

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 152.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,921	4,057	4,214	4,192	271	7%
Household Population	3,900	4,042	4,190	4,159	259	7%
Group Quarters Population	21	15	24	33	12	57%
Civilian	21	15	24	33	12	57%
Military	0	0	0	0	0	0%
Total Housing Units	1,541	1,565	1,602	1,611	70	5%
Single Family	1,541	1,565	1,602	1,611	70	5%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,505	1,524	1,575	1,564	59	4%
Single Family	1,505	1,524	1,575	1,564	59	4%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.3%	2.6%	1.7%	2.9%	0.6	26%
Single Family	2.3%	2.6%	1.7%	2.9%	0.6	26%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.59	2.65	2.66	2.66	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	34	79	52	52	18	53%
\$15,000-\$29,999	1	112	101	75	74	7400%
\$30,000-\$44,999	109	170	169	151	42	39%
\$45,000-\$59,999	168	135	126	127	-41	-24%
\$60,000-\$74,999	134	214	213	123	-11	-8%
\$75,000-\$99,999	203	228	202	267	64	32%
\$100,000-\$124,999	161	165	214	208	47	29%
\$125,000-\$149,999	148	127	121	115	-33	-22%
\$150,000-\$199,999	252	150	161	188	-64	-25%
\$200,000 or more	295	144	216	258	-37	-13%
Total Households	1,505	1,524	1,575	1,564	59	4%
Median Household Income						
Adjusted for inflation (\$2010)	\$116,071	\$80,702	\$90,656	\$98,783	(\$17,288)	-15%

*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.

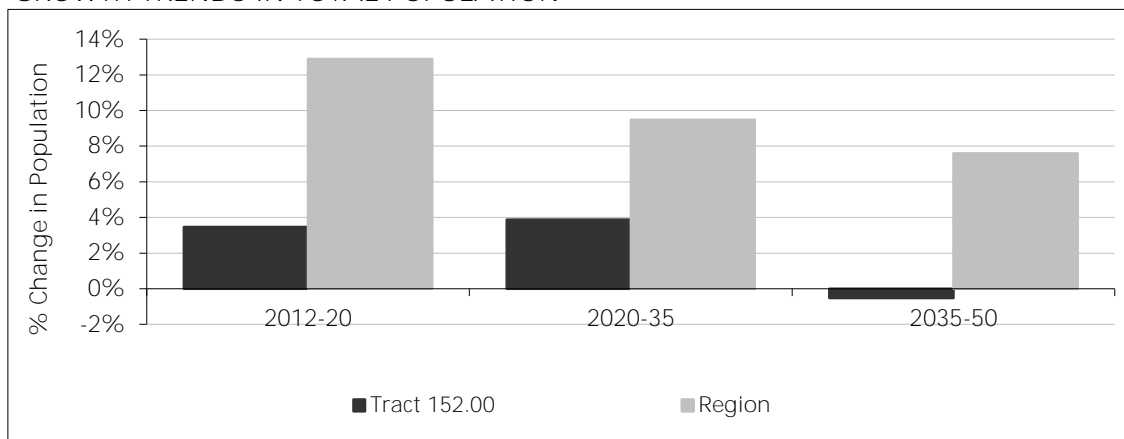
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,921	4,057	4,214	4,192	271	7%
Under 5	117	143	126	142	25	21%
5 to 9	200	220	209	227	27	14%
10 to 14	236	216	220	206	-30	-13%
15 to 17	171	139	155	135	-36	-21%
18 to 19	114	69	78	56	-58	-51%
20 to 24	199	178	168	142	-57	-29%
25 to 29	142	136	111	118	-24	-17%
30 to 34	117	118	92	116	-1	-1%
35 to 39	144	172	154	165	21	15%
40 to 44	246	228	242	218	-28	-11%
45 to 49	266	223	240	203	-63	-24%
50 to 54	357	290	303	267	-90	-25%
55 to 59	331	324	248	267	-64	-19%
60 to 61	147	168	108	120	-27	-18%
62 to 64	191	228	178	203	12	6%
65 to 69	282	374	319	350	68	24%
70 to 74	212	345	398	334	122	58%
75 to 79	137	182	319	265	128	93%
80 to 84	147	141	283	273	126	86%
85 and over	165	163	263	385	220	133%
Median Age	50.1	53.2	55.2	56.9	6.8	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,921	4,057	4,214	4,192	271	7%
Hispanic	486	597	788	976	490	101%
Non-Hispanic	3,435	3,460	3,426	3,216	-219	-6%
White	3,135	3,116	2,956	2,634	-501	-16%
Black	83	96	121	147	64	77%
American Indian	10	9	9	9	-1	-10%
Asian	100	118	180	234	134	134%
Hawaiian / Pacific Islander	7	8	11	14	7	100%
Other	8	9	9	9	1	13%
Two or More Races	92	104	140	169	77	84%

GROWTH TRENDS IN TOTAL POPULATION



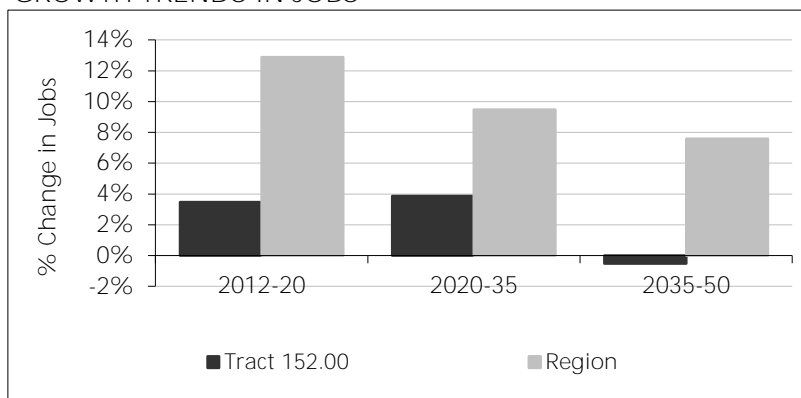
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	486	562	563	563	77	16%
Civilian Jobs	486	562	563	563	77	16%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,067	1,067	1,067	1,067	0	0%
Developed Acres	973	985	1,004	1,010	36	4%
Low Density Single Family	0	1	1	1	1	--
Single Family	750	759	780	786	37	5%
Multiple Family	0	0	0	0	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	0%
Industrial	4	3	3	3	-1	-20%
Commercial/Services	8	10	10	10	2	27%
Office	1	1	1	1	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	197	197	197	197	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	15	15	13	12	-3	-18%
Vacant Developable Acres	51	40	21	15	-36	-71%
Low Density Single Family	3	2	2	2	-1	-35%
Single Family	46	38	19	13	-33	-72%
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	2	0	0	0	-2	-100%
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	42	42	42	42	0	0%
Employment Density ³	39.9	40.6	41.9	41.9	2.0	5%
Residential Density ⁴	2.1	2.1	2.1	2.0	0.0	0%

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