

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 146.02

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,773	4,862	5,019	5,302	529	11%
Household Population	4,768	4,858	5,013	5,296	528	11%
Group Quarters Population	5	4	6	6	1	20%
Civilian	5	4	6	6	1	20%
Military	0	0	0	0	0	0%
Total Housing Units	1,881	1,884	1,923	2,034	153	8%
Single Family	1,650	1,653	1,692	1,752	102	6%
Multiple Family	231	231	231	282	51	22%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,829	1,831	1,887	1,973	144	8%
Single Family	1,598	1,600	1,660	1,707	109	7%
Multiple Family	231	231	227	266	35	15%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.8%	2.8%	1.9%	3.0%	0.2	7%
Single Family	3.2%	3.2%	1.9%	2.6%	-0.6	-19%
Multiple Family	0.0%	0.0%	1.7%	5.7%	5.7	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.61	2.65	2.66	2.68	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	73	97	94	100	27	37%
\$15,000-\$29,999	208	183	117	104	-104	-50%
\$30,000-\$44,999	162	237	258	197	35	22%
\$45,000-\$59,999	158	241	242	201	43	27%
\$60,000-\$74,999	185	210	237	248	63	34%
\$75,000-\$99,999	303	281	272	304	1	0%
\$100,000-\$124,999	320	208	233	252	-68	-21%
\$125,000-\$149,999	144	139	115	178	34	24%
\$150,000-\$199,999	166	96	135	178	12	7%
\$200,000 or more	110	139	184	211	101	92%
Total Households	1,829	1,831	1,887	1,973	144	8%
Median Household Income						
Adjusted for inflation (\$2010)	\$85,602	\$71,250	\$74,715	\$86,225	\$623	1%

*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.

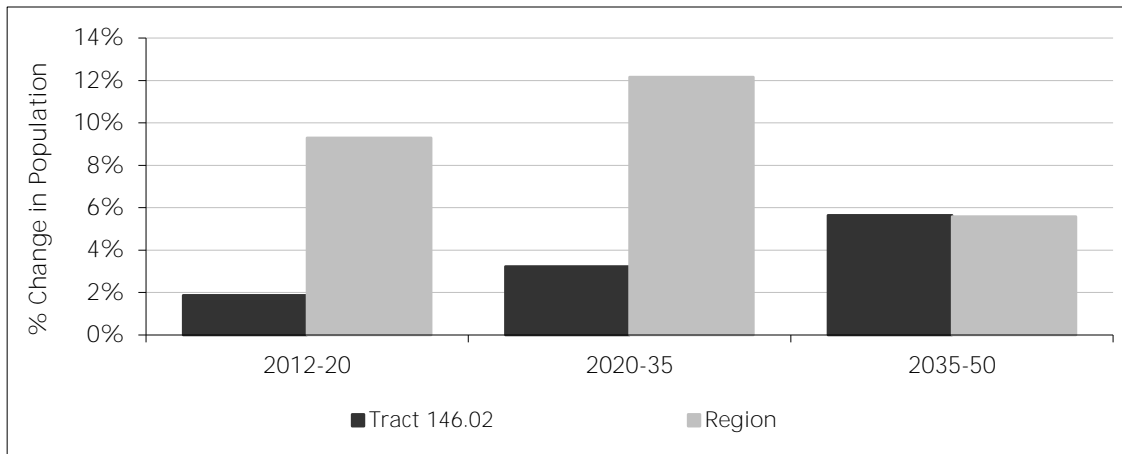
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,773	4,862	5,019	5,302	529	11%
Under 5	356	404	382	430	74	21%
5 to 9	352	363	379	425	73	21%
10 to 14	219	204	218	227	8	4%
15 to 17	137	117	130	128	-9	-7%
18 to 19	109	76	83	79	-30	-28%
20 to 24	369	346	348	364	-5	-1%
25 to 29	427	450	409	461	34	8%
30 to 34	304	304	281	331	27	9%
35 to 39	283	316	309	320	37	13%
40 to 44	306	280	318	293	-13	-4%
45 to 49	279	240	270	263	-16	-6%
50 to 54	317	265	289	295	-22	-7%
55 to 59	344	345	306	376	32	9%
60 to 61	126	140	111	137	11	9%
62 to 64	170	190	151	171	1	1%
65 to 69	226	286	251	273	47	21%
70 to 74	144	221	264	231	87	60%
75 to 79	115	136	209	139	24	21%
80 to 84	90	81	157	140	50	56%
85 and over	100	98	154	219	119	119%
Median Age	37.0	37.6	39.5	38.2	1.2	3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,773	4,862	5,019	5,302	529	11%
Hispanic	949	1,105	1,331	1,598	649	68%
Non-Hispanic	3,824	3,757	3,688	3,704	-120	-3%
White	2,756	2,588	2,237	1,939	-817	-30%
Black	396	436	492	582	186	47%
American Indian	25	22	18	15	-10	-40%
Asian	421	471	649	821	400	95%
Hawaiian / Pacific Islander	19	22	29	37	18	95%
Other	8	6	6	6	-2	-25%
Two or More Races	199	212	257	304	105	53%

GROWTH TRENDS IN TOTAL POPULATION



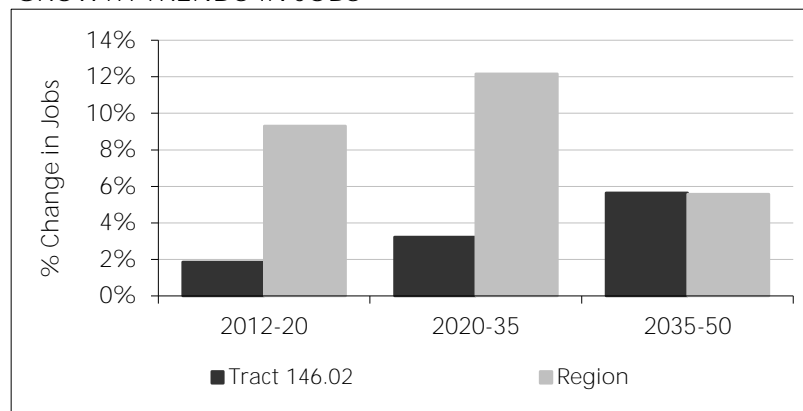
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	295	295	296	298	3	1%
Civilian Jobs	295	295	296	298	3	1%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	658	658	658	658	0	0%
Developed Acres	559	559	569	592	33	6%
Low Density Single Family	0	0	0	0	0	0%
Single Family	352	352	360	382	30	9%
Multiple Family	8	8	8	9	0	3%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	1	1	--
Industrial	23	7	10	10	-14	-58%
Commercial/Services	4	4	4	3	-1	-31%
Office	0	0	0	0	0	0%
Schools	21	21	21	21	0	0%
Roads and Freeways	137	153	153	153	16	12%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	13	13	13	13	0	0%
Vacant Developable Acres	39	39	28	6	-33	-85%
Low Density Single Family	0	0	0	0	0	0%
Single Family	31	31	24	1	-30	-96%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	5	5	3	3	-3	-50%
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	1	1	1	1	0	0%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	60	60	60	60	0	0%
Employment Density ³	6.0	9.1	8.4	8.7	2.6	43%
Residential Density ⁴	5.2	5.2	5.2	5.2	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 residential acre (single family, multiple