

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 202.13

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,097	4,174	4,767	4,774	677	17%
Household Population	4,088	4,165	4,750	4,752	664	16%
Group Quarters Population	9	9	17	22	13	144%
Civilian	9	9	17	22	13	144%
Military	0	0	0	0	0	0%
Total Housing Units	1,066	1,066	1,171	1,171	105	10%
Single Family	250	250	207	207	-43	-17%
Multiple Family	816	816	964	964	148	18%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	988	987	1,125	1,129	141	14%
Single Family	239	239	204	203	-36	-15%
Multiple Family	749	748	921	926	177	24%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	7.3%	7.4%	3.9%	3.6%	-3.7	-51%
Single Family	4.4%	4.4%	1.4%	1.9%	-2.5	-57%
Multiple Family	8.2%	8.3%	4.5%	3.9%	-4.3	-52%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	4.14	4.22	4.22	4.21	0.1	2%

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	89	123	122	105	16	18%
\$15,000-\$29,999	357	202	229	204	-153	-43%
\$30,000-\$44,999	292	181	166	152	-140	-48%
\$45,000-\$59,999	161	152	179	169	8	5%
\$60,000-\$74,999	26	87	127	167	141	542%
\$75,000-\$99,999	54	120	130	135	81	150%
\$100,000-\$124,999	0	43	75	79	79	0%
\$125,000-\$149,999	0	25	25	31	31	0%
\$150,000-\$199,999	2	33	36	42	40	2000%
\$200,000 or more	7	21	36	45	38	543%
Total Households	988	987	1,125	1,129	141	14%
Median Household Income						
Adjusted for inflation (\$2010)	\$32,466	\$43,964	\$48,813	\$54,186	\$21,720	67%

*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.

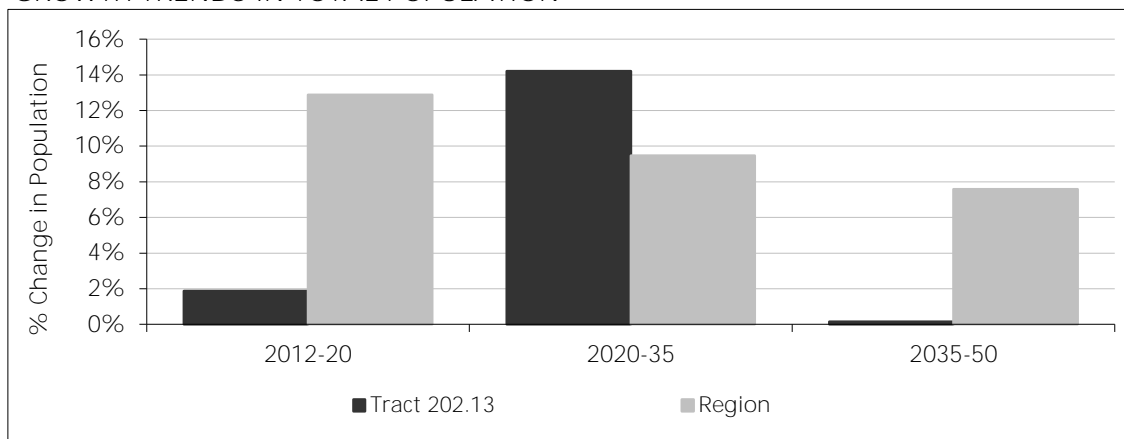
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,097	4,174	4,767	4,774	677	17%
Under 5	512	581	614	580	68	13%
5 to 9	469	461	535	520	51	11%
10 to 14	424	393	445	466	42	10%
15 to 17	209	180	193	210	1	0%
18 to 19	133	111	113	121	-12	-9%
20 to 24	347	353	337	366	19	5%
25 to 29	414	465	458	457	43	10%
30 to 34	364	368	450	426	62	17%
35 to 39	333	337	461	402	69	21%
40 to 44	262	233	346	312	50	19%
45 to 49	187	183	216	240	53	28%
50 to 54	121	129	137	171	50	41%
55 to 59	101	123	121	164	63	62%
60 to 61	29	42	51	60	31	107%
62 to 64	23	32	41	45	22	96%
65 to 69	27	39	60	60	33	122%
70 to 74	30	42	59	54	24	80%
75 to 79	24	27	47	42	18	75%
80 to 84	18	16	26	34	16	89%
85 and over	70	59	57	44	-26	-37%
Median Age	24.3	25.1	26.6	26.4	2.1	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,097	4,174	4,767	4,774	677	17%
Hispanic	3,616	3,759	4,451	4,559	943	26%
Non-Hispanic	481	415	316	215	-266	-55%
White	343	278	156	65	-278	-81%
Black	41	43	53	53	12	29%
American Indian	1	1	1	1	0	0%
Asian	72	71	81	72	0	0%
Hawaiian / Pacific Islander	1	1	1	1	0	0%
Other	3	2	2	2	-1	-33%
Two or More Races	20	19	22	21	1	5%

GROWTH TRENDS IN TOTAL POPULATION



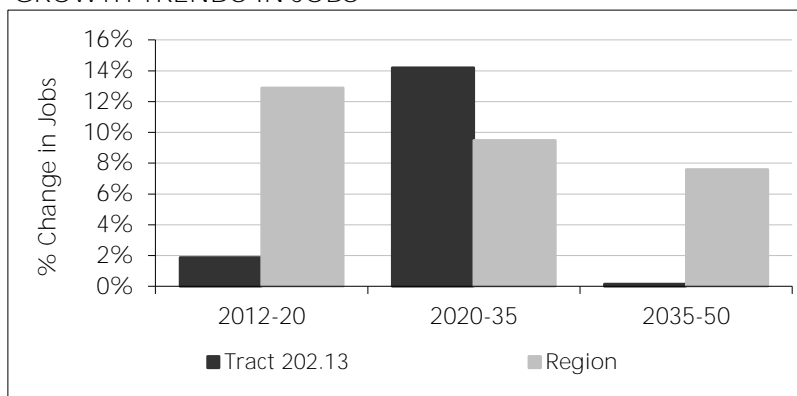
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	476	476	483	483	7	1%
Civilian Jobs	476	476	483	483	7	1%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	83	83	83	83	0	0%
Developed Acres	80	80	81	81	1	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	24	24	17	17	-7	-29%
Multiple Family	30	30	38	38	8	27%
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	4	4	4	4	0	0%
Office	3	3	3	3	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	16	16	16	16	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	3	3	3	3	0	0%
Vacant Developable Acres	1	1	0	0	-1	-82%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	1	1	0	0	-1	-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	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	1	1	1	1	0	0%
Employment Density ³	70.3	70.3	71.4	71.4	--	#VALUE!
Residential Density ⁴	19.6	19.6	21.0	21.0	1.5	8%

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