

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 155.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,811	2,884	3,074	2,992	181	6%
Household Population	2,807	2,882	3,061	2,970	163	6%
Group Quarters Population	4	2	13	22	18	450%
Civilian	4	2	13	22	18	450%
Military	0	0	0	0	0	0%
Total Housing Units	1,013	1,077	1,153	1,153	140	14%
Single Family	962	1,026	1,102	1,102	140	15%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	51	51	51	51	0	0%
Occupied Housing Units	977	992	1,056	1,031	54	6%
Single Family	926	941	1,005	980	54	6%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	51	51	51	51	0	0%
Vacancy Rate	3.6%	7.9%	8.4%	10.6%	7.0	194%
Single Family	3.7%	8.3%	8.8%	11.1%	7.4	200%
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	2.87	2.91	2.90	2.88	0.0	0%

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	33	35	34	30	-3	-9%
\$15,000-\$29,999	96	58	51	42	-54	-56%
\$30,000-\$44,999	67	90	94	62	-5	-7%
\$45,000-\$59,999	99	106	93	83	-16	-16%
\$60,000-\$74,999	85	83	60	88	3	4%
\$75,000-\$99,999	150	114	150	127	-23	-15%
\$100,000-\$124,999	126	124	112	94	-32	-25%
\$125,000-\$149,999	46	88	111	109	63	137%
\$150,000-\$199,999	88	124	137	159	71	81%
\$200,000 or more	187	170	214	237	50	27%
Total Households	977	992	1,056	1,031	54	6%
Median Household Income						
Adjusted for inflation (\$2010)	\$93,083	\$102,016	\$110,268	\$122,207	\$29,124	31%

*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.

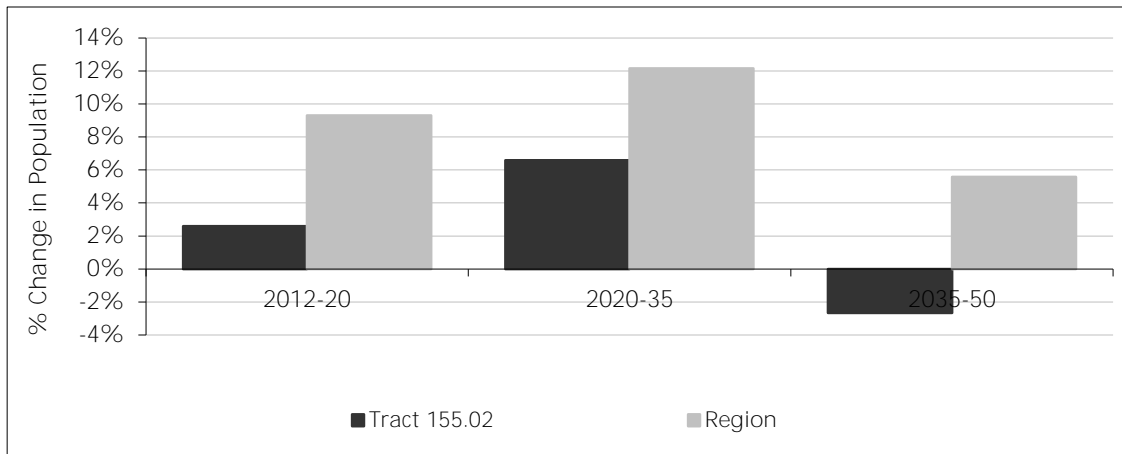
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,811	2,884	3,074	2,992	181	6%
Under 5	109	126	120	135	26	24%
5 to 9	147	164	167	178	31	21%
10 to 14	191	183	198	187	-4	-2%
15 to 17	125	105	122	106	-19	-15%
18 to 19	103	70	79	59	-44	-43%
20 to 24	187	167	174	142	-45	-24%
25 to 29	145	148	139	144	-1	-1%
30 to 34	144	148	135	153	9	6%
35 to 39	145	171	157	169	24	17%
40 to 44	175	167	205	175	0	0%
45 to 49	189	165	197	164	-25	-13%
50 to 54	271	220	258	211	-60	-22%
55 to 59	288	284	242	252	-36	-13%
60 to 61	98	115	86	91	-7	-7%
62 to 64	143	171	141	156	13	9%
65 to 69	145	198	188	198	53	37%
70 to 74	72	122	149	125	53	74%
75 to 79	50	67	129	107	57	114%
80 to 84	47	46	101	92	45	96%
85 and over	37	47	87	148	111	300%
Median Age	43.1	44.8	46.0	46.5	3.4	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,811	2,884	3,074	2,992	181	6%
Hispanic	502	594	749	824	322	64%
Non-Hispanic	2,309	2,290	2,325	2,168	-141	-6%
White	2,043	2,029	2,028	1,853	-190	-9%
Black	19	19	19	19	0	0%
American Indian	103	75	36	18	-85	-83%
Asian	56	68	114	138	82	146%
Hawaiian / Pacific Islander	5	7	10	13	8	160%
Other	1	1	1	1	0	0%
Two or More Races	82	91	117	126	44	54%

GROWTH TRENDS IN TOTAL POPULATION



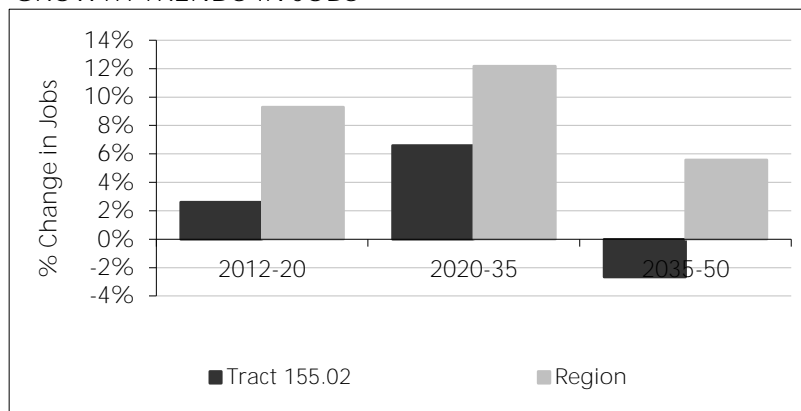
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,290	2,432	2,432	2,432	142	6%
Civilian Jobs	2,290	2,432	2,432	2,432	142	6%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	6,287	6,287	6,287	6,287	0	0%
Developed Acres	2,824	3,688	4,928	4,928	2,104	75%
Low Density Single Family	1,555	2,385	3,625	3,625	2,069	133%
Single Family	277	276	276	276	-1	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	27	27	27	27	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	3	8	8	8	5	168%
Commercial/Services	10	40	40	40	30	292%
Office	0	0	0	0	0	0%
Schools	26	26	26	26	0	0%
Roads and Freeways	193	193	193	193	0	0%
Agricultural and Extractive ²	44	44	44	44	0	0%
Parks and Military Use	689	689	689	689	0	0%
Vacant Developable Acres	2,585	1,721	481	481	-2,104	-81%
Low Density Single Family	2,550	1,721	481	481	-2,069	-81%
Single Family	0	0	0	0	0	0%
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	34	0	0	0	-34	-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	879	879	879	879	0	0%
Employment Density ³	58.5	32.8	32.8	32.8	-25.7	-44%
Residential Density ⁴	0.5	0.4	0.3	0.3	-0.3	-46%

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