

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 191.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,409	8,154	9,167	9,320	2,911	45%
Household Population	6,401	8,153	9,161	9,311	2,910	45%
Group Quarters Population	8	1	6	9	1	13%
Civilian	8	1	6	9	1	13%
Military	0	0	0	0	0	0%
Total Housing Units	2,281	2,828	3,148	3,230	949	42%
Single Family	1,996	2,543	2,863	2,944	948	47%
Multiple Family	18	18	18	19	1	6%
Mobile Homes	267	267	267	267	0	0%
Occupied Housing Units	2,224	2,759	3,091	3,156	932	42%
Single Family	1,948	2,477	2,809	2,878	930	48%
Multiple Family	9	15	17	18	9	100%
Mobile Homes	267	267	265	260	-7	-3%
Vacancy Rate	2.5%	2.4%	1.8%	2.3%	-0.2	-8%
Single Family	2.4%	2.6%	1.9%	2.2%	-0.2	-8%
Multiple Family	50.0%	16.7%	5.6%	5.3%	-44.7	-89%
Mobile Homes	0.0%	0.0%	0.7%	2.6%	2.6	0%
Persons per Household	2.88	2.96	2.96	2.95	0.1	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	68	131	117	99	31	46%
\$15,000-\$29,999	239	289	273	231	-8	-3%
\$30,000-\$44,999	148	334	329	318	170	115%
\$45,000-\$59,999	263	343	354	308	45	17%
\$60,000-\$74,999	404	307	347	338	-66	-16%
\$75,000-\$99,999	329	397	434	476	147	45%
\$100,000-\$124,999	311	286	383	357	46	15%
\$125,000-\$149,999	122	168	204	268	146	120%
\$150,000-\$199,999	136	259	315	328	192	141%
\$200,000 or more	204	245	335	433	229	112%
Total Households	2,224	2,759	3,091	3,156	932	42%
Median Household Income						
Adjusted for inflation (\$2010)	\$74,629	\$73,803	\$82,229	\$89,916	\$15,287	20%

*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.

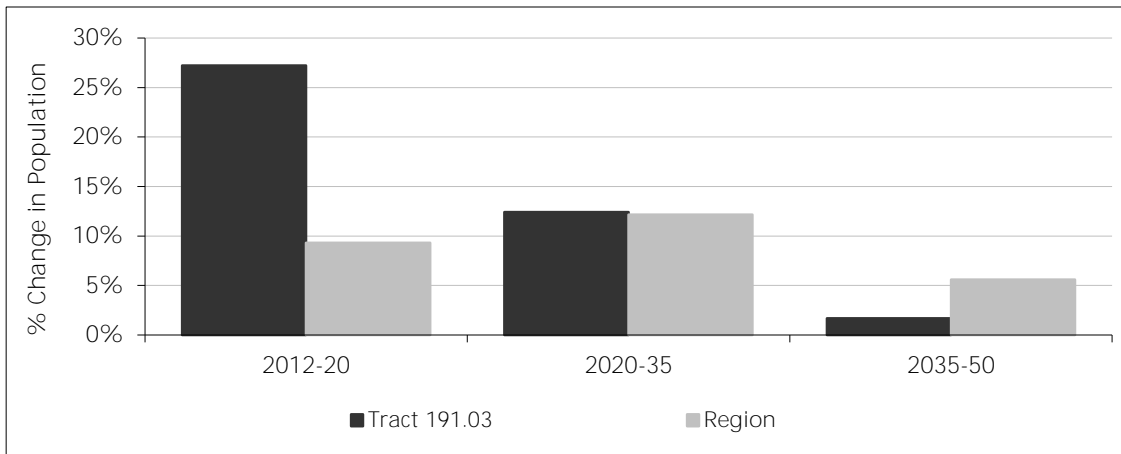
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,409	8,154	9,167	9,320	2,911	45%
Under 5	318	465	470	516	198	62%
5 to 9	374	502	515	572	198	53%
10 to 14	390	460	519	533	143	37%
15 to 17	326	335	404	389	63	19%
18 to 19	231	192	216	170	-61	-26%
20 to 24	435	497	527	491	56	13%
25 to 29	309	395	374	400	91	29%
30 to 34	307	386	382	452	145	47%
35 to 39	299	420	437	463	164	55%
40 to 44	407	466	592	526	119	29%
45 to 49	476	504	612	546	70	15%
50 to 54	560	584	676	649	89	16%
55 to 59	542	683	629	748	206	38%
60 to 61	184	268	226	257	73	40%
62 to 64	285	414	376	434	149	52%
65 to 69	323	534	530	595	272	84%
70 to 74	260	518	647	546	286	110%
75 to 79	162	263	489	396	234	144%
80 to 84	120	142	315	292	172	143%
85 and over	101	126	231	345	244	242%
Median Age	42.6	44.6	46.2	46.4	3.8	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,409	8,154	9,167	9,320	2,911	45%
Hispanic	1,667	2,384	2,961	3,304	1,637	98%
Non-Hispanic	4,742	5,770	6,206	6,016	1,274	27%
White	4,353	5,271	5,579	5,344	991	23%
Black	21	30	34	37	16	76%
American Indian	39	35	15	7	-32	-82%
Asian	182	239	329	352	170	93%
Hawaiian / Pacific Islander	14	19	25	30	16	114%
Other	8	7	5	5	-3	-38%
Two or More Races	125	169	219	241	116	93%

GROWTH TRENDS IN TOTAL POPULATION



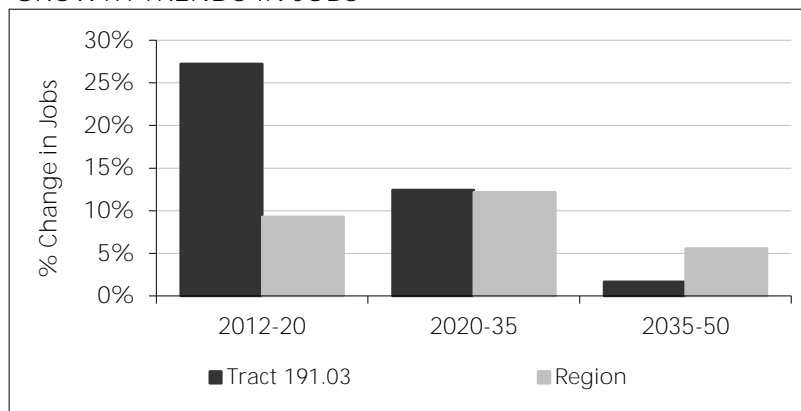
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,155	1,300	1,682	1,748	593	51%
Civilian Jobs	1,155	1,300	1,682	1,748	593	51%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	15,677	15,677	15,677	15,677	0	0%
Developed Acres	12,677	13,909	14,405	14,546	1,868	15%
Low Density Single Family	5,099	6,159	6,640	6,710	1,611	32%
Single Family	74	219	240	246	172	234%
Multiple Family	2	2	2	2	0	3%
Mobile Homes	105	105	105	105	0	0%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	50	53	61	63	13	26%
Commercial/Services	38	59	84	162	124	328%
Office	1	3	7	8	7	1108%
Schools	67	68	72	73	5	8%
Roads and Freeways	402	402	402	402	0	0%
Agricultural and Extractive ²	6,735	6,614	6,567	6,551	-184	-3%
Parks and Military Use	102	222	222	222	119	117%
Vacant Developable Acres	2,555	1,323	828	686	-1,868	-73%
Low Density Single Family	2,296	1,236	755	684	-1,611	-70%
Single Family	42	2	2	2	-40	-95%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	7	7	1	0	-7	-100%
Commercial/Services	77	68	68	0	-77	-100%
Office	8	6	1	0	-8	-100%
Schools	5	4	1	0	-5	-100%
Parks and Other	119	0	0	0	-119	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	445	445	445	445	0	0%
Employment Density ³	7.4	7.1	7.5	5.7	-1.7	-23%
Residential Density ⁴	0.4	0.4	0.5	0.5	0.0	6%

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