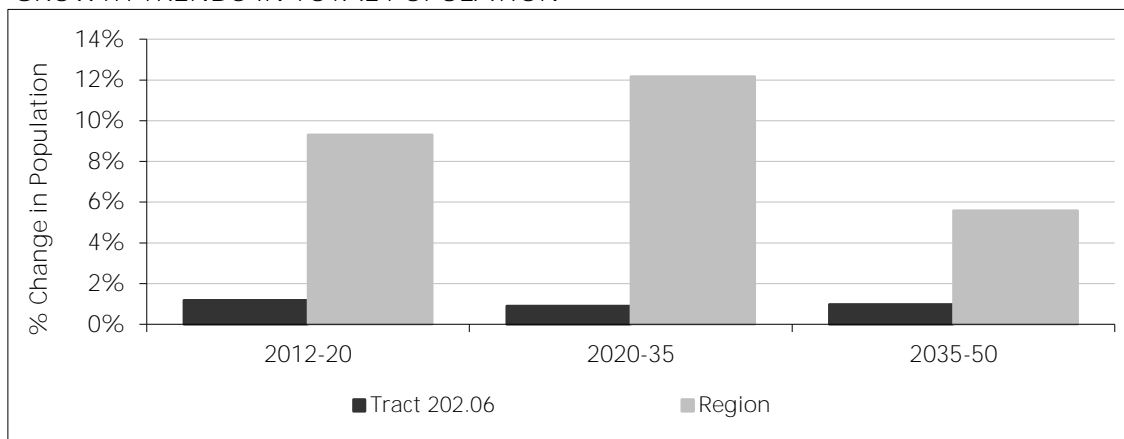
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,286	5,349	5,397	5,450	164	3%
Under 5	512	576	542	508	-4	-1%
5 to 9	493	486	497	484	-9	-2%
10 to 14	499	460	457	464	-35	-7%
15 to 17	304	260	247	256	-48	-16%
18 to 19	216	171	160	163	-53	-25%
20 to 24	432	433	378	397	-35	-8%
25 to 29	416	466	412	413	-3	-1%
30 to 34	422	425	453	433	11	3%
35 to 39	397	404	461	394	-3	-1%
40 to 44	351	311	390	340	-11	-3%
45 to 49	342	327	334	366	24	7%
50 to 54	284	284	269	318	34	12%
55 to 59	244	269	220	285	41	17%
60 to 61	52	69	64	68	16	31%
62 to 64	73	96	94	99	26	36%
65 to 69	93	131	157	159	66	71%
70 to 74	41	60	70	60	19	46%
75 to 79	36	43	76	84	48	133%
80 to 84	34	32	52	60	26	76%
85 and over	45	46	64	99	54	120%
Median Age	27.2	28.1	30.1	30.5	3.3	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,286	5,349	5,397	5,450	164	3%
Hispanic	4,112	4,324	4,696	4,959	847	21%
Non-Hispanic	1,174	1,025	701	491	-683	-58%
White	863	712	372	159	-704	-82%
Black	104	109	119	126	22	21%
American Indian	6	4	4	4	-2	-33%
Asian	127	126	129	123	-4	-3%
Hawaiian / Pacific Islander	6	7	10	13	7	117%
Other	9	8	7	7	-2	-22%
Two or More Races	59	59	60	59	0	0%

GROWTH TRENDS IN TOTAL POPULATION



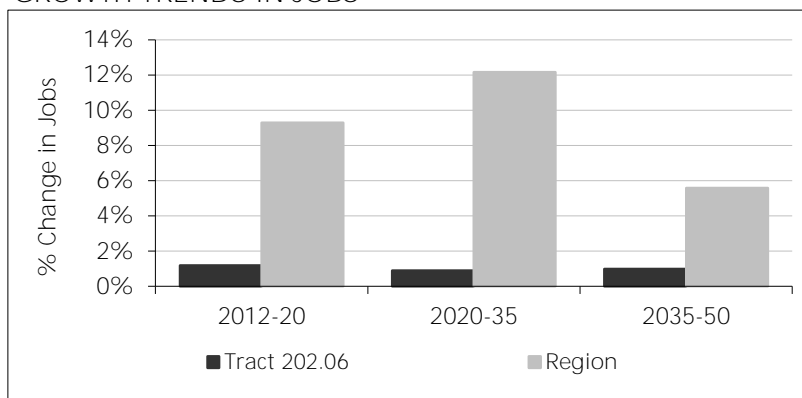
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	138	138	138	138	0	0%
Civilian Jobs	138	138	138	138	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	204	204	204	204	0	0%
Developed Acres	129	129	129	129	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	71	71	70	68	-3	-4%
Multiple Family	15	15	16	18	3	21%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	3	3	3	3	0	0%
Office	0	0	0	0	0	0%
Schools	9	9	9	9	0	0%
Roads and Freeways	31	31	31	31	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	0	0	0	0	0	0%
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	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	75	75	75	75	0	0%
Employment Density ³	11.7	11.7	11.7	11.7	--	#VALUE!
Residential Density ⁴	14.9	14.9	15.0	15.2	0.3	2%

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