

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 143.00

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,654	3,821	4,055	4,268	614	17%
Household Population	3,642	3,813	4,040	4,247	605	17%
Group Quarters Population	12	8	15	21	9	75%
Civilian	12	8	15	21	9	75%
Military	0	0	0	0	0	0%
Total Housing Units	1,277	1,312	1,383	1,466	189	15%
Single Family	1,046	1,033	1,023	1,026	-20	-2%
Multiple Family	231	279	360	440	209	90%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,240	1,267	1,340	1,417	177	14%
Single Family	1,009	996	992	1,008	-1	0%
Multiple Family	231	271	348	409	178	77%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.9%	3.4%	3.1%	3.3%	0.4	14%
Single Family	3.5%	3.6%	3.0%	1.8%	-1.7	-49%
Multiple Family	0.0%	2.9%	3.3%	7.0%	7.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.94	3.01	3.01	3.00	0.1	2%

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	174	151	131	124	-50	-29%
\$15,000-\$29,999	145	220	228	207	62	43%
\$30,000-\$44,999	170	237	204	192	22	13%
\$45,000-\$59,999	213	181	185	185	-28	-13%
\$60,000-\$74,999	138	119	162	179	41	30%
\$75,000-\$99,999	131	144	172	207	76	58%
\$100,000-\$124,999	112	87	94	102	-10	-9%
\$125,000-\$149,999	66	79	56	83	17	26%
\$150,000-\$199,999	54	43	93	104	50	93%
\$200,000 or more	37	6	15	34	-3	-8%
Total Households	1,240	1,267	1,340	1,417	177	14%
Median Household Income						
Adjusted for inflation (\$2010)	\$54,225	\$47,113	\$53,676	\$60,042	\$5,817	11%

*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.

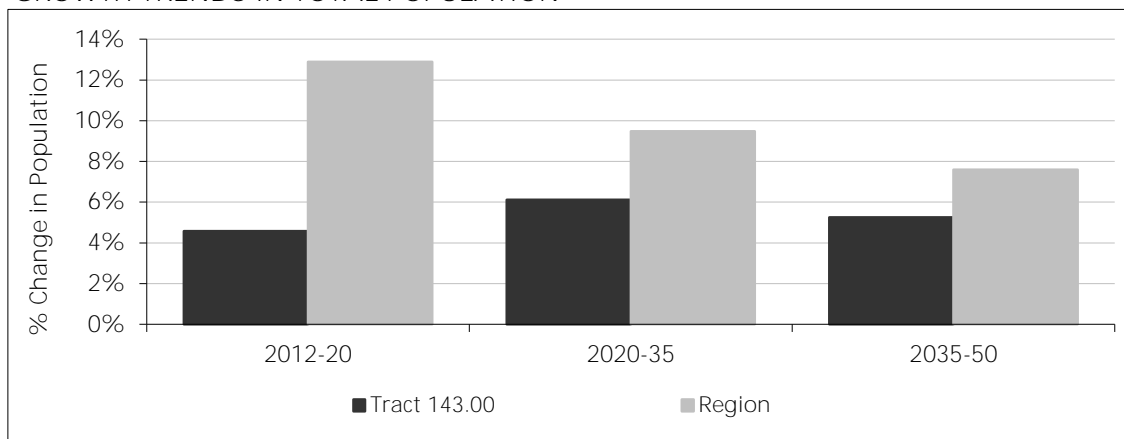
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,654	3,821	4,055	4,268	614	17%
Under 5	249	289	283	280	31	12%
5 to 9	245	259	261	258	13	5%
10 to 14	234	227	242	267	33	14%
15 to 17	165	141	142	148	-17	-10%
18 to 19	119	96	102	111	-8	-7%
20 to 24	232	233	205	219	-13	-6%
25 to 29	252	273	235	226	-26	-10%
30 to 34	270	272	265	251	-19	-7%
35 to 39	256	278	305	270	14	5%
40 to 44	245	224	271	244	-1	0%
45 to 49	268	244	256	265	-3	-1%
50 to 54	259	241	239	276	17	7%
55 to 59	241	250	200	250	9	4%
60 to 61	75	96	78	93	18	24%
62 to 64	92	115	104	112	20	22%
65 to 69	145	199	216	231	86	59%
70 to 74	97	147	212	201	104	107%
75 to 79	79	95	186	188	109	138%
80 to 84	63	66	129	159	96	152%
85 and over	68	76	124	219	151	222%
Median Age	36.2	37.2	39.8	42.1	5.9	16%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,654	3,821	4,055	4,268	614	17%
Hispanic	1,687	1,939	2,364	2,823	1,136	67%
Non-Hispanic	1,967	1,882	1,691	1,445	-522	-27%
White	1,187	1,023	592	121	-1,066	-90%
Black	398	440	527	610	212	53%
American Indian	21	20	21	22	1	5%
Asian	181	205	303	390	209	115%
Hawaiian / Pacific Islander	38	40	47	55	17	45%
Other	1	1	1	1	0	0%
Two or More Races	141	153	200	246	105	74%

GROWTH TRENDS IN TOTAL POPULATION



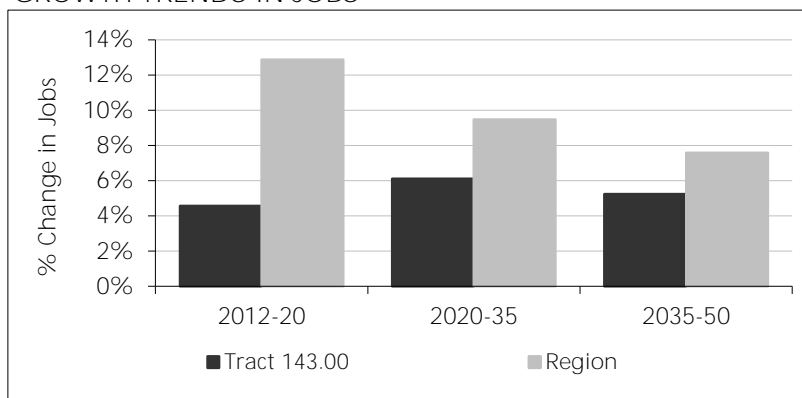
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	114	114	117	123	9	8%
Civilian Jobs	114	114	117	123	9	8%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	284	284	284	284	0	0%
Developed Acres	266	268	278	283	17	6%
Low Density Single Family	0	0	0	0	0	0%
Single Family	194	192	194	196	2	1%
Multiple Family	11	15	22	26	14	129%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	--
Industrial	3	1	2	2	-2	-52%
Commercial/Services	11	11	11	11	0	-3%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	45	48	48	48	3	6%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	18	16	6	1	-17	-96%
Low Density Single Family	0	0	0	0	0	0%
Single Family	17	15	6	1	-16	-96%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	1	1	0	0	-1	-100%
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	7.6	9.3	8.9	9.5	1.8	24%
Residential Density ⁴	6.2	6.3	6.4	6.6	0.4	6%

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