

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 85.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,316	6,516	7,155	10,627	4,311	68%
Household Population	6,280	6,485	7,113	10,576	4,296	68%
Group Quarters Population	36	31	42	51	15	42%
Civilian	36	31	42	51	15	42%
Military	0	0	0	0	0	0%
Total Housing Units	2,404	2,420	2,631	4,033	1,629	68%
Single Family	2,191	2,202	2,338	2,377	186	8%
Multiple Family	213	218	293	1,656	1,443	677%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,348	2,364	2,602	3,953	1,605	68%
Single Family	2,152	2,154	2,313	2,339	187	9%
Multiple Family	196	210	289	1,614	1,418	723%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.3%	2.3%	1.1%	2.0%	-0.3	-13%
Single Family	1.8%	2.2%	1.1%	1.6%	-0.2	-11%
Multiple Family	8.0%	3.7%	1.4%	2.5%	-5.5	-69%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.67	2.74	2.73	2.68	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	149	120	120	178	29	19%
\$15,000-\$29,999	338	210	177	276	-62	-18%
\$30,000-\$44,999	310	290	299	378	68	22%
\$45,000-\$59,999	266	232	226	432	166	62%
\$60,000-\$74,999	351	278	291	378	27	8%
\$75,000-\$99,999	278	348	385	544	266	96%
\$100,000-\$124,999	201	249	311	513	312	155%
\$125,000-\$149,999	156	217	245	317	161	103%
\$150,000-\$199,999	160	187	244	467	307	192%
\$200,000 or more	139	233	304	470	331	238%
Total Households	2,348	2,364	2,602	3,953	1,605	68%
Median Household Income						
Adjusted for inflation (\$2010)	\$64,744	\$78,736	\$87,208	\$90,372	\$25,628	40%

*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.

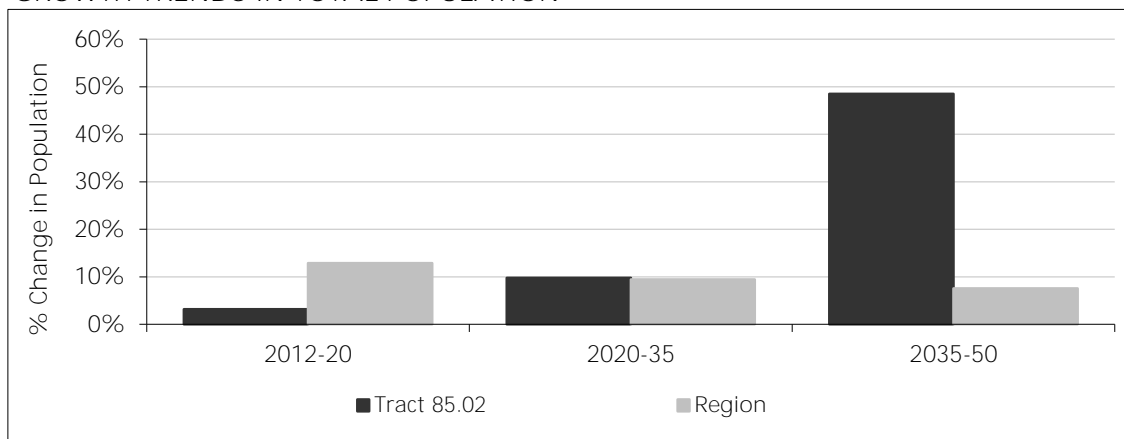
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,316	6,516	7,155	10,627	4,311	68%
Under 5	380	455	440	706	326	86%
5 to 9	346	383	428	686	340	98%
10 to 14	377	376	455	702	325	86%
15 to 17	267	241	289	437	170	64%
18 to 19	144	105	128	176	32	22%
20 to 24	469	452	493	744	275	59%
25 to 29	543	551	494	786	243	45%
30 to 34	440	421	384	616	176	40%
35 to 39	384	424	409	606	222	58%
40 to 44	401	381	485	651	250	62%
45 to 49	454	410	497	707	253	56%
50 to 54	465	387	440	577	112	24%
55 to 59	471	467	408	670	199	42%
60 to 61	148	173	118	180	32	22%
62 to 64	206	239	209	324	118	57%
65 to 69	227	300	280	434	207	91%
70 to 74	190	305	385	486	296	156%
75 to 79	141	189	343	442	301	213%
80 to 84	140	137	283	339	199	142%
85 and over	123	120	187	358	235	191%
Median Age	37.5	38.2	40.6	38.8	1.3	3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,316	6,516	7,155	10,627	4,311	68%
Hispanic	1,527	1,863	2,562	4,493	2,966	194%
Non-Hispanic	4,789	4,653	4,593	6,134	1,345	28%
White	3,887	3,677	3,294	3,964	77	2%
Black	78	83	94	148	70	90%
American Indian	22	22	23	31	9	41%
Asian	558	605	835	1,403	845	151%
Hawaiian / Pacific Islander	8	10	13	23	15	188%
Other	14	14	14	21	7	50%
Two or More Races	222	242	320	544	322	145%

GROWTH TRENDS IN TOTAL POPULATION



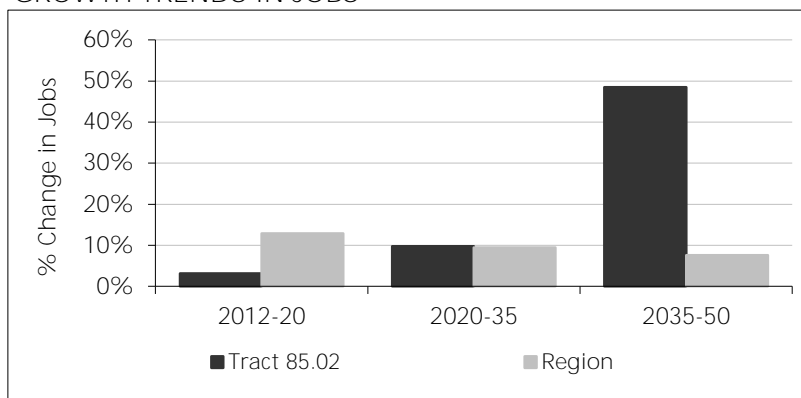
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,732	1,984	2,740	3,072	1,340	77%
Civilian Jobs	1,732	1,984	2,740	3,072	1,340	77%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	762	762	762	762	0	0%
Developed Acres	744	744	749	756	12	2%
Low Density Single Family	0	0	5	12	12	--
Single Family	371	371	369	369	-1	0%
Multiple Family	5	5	7	7	1	27%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	7	28	47	47	--
Industrial	0	0	0	0	0	0%
Commercial/Services	51	46	24	5	-46	-90%
Office	1	0	0	0	-1	-100%
Schools	12	12	12	12	0	0%
Roads and Freeways	132	132	132	132	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	171	171	171	171	0	0%
Vacant Developable Acres	19	19	14	7	-12	-63%
Low Density Single Family	16	16	11	4	-12	-75%
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	3	3	3	3	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density ³	26.8	32.4	54.1	74.8	48.0	179%
Residential Density ⁴	6.4	6.4	6.7	9.8	3.4	53%

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