

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 123.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,567	1,609	3,732	3,675	2,108	135%
Household Population	1,567	1,609	3,732	3,675	2,108	135%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	733	733	1,634	1,617	884	121%
Single Family	149	149	45	45	-104	-70%
Multiple Family	584	584	1,589	1,572	988	169%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	733	733	1,597	1,570	837	114%
Single Family	152	149	45	37	-115	-76%
Multiple Family	581	584	1,552	1,533	952	164%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.0%	0.0%	2.3%	2.9%	2.9	0%
Single Family	-2.0%	0.0%	0.0%	17.8%	19.8	-990%
Multiple Family	0.5%	0.0%	2.3%	2.5%	2.0	400%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.14	2.20	2.34	2.34	0.2	9%

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	129	59	115	92	-37	-29%
\$15,000-\$29,999	117	97	241	191	74	63%
\$30,000-\$44,999	130	91	195	228	98	75%
\$45,000-\$59,999	57	134	203	143	86	151%
\$60,000-\$74,999	69	77	185	176	107	155%
\$75,000-\$99,999	94	87	249	290	196	209%
\$100,000-\$124,999	53	75	152	133	80	151%
\$125,000-\$149,999	23	33	89	95	72	313%
\$150,000-\$199,999	38	28	73	104	66	174%
\$200,000 or more	23	52	95	118	95	413%
Total Households	733	733	1,597	1,570	837	114%
Median Household Income						
Adjusted for inflation (\$2010)	\$43,904	\$58,377	\$63,608	\$71,165	\$27,261	62%

*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.

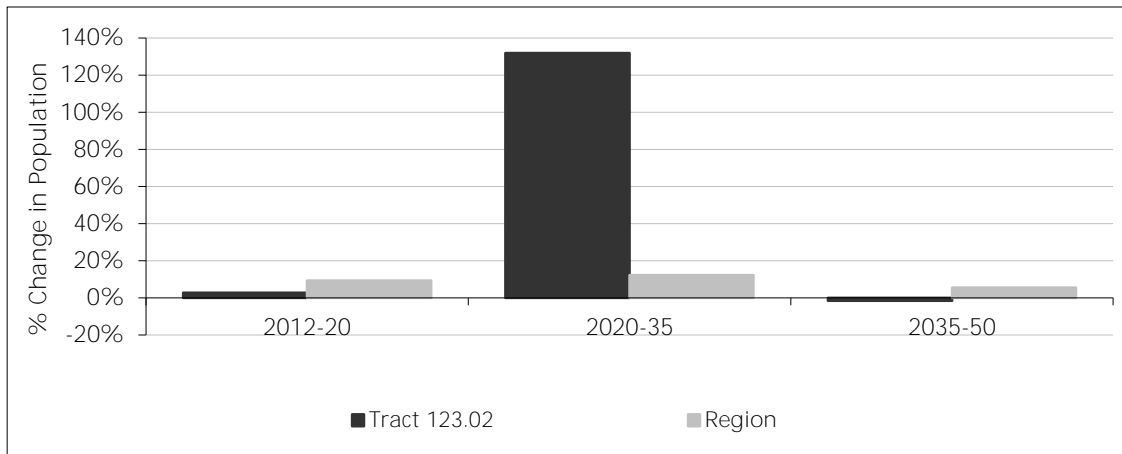
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,567	1,609	3,732	3,675	2,108	135%
Under 5	124	139	252	196	72	58%
5 to 9	110	107	184	160	50	45%
10 to 14	85	73	176	142	57	67%
15 to 17	61	43	63	60	-1	-2%
18 to 19	35	29	97	109	74	211%
20 to 24	113	93	153	147	34	30%
25 to 29	163	177	270	230	67	41%
30 to 34	134	124	201	169	35	26%
35 to 39	97	93	148	105	8	8%
40 to 44	56	47	134	105	49	88%
45 to 49	85	70	183	189	104	122%
50 to 54	56	58	81	82	26	46%
55 to 59	96	104	214	242	146	152%
60 to 61	19	26	54	68	49	258%
62 to 64	42	57	123	154	112	267%
65 to 69	80	117	313	271	191	239%
70 to 74	72	109	360	312	240	333%
75 to 79	36	52	276	250	214	594%
80 to 84	47	45	244	293	246	523%
85 and over	56	46	206	391	335	598%
Median Age	33.5	36.0	50.3	58.0	24.5	73%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,567	1,609	3,732	3,675	2,108	135%
Hispanic	1,022	1,113	2,731	2,770	1,748	171%
Non-Hispanic	545	496	1,001	905	360	66%
White	337	288	508	414	77	23%
Black	56	60	102	85	29	52%
American Indian	3	1	0	0	-3	-100%
Asian	106	115	322	324	218	206%
Hawaiian / Pacific Islander	4	0	2	0	-4	-100%
Other	2	0	2	2	0	0%
Two or More Races	37	32	65	80	43	116%

GROWTH TRENDS IN TOTAL POPULATION



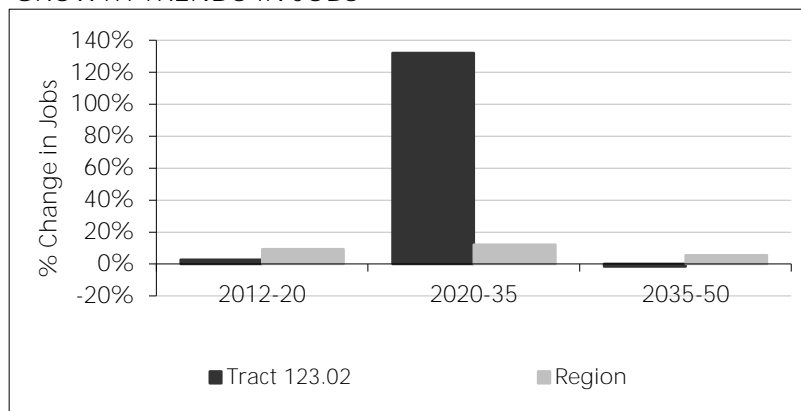
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,780	1,789	2,266	2,331	551	31%
Civilian Jobs	1,780	1,789	2,266	2,331	551	31%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	97	97	97	97	0	0%
Developed Acres	97	97	98	98	1	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	12	12	2	2	-9	-79%
Multiple Family	12	12	13	12	0	-1%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	39	40	40	--
Industrial	4	4	0	0	-4	-100%
Commercial/Services	24	24	6	6	-18	-76%
Office	7	7	0	0	-7	-97%
Schools	0	0	0	0	0	0%
Roads and Freeways	30	30	30	30	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	8	8	8	8	0	0%
Vacant Developable Acres	0	0	0	0	0	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	-100%
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	50.2	50.5	87.8	89.3	39.1	78%
Residential Density ⁴	30.6	30.6	46.9	46.8	16.2	53%

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