

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 101.07

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,532	6,526	9,402	9,651	3,119	48%
Household Population	6,495	6,496	9,357	9,597	3,102	48%
Group Quarters Population	37	30	45	54	17	46%
Civilian	37	30	45	54	17	46%
Military	0	0	0	0	0	0%
Total Housing Units	1,778	1,745	2,483	2,588	810	46%
Single Family	980	980	1,005	1,010	30	3%
Multiple Family	393	371	1,255	1,428	1,035	263%
Mobile Homes	405	394	223	150	-255	-63%
Occupied Housing Units	1,737	1,694	2,422	2,505	768	44%
Single Family	974	972	1,000	1,003	29	3%
Multiple Family	367	334	1,203	1,359	992	270%
Mobile Homes	396	388	219	143	-253	-64%
Vacancy Rate	2.3%	2.9%	2.5%	3.2%	0.9	39%
Single Family	0.6%	0.8%	0.5%	0.7%	0.1	17%
Multiple Family	6.6%	10.0%	4.1%	4.8%	-1.8	-27%
Mobile Homes	2.2%	1.5%	1.8%	4.7%	2.5	114%
Persons per Household	3.74	3.83	3.86	3.83	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	56	200	234	214	158	282%
\$15,000-\$29,999	324	233	308	284	-40	-12%
\$30,000-\$44,999	265	414	384	316	51	19%
\$45,000-\$59,999	334	257	464	511	177	53%
\$60,000-\$74,999	280	165	300	299	19	7%
\$75,000-\$99,999	267	204	347	352	85	32%
\$100,000-\$124,999	97	131	178	227	130	134%
\$125,000-\$149,999	45	84	140	168	123	273%
\$150,000-\$199,999	51	6	63	127	76	149%
\$200,000 or more	18	0	4	7	-11	-61%
Total Households	1,737	1,694	2,422	2,505	768	44%
Median Household Income						
Adjusted for inflation (\$2010)	\$55,037	\$45,000	\$54,213	\$57,872	\$2,835	5%

*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.

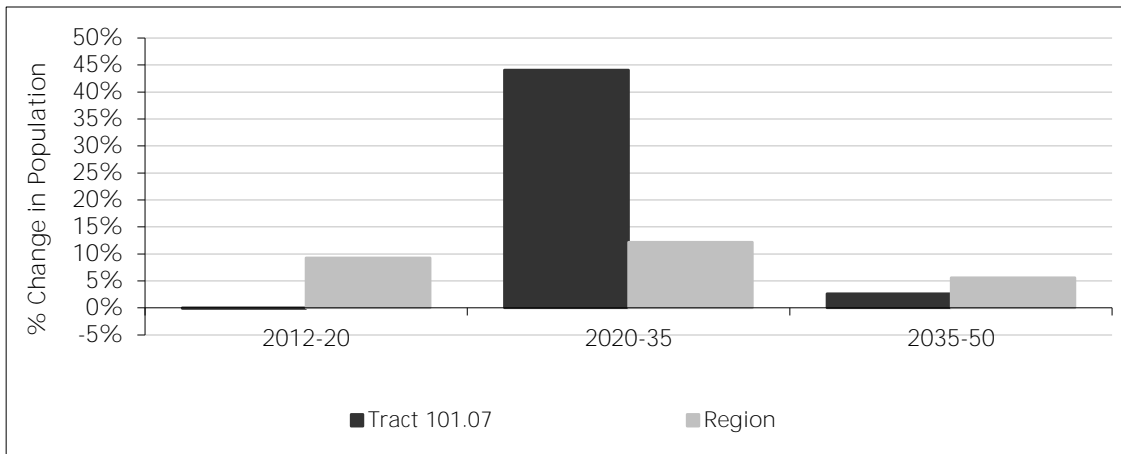
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,532	6,526	9,402	9,651	3,119	48%
Under 5	485	535	651	571	86	18%
5 to 9	429	406	550	508	79	18%
10 to 14	484	425	542	534	50	10%
15 to 17	300	251	314	319	19	6%
18 to 19	224	177	221	226	2	1%
20 to 24	614	574	650	642	28	5%
25 to 29	486	491	579	528	42	9%
30 to 34	411	372	523	457	46	11%
35 to 39	347	317	488	399	52	15%
40 to 44	448	361	605	518	70	16%
45 to 49	408	362	508	536	128	31%
50 to 54	438	424	577	674	236	54%
55 to 59	440	490	605	778	338	77%
60 to 61	119	144	194	214	95	80%
62 to 64	191	250	366	394	203	106%
65 to 69	235	338	611	633	398	169%
70 to 74	167	245	500	467	300	180%
75 to 79	134	161	437	479	345	257%
80 to 84	93	100	264	386	293	315%
85 and over	79	103	217	388	309	391%
Median Age	33.0	35.5	41.5	46.2	13.2	40%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,532	6,526	9,402	9,651	3,119	48%
Hispanic	4,776	5,091	7,637	8,281	3,505	73%
Non-Hispanic	1,756	1,435	1,765	1,370	-386	-22%
White	767	600	505	145	-622	-81%
Black	161	130	182	169	8	5%
American Indian	10	6	2	2	-8	-80%
Asian	678	572	890	871	193	28%
Hawaiian / Pacific Islander	8	6	6	6	-2	-25%
Other	4	2	2	1	-3	-75%
Two or More Races	128	119	178	176	48	38%

GROWTH TRENDS IN TOTAL POPULATION



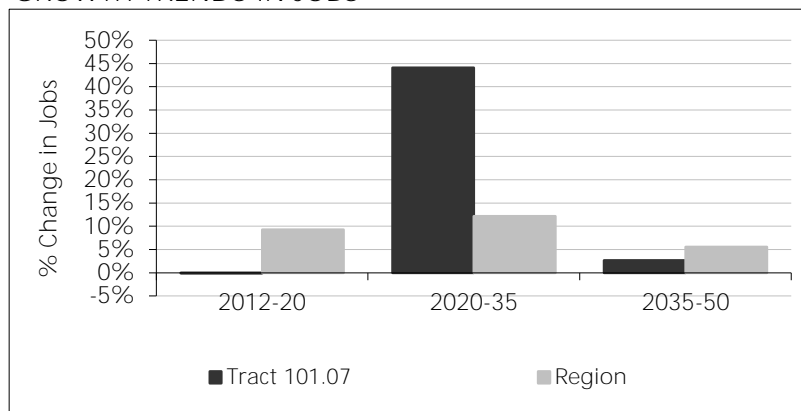
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	508	840	972	972	464	91%
Civilian Jobs	508	840	972	972	464	91%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	569	569	569	569	0	0%
Developed Acres	494	533	538	539	45	9%
Low Density Single Family	19	19	19	19	0	0%
Single Family	149	148	151	151	2	1%
Multiple Family	21	20	29	34	14	66%
Mobile Homes	33	33	20	14	-20	-58%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	14	22	22	22	--
Industrial	33	9	9	9	-25	-74%
Commercial/Services	41	40	39	39	-3	-7%
Office	0	0	0	0	0	0%
Schools	10	10	10	10	0	0%
Roads and Freeways	96	112	112	112	15	16%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	90	129	129	129	39	43%
Vacant Developable Acres	45	5	0	0	-45	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	5	4	0	0	-5	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	1	1	0	0	-1	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	0	0	0	-1	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	39	0	0	0	-39	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	30	30	30	30	0	0%
Employment Density ³	6.0	12.7	14.3	14.3	8.3	138%
Residential Density ⁴	8.0	7.7	10.8	11.3	3.3	41%

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