

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 147

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,750	7,995	10,584	10,897	3,147	41%
Household Population	7,741	7,987	10,575	10,888	3,147	41%
Group Quarters Population	9	8	9	9	0	0%
Civilian	9	8	9	9	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	3,288	3,305	4,256	4,383	1,095	33%
Single Family	2,442	2,475	2,463	2,459	17	1%
Multiple Family	846	830	1,793	1,924	1,078	127%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	3,172	3,187	4,178	4,276	1,104	35%
Single Family	2,381	2,408	2,407	2,394	13	1%
Multiple Family	791	779	1,771	1,882	1,091	138%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.5%	3.6%	1.8%	2.4%	-1.1	-31%
Single Family	2.5%	2.7%	2.3%	2.6%	0.1	4%
Multiple Family	6.5%	6.1%	1.2%	2.2%	-4.3	-66%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.44	2.51	2.53	2.55	0.1	5%

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	242	185	198	195	-47	-19%
\$15,000-\$29,999	451	383	471	312	-139	-31%
\$30,000-\$44,999	498	396	512	566	68	14%
\$45,000-\$59,999	343	517	586	431	88	26%
\$60,000-\$74,999	447	366	406	549	102	23%
\$75,000-\$99,999	324	445	714	692	368	114%
\$100,000-\$124,999	263	341	450	426	163	62%
\$125,000-\$149,999	174	187	258	366	192	110%
\$150,000-\$199,999	279	286	365	341	62	22%
\$200,000 or more	151	81	218	398	247	164%
Total Households	3,172	3,187	4,178	4,276	1,104	35%

*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.

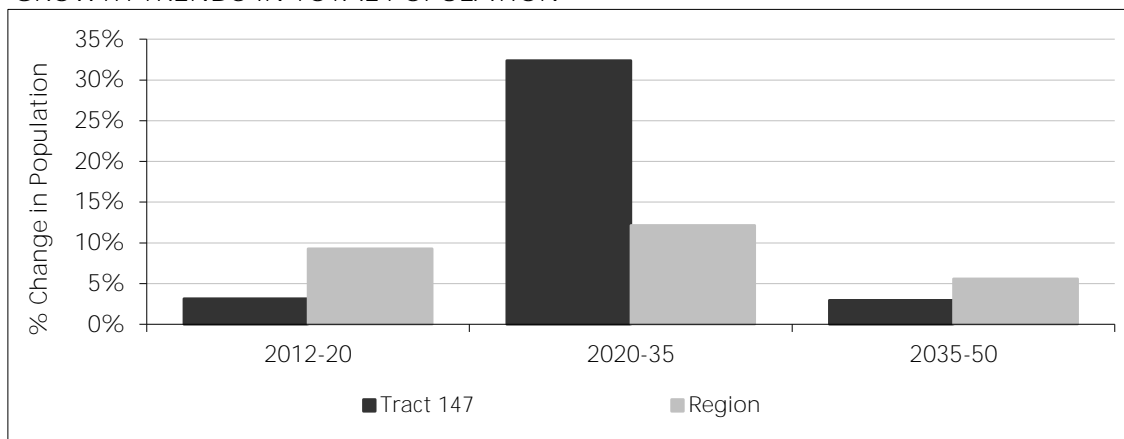
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,750	7,995	10,584	10,897	3,147	41%
Under 5	445	512	616	681	236	53%
5 to 9	444	471	575	614	170	38%
10 to 14	380	366	505	502	122	32%
15 to 17	283	239	339	337	54	19%
18 to 19	187	127	171	145	-42	-22%
20 to 24	533	504	626	589	56	11%
25 to 29	623	646	714	755	132	21%
30 to 34	583	588	678	754	171	29%
35 to 39	629	723	862	877	248	39%
40 to 44	582	546	787	706	124	21%
45 to 49	517	458	641	576	59	11%
50 to 54	576	494	690	680	104	18%
55 to 59	592	606	653	761	169	29%
60 to 61	188	225	231	260	72	38%
62 to 64	231	273	280	306	75	32%
65 to 69	279	391	491	526	247	89%
70 to 74	179	287	474	433	254	142%
75 to 79	134	172	402	363	229	171%
80 to 84	149	146	381	374	225	151%
85 and over	216	221	468	658	442	205%
Median Age	38.2	38.8	41.3	41.4	3.2	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,750	7,995	10,584	10,897	3,147	41%
Hispanic	1,652	1,956	3,060	3,629	1,977	120%
Non-Hispanic	6,098	6,039	7,524	7,268	1,170	19%
White	4,763	4,557	5,130	4,408	-355	-7%
Black	411	461	681	793	382	93%
American Indian	36	33	38	32	-4	-11%
Asian	498	566	1,014	1,260	762	153%
Hawaiian / Pacific Islander	37	44	74	94	57	154%
Other	39	36	47	53	14	36%
Two or More Races	314	342	540	628	314	100%

GROWTH TRENDS IN TOTAL POPULATION



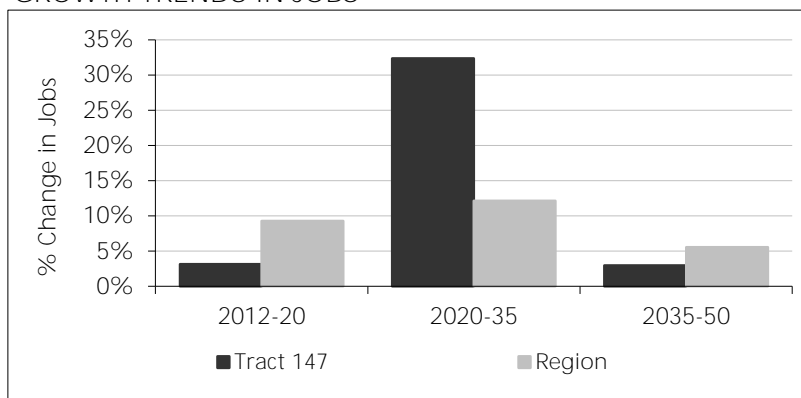
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	786	1,218	2,273	2,292	1,506	192%
Civilian Jobs	786	1,218	2,273	2,292	1,506	192%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	618	618	618	618	0	0%
Developed Acres	613	616	618	618	5	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	401	404	404	404	3	1%
Multiple Family	34	34	30	30	-5	-13%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	10	34	34	34	--
Industrial	0	0	0	0	0	0%
Commercial/Services	30	21	5	4	-26	-87%
Office	1	1	0	0	-1	-100%
Schools	8	8	8	8	0	0%
Roads and Freeways	125	125	125	125	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	5	1	0	0	-5	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	5	1	0	0	-5	-99%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	-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	0	0	0	0	0	0%
Employment Density ³	19.7	33.7	75.7	76.9	57.3	291%
Residential Density ⁴	7.6	7.5	9.5	9.7	2.2	29%

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