

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 125.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,536	4,514	5,871	7,085	2,549	56%
Household Population	4,536	4,514	5,871	7,085	2,549	56%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,693	1,558	1,987	2,460	767	45%
Single Family	305	306	251	255	-50	-16%
Multiple Family	940	944	1,457	2,108	1,168	124%
Mobile Homes	448	308	279	97	-351	-78%
Occupied Housing Units	1,558	1,515	1,938	2,362	804	52%
Single Family	301	300	248	249	-52	-17%
Multiple Family	868	922	1,420	2,021	1,153	133%
Mobile Homes	389	293	270	92	-297	-76%
Vacancy Rate	8.0%	2.8%	2.5%	4.0%	-4.0	-50%
Single Family	1.3%	2.0%	1.2%	2.4%	1.1	85%
Multiple Family	7.7%	2.3%	2.5%	4.1%	-3.6	-47%
Mobile Homes	13.2%	4.9%	3.2%	5.2%	-8.0	-61%
Persons per Household	2.91	2.98	3.03	3.00	0.1	3%

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	291	230	255	276	-15	-5%
\$15,000-\$29,999	375	306	381	429	54	14%
\$30,000-\$44,999	319	286	333	369	50	16%
\$45,000-\$59,999	260	238	293	347	87	33%
\$60,000-\$74,999	138	134	189	291	153	111%
\$75,000-\$99,999	72	170	224	284	212	294%
\$100,000-\$124,999	58	67	126	150	92	159%
\$125,000-\$149,999	0	31	54	91	91	0%
\$150,000-\$199,999	0	41	62	87	87	0%
\$200,000 or more	45	12	21	38	-7	-16%
Total Households	1,558	1,515	1,938	2,362	804	52%
Median Household Income						
Adjusted for inflation (\$2010)	\$35,313	\$41,617	\$45,000	\$49,625	\$14,312	41%

*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.

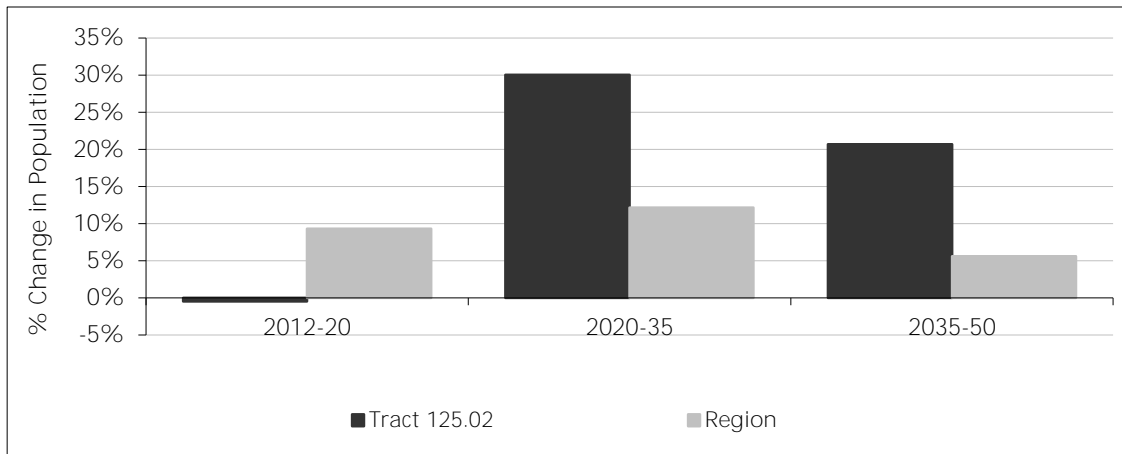
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,536	4,514	5,871	7,085	2,549	56%
Under 5	350	380	433	458	108	31%
5 to 9	353	335	413	453	100	28%
10 to 14	398	353	435	511	113	28%
15 to 17	241	195	223	271	30	12%
18 to 19	138	106	119	142	4	3%
20 to 24	397	375	391	465	68	17%
25 to 29	376	400	418	481	105	28%
30 to 34	365	353	460	491	126	35%
35 to 39	330	320	472	464	134	41%
40 to 44	290	251	408	421	131	45%
45 to 49	305	281	378	474	169	55%
50 to 54	237	239	293	419	182	77%
55 to 59	231	260	296	468	237	103%
60 to 61	87	110	132	182	95	109%
62 to 64	104	137	184	240	136	131%
65 to 69	111	150	239	299	188	169%
70 to 74	75	106	203	240	165	220%
75 to 79	63	72	176	239	176	279%
80 to 84	40	39	95	151	111	278%
85 and over	45	52	103	216	171	380%
Median Age	30.2	31.6	35.5	37.9	7.7	25%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,536	4,514	5,871	7,085	2,549	56%
Hispanic	3,623	3,697	4,913	6,020	2,397	66%
Non-Hispanic	913	817	958	1,065	152	17%
White	414	347	348	334	-80	-19%
Black	182	167	173	170	-12	-7%
American Indian	13	10	8	7	-6	-46%
Asian	223	216	326	426	203	91%
Hawaiian / Pacific Islander	8	7	7	7	-1	-13%
Other	3	2	2	2	-1	-33%
Two or More Races	70	68	94	119	49	70%

GROWTH TRENDS IN TOTAL POPULATION



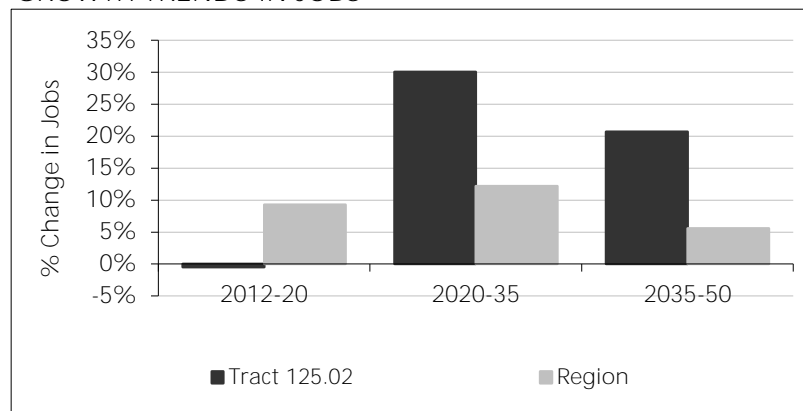
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,056	2,504	3,527	4,000	2,944	279%
Civilian Jobs	1,056	2,504	3,527	4,000	2,944	279%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	686	686	686	686	0	0%
Developed Acres	325	374	393	406	81	25%
Low Density Single Family	0	0	0	0	0	0%
Single Family	26	26	18	19	-7	-27%
Multiple Family	30	25	33	41	10	35%
Mobile Homes	23	16	15	5	-18	-78%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	20	35	39	39	--
Industrial	28	11	1	1	-27	-98%
Commercial/Services	38	58	74	86	48	126%
Office	1	0	0	0	-1	-73%
Schools	11	11	11	11	0	0%
Roads and Freeways	95	111	111	111	16	17%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	75	96	96	96	21	27%
Vacant Developable Acres	81	32	13	0	-81	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	-100%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	60	32	13	0	-60	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	21	0	0	0	-21	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	280	280	280	280	0	0%
Employment Density ³	13.7	27.9	34.3	34.4	20.6	150%
Residential Density ⁴	21.6	20.2	23.6	29.5	7.9	36%

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 residential acre (single family, multiple