

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 141.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,789	3,856	4,118	4,072	283	7%
Household Population	3,784	3,855	4,112	4,066	282	7%
Group Quarters Population	5	1	6	6	1	20%
Civilian	5	1	6	6	1	20%
Military	0	0	0	0	0	0%
Total Housing Units	1,111	1,111	1,182	1,182	71	6%
Single Family	1,064	1,064	1,133	1,133	69	6%
Multiple Family	47	47	49	49	2	4%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,077	1,073	1,154	1,149	72	7%
Single Family	1,032	1,026	1,105	1,101	69	7%
Multiple Family	45	47	49	48	3	7%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.1%	3.4%	2.4%	2.8%	-0.3	-10%
Single Family	3.0%	3.6%	2.5%	2.8%	-0.2	-7%
Multiple Family	4.3%	0.0%	0.0%	2.0%	-2.3	-53%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.51	3.59	3.56	3.54	0.0	1%

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	111	112	91	57	-54	-49%
\$15,000-\$29,999	65	171	174	164	99	152%
\$30,000-\$44,999	199	164	152	129	-70	-35%
\$45,000-\$59,999	95	173	171	177	82	86%
\$60,000-\$74,999	183	96	133	142	-41	-22%
\$75,000-\$99,999	196	143	166	163	-33	-17%
\$100,000-\$124,999	61	92	104	102	41	67%
\$125,000-\$149,999	61	72	57	84	23	38%
\$150,000-\$199,999	72	41	86	102	30	42%
\$200,000 or more	34	9	20	29	-5	-15%
Total Households	1,077	1,073	1,154	1,149	72	7%
Median Household Income						
Adjusted for inflation (\$2010)	\$65,615	\$52,760	\$59,035	\$65,018	(\$597)	-1%

*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.

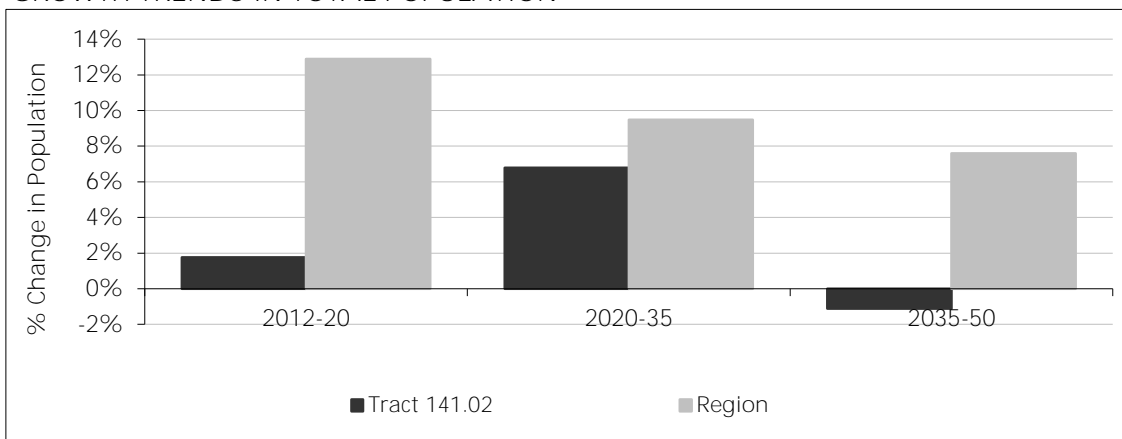
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,789	3,856	4,118	4,072	283	7%
Under 5	284	307	268	236	-48	-17%
5 to 9	258	247	251	232	-26	-10%
10 to 14	270	234	243	217	-53	-20%
15 to 17	207	164	168	164	-43	-21%
18 to 19	145	111	106	104	-41	-28%
20 to 24	285	287	242	241	-44	-15%
25 to 29	249	266	230	218	-31	-12%
30 to 34	235	226	226	203	-32	-14%
35 to 39	223	229	263	216	-7	-3%
40 to 44	249	215	277	232	-17	-7%
45 to 49	227	194	201	197	-30	-13%
50 to 54	251	227	227	254	3	1%
55 to 59	257	277	234	286	29	11%
60 to 61	97	127	117	136	39	40%
62 to 64	126	160	154	154	28	22%
65 to 69	169	269	340	359	190	112%
70 to 74	87	130	220	194	107	123%
75 to 79	77	87	175	159	82	106%
80 to 84	43	43	90	119	76	177%
85 and over	50	56	86	151	101	202%
Median Age	34.2	36.9	41.1	44.4	10.2	30%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,789	3,856	4,118	4,072	283	7%
Hispanic	1,560	1,666	1,837	1,883	323	21%
Non-Hispanic	2,229	2,190	2,281	2,189	-40	-2%
White	474	380	198	35	-439	-93%
Black	1,090	1,121	1,211	1,201	111	10%
American Indian	3	3	3	2	-1	-33%
Asian	424	445	593	662	238	56%
Hawaiian / Pacific Islander	60	59	60	61	1	2%
Other	6	8	12	12	6	100%
Two or More Races	172	174	204	216	44	26%

GROWTH TRENDS IN TOTAL POPULATION



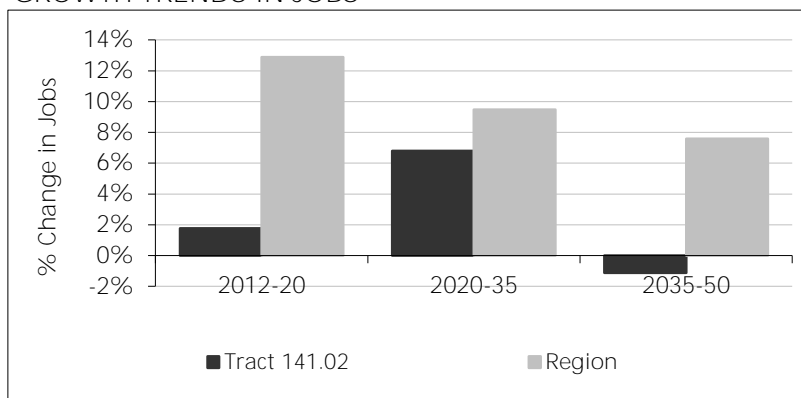
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	107	113	115	115	8	7%
Civilian Jobs	107	113	115	115	8	7%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	291	291	291	291	0	0%
Developed Acres	286	286	291	291	4	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	204	204	208	208	4	2%
Multiple Family	1	1	1	1	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	--
Industrial	0	0	0	0	0	0%
Commercial/Services	6	6	6	6	0	-3%
Office	0	0	0	0	0	0%
Schools	8	8	8	8	0	0%
Roads and Freeways	62	62	62	62	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	6	6	6	6	0	0%
Vacant Developable Acres	4	4	0	0	-4	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	4	4	0	0	-4	-100%
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	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density ³	7.9	8.3	8.5	8.5	0.7	8%
Residential Density ⁴	5.4	5.4	5.6	5.6	0.2	4%

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