

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 149.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,264	3,339	3,397	6,762	3,498	107%
Household Population	3,132	3,217	3,258	6,614	3,482	111%
Group Quarters Population	132	122	139	148	16	12%
Civilian	132	122	139	148	16	12%
Military	0	0	0	0	0	0%
Total Housing Units	1,529	1,529	1,532	2,961	1,432	94%
Single Family	775	775	778	732	-43	-6%
Multiple Family	754	754	754	2,229	1,475	196%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,446	1,433	1,439	2,850	1,404	97%
Single Family	714	704	714	664	-50	-7%
Multiple Family	732	729	725	2,186	1,454	199%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.4%	6.3%	6.1%	3.7%	-1.7	-31%
Single Family	7.9%	9.2%	8.2%	9.3%	1.4	18%
Multiple Family	2.9%	3.3%	3.8%	1.9%	-1.0	-34%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.17	2.24	2.26	2.32	0.2	7%

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	121	146	117	91	-30	-25%
\$15,000-\$29,999	203	306	296	534	331	163%
\$30,000-\$44,999	220	293	231	375	155	70%
\$45,000-\$59,999	200	212	264	515	315	158%
\$60,000-\$74,999	227	143	147	304	77	34%
\$75,000-\$99,999	223	136	151	372	149	67%
\$100,000-\$124,999	80	90	103	248	168	210%
\$125,000-\$149,999	77	88	72	155	78	101%
\$150,000-\$199,999	59	16	55	237	178	302%
\$200,000 or more	36	3	3	19	-17	-47%
Total Households	1,446	1,433	1,439	2,850	1,404	97%
Median Household Income						
Adjusted for inflation (\$2010)	\$58,425	\$43,541	\$49,290	\$57,379	(\$1,046)	-2%

*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.

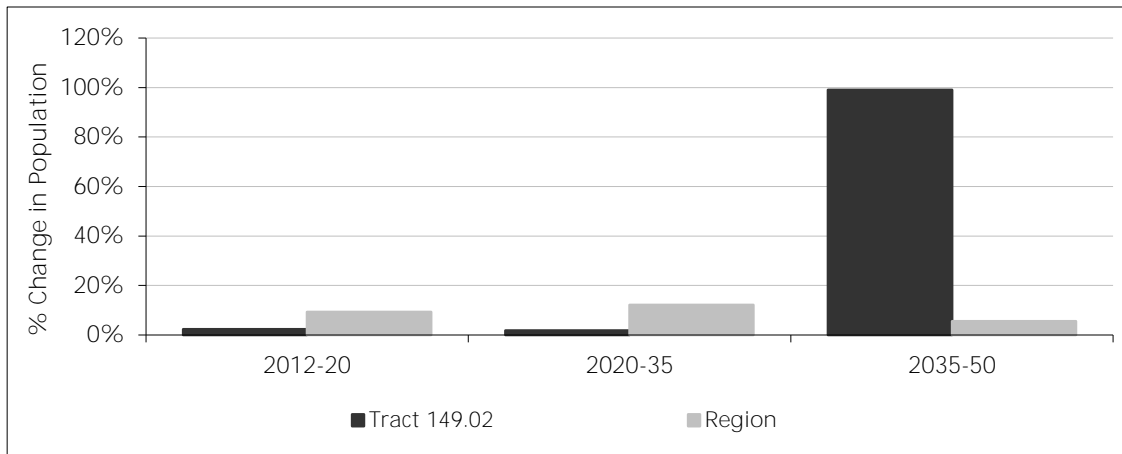
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,264	3,339	3,397	6,762	3,498	107%
Under 5	172	199	174	370	198	115%
5 to 9	173	183	167	337	164	95%
10 to 14	176	164	175	323	147	84%
15 to 17	111	92	101	169	58	52%
18 to 19	71	45	51	71	0	0%
20 to 24	212	192	182	302	90	42%
25 to 29	254	261	228	446	192	76%
30 to 34	269	272	228	491	222	83%
35 to 39	229	261	236	472	243	106%
40 to 44	214	194	212	343	129	60%
45 to 49	231	195	210	360	129	56%
50 to 54	221	181	180	316	95	43%
55 to 59	248	252	211	476	228	92%
60 to 61	92	114	96	212	120	130%
62 to 64	116	139	120	256	140	121%
65 to 69	141	185	167	335	194	138%
70 to 74	78	123	154	260	182	233%
75 to 79	64	84	152	255	191	298%
80 to 84	57	55	109	204	147	258%
85 and over	135	148	244	764	629	466%
Median Age	39.2	40.0	43.7	45.8	6.6	17%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,264	3,339	3,397	6,762	3,498	107%
Hispanic	755	891	1,089	2,539	1,784	236%
Non-Hispanic	2,509	2,448	2,308	4,223	1,714	68%
White	2,132	2,031	1,789	3,024	892	42%
Black	110	123	141	321	211	192%
American Indian	14	13	12	20	6	43%
Asian	113	128	179	435	322	285%
Hawaiian / Pacific Islander	9	11	14	33	24	267%
Other	10	10	9	16	6	60%
Two or More Races	121	132	164	374	253	209%

GROWTH TRENDS IN TOTAL POPULATION



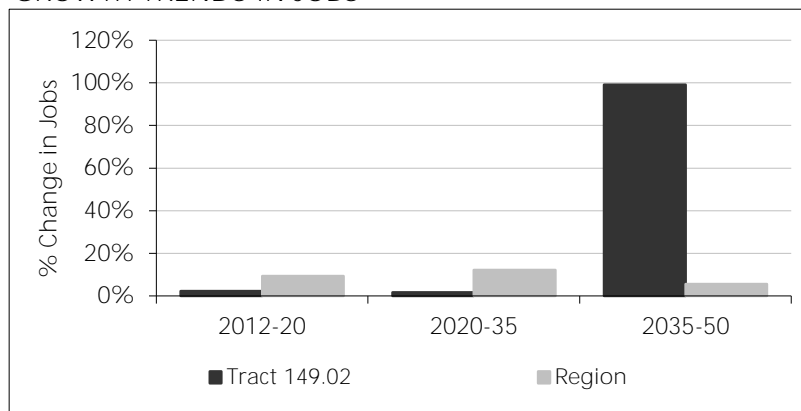
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,482	2,482	2,552	3,936	1,454	59%
Civilian Jobs	2,482	2,482	2,552	3,936	1,454	59%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	396	396	396	396	0	0%
Developed Acres	389	389	391	395	6	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	124	124	125	121	-3	-3%
Multiple Family	19	19	19	13	-6	-34%
Mobile Homes	0	0	0	0	0	0%
Other Residential	7	7	7	0	-7	-98%
Mixed Use	0	0	0	46	46	--
Industrial	0	0	0	0	0	0%
Commercial/Services	81	81	82	63	-17	-21%
Office	11	11	11	5	-6	-53%
Schools	0	0	0	0	0	0%
Roads and Freeways	136	136	136	136	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	12	12	12	12	0	0%
Vacant Developable Acres	6	6	5	1	-6	-91%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	0	-1	-89%
Multiple Family	0	0	0	0	0	0%
Mixed Use	4	4	4	0	-4	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	2	2	0	0	-1	-72%
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	27.0	27.0	27.5	43.0	16.0	59%
Residential Density ⁴	10.2	10.2	10.2	18.9	8.7	86%

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