

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 193.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,372	7,823	7,902	7,816	444	6%
Household Population	7,364	7,820	7,895	7,804	440	6%
Group Quarters Population	8	3	7	12	4	50%
Civilian	8	3	7	12	4	50%
Military	0	0	0	0	0	0%
Total Housing Units	3,119	3,224	3,225	3,225	106	3%
Single Family	2,361	2,367	2,367	2,367	6	0%
Multiple Family	758	857	858	858	100	13%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	3,011	3,117	3,137	3,121	110	4%
Single Family	2,255	2,260	2,279	2,264	9	0%
Multiple Family	756	857	858	857	101	13%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.5%	3.3%	2.7%	3.2%	-0.3	-9%
Single Family	4.5%	4.5%	3.7%	4.4%	-0.1	-2%
Multiple Family	0.3%	0.0%	0.0%	0.1%	-0.2	-67%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.45	2.51	2.52	2.50	0.0	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	186	118	101	92	-94	-51%
\$15,000-\$29,999	462	210	181	136	-326	-71%
\$30,000-\$44,999	341	308	305	229	-112	-33%
\$45,000-\$59,999	341	320	276	278	-63	-18%
\$60,000-\$74,999	445	398	297	237	-208	-47%
\$75,000-\$99,999	548	513	478	522	-26	-5%
\$100,000-\$124,999	240	338	472	442	202	84%
\$125,000-\$149,999	125	348	316	274	149	119%
\$150,000-\$199,999	172	315	385	469	297	173%
\$200,000 or more	151	249	326	442	291	193%
Total Households	3,011	3,117	3,137	3,121	110	4%
Median Household Income						
Adjusted for inflation (\$2010)	\$65,916	\$84,966	\$96,365	\$103,761	\$37,845	57%

*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.

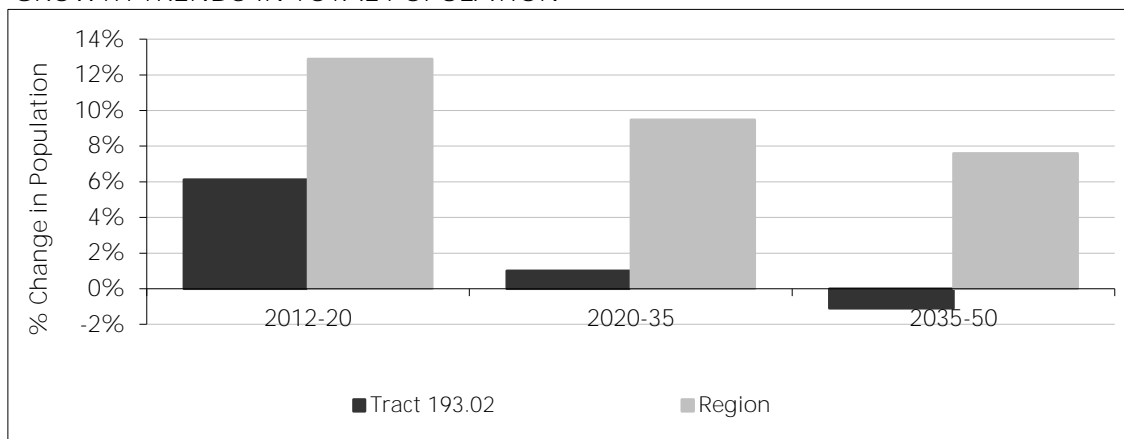
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,372	7,823	7,902	7,816	444	6%
Under 5	526	622	553	568	42	8%
5 to 9	396	433	416	415	19	5%
10 to 14	345	326	327	318	-27	-8%
15 to 17	229	193	199	185	-44	-19%
18 to 19	161	116	126	114	-47	-29%
20 to 24	710	671	624	556	-154	-22%
25 to 29	627	651	534	526	-101	-16%
30 to 34	451	478	427	446	-5	-1%
35 to 39	362	411	385	360	-2	-1%
40 to 44	413	394	457	397	-16	-4%
45 to 49	468	423	447	416	-52	-11%
50 to 54	515	458	464	443	-72	-14%
55 to 59	502	526	423	480	-22	-4%
60 to 61	199	240	187	208	9	5%
62 to 64	287	352	301	332	45	16%
65 to 69	373	519	501	532	159	43%
70 to 74	226	361	437	387	161	71%
75 to 79	202	261	445	372	170	84%
80 to 84	180	176	334	318	138	77%
85 and over	200	212	315	443	243	122%
Median Age	38.3	40.1	43.9	45.3	7.0	18%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,372	7,823	7,902	7,816	444	6%
Hispanic	2,079	2,570	3,137	3,655	1,576	76%
Non-Hispanic	5,293	5,253	4,765	4,161	-1,132	-21%
White	4,166	4,035	3,404	2,758	-1,408	-34%
Black	292	286	186	79	-213	-73%
American Indian	34	32	29	25	-9	-26%
Asian	440	501	676	777	337	77%
Hawaiian / Pacific Islander	84	88	85	87	3	4%
Other	11	12	14	14	3	27%
Two or More Races	266	299	371	421	155	58%

GROWTH TRENDS IN TOTAL POPULATION



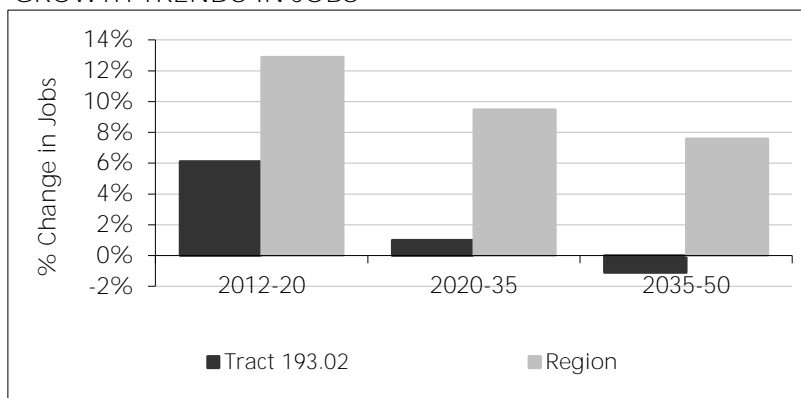
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	392	479	536	536	144	37%
Civilian Jobs	392	479	536	536	144	37%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	623	623	623	623	0	0%
Developed Acres	603	613	613	613	10	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	375	376	376	376	1	0%
Multiple Family	33	33	43	43	9	28%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	9	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	18	18	18	18	0	0%
Office	0	0	0	0	0	0%
Schools	11	11	11	11	0	0%
Roads and Freeways	147	147	147	147	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	18	18	18	18	0	0%
Vacant Developable Acres	10	0	0	0	-10	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	9	0	0	0	-9	-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	9	9	9	9	0	0%
Employment Density ³	13.5	14.2	18.4	18.4	--	#VALUE!
Residential Density ⁴	7.6	7.8	7.7	7.7	0.1	1%

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