

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 194.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,390	5,573	6,257	6,810	1,420	26%
Household Population	5,372	5,559	6,228	6,770	1,398	26%
Group Quarters Population	18	14	29	40	22	122%
Civilian	18	14	29	40	22	122%
Military	0	0	0	0	0	0%
Total Housing Units	1,649	1,688	1,867	2,052	403	24%
Single Family	1,432	1,471	1,471	1,471	39	3%
Multiple Family	2	2	181	366	364	18200%
Mobile Homes	215	215	215	215	0	0%
Occupied Housing Units	1,569	1,594	1,780	1,943	374	24%
Single Family	1,384	1,417	1,427	1,417	33	2%
Multiple Family	0	1	180	360	360	0%
Mobile Homes	185	176	173	166	-19	-10%
Vacancy Rate	4.9%	5.6%	4.7%	5.3%	0.4	8%
Single Family	3.4%	3.7%	3.0%	3.7%	0.3	9%
Multiple Family	100.0%	50.0%	0.6%	1.6%	-98.4	-98%
Mobile Homes	14.0%	18.1%	19.5%	22.8%	8.8	63%
Persons per Household	3.42	3.49	3.50	3.48	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	90	113	94	88	-2	-2%
\$15,000-\$29,999	185	267	247	242	57	31%
\$30,000-\$44,999	238	266	291	235	-3	-1%
\$45,000-\$59,999	232	264	248	329	97	42%
\$60,000-\$74,999	206	192	274	265	59	29%
\$75,000-\$99,999	307	206	259	319	12	4%
\$100,000-\$124,999	109	124	137	173	64	59%
\$125,000-\$149,999	97	94	118	98	1	1%
\$150,000-\$199,999	56	61	83	145	89	159%
\$200,000 or more	49	7	29	49	0	0%
Total Households	1,569	1,594	1,780	1,943	374	24%
Median Household Income						
Adjusted for inflation (\$2010)	\$62,876	\$53,580	\$60,547	\$64,387	\$1,511	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.

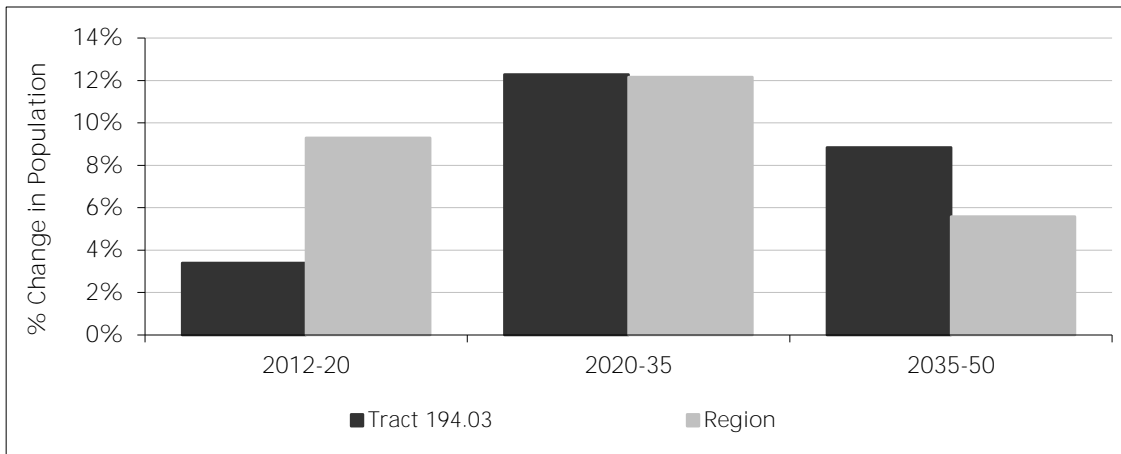
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,390	5,573	6,257	6,810	1,420	26%
Under 5	328	385	390	400	72	22%
5 to 9	400	428	476	499	99	25%
10 to 14	356	350	394	423	67	19%
15 to 17	285	250	283	297	12	4%
18 to 19	183	138	144	154	-29	-16%
20 to 24	432	436	435	474	42	10%
25 to 29	394	425	392	415	21	5%
30 to 34	395	411	444	471	76	19%
35 to 39	375	410	484	461	86	23%
40 to 44	358	336	459	427	69	19%
45 to 49	406	375	449	493	87	21%
50 to 54	421	381	423	476	55	13%
55 to 59	403	426	394	526	123	31%
60 to 61	125	150	134	159	34	27%
62 to 64	133	162	154	187	54	41%
65 to 69	147	206	269	317	170	116%
70 to 74	87	131	202	206	119	137%
75 to 79	51	59	113	114	63	124%
80 to 84	47	45	97	121	74	157%
85 and over	64	69	121	190	126	197%
Median Age	34.0	34.6	36.8	38.0	4.0	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,390	5,573	6,257	6,810	1,420	26%
Hispanic	2,710	3,157	4,033	4,822	2,112	78%
Non-Hispanic	2,680	2,416	2,224	1,988	-692	-26%
White	2,011	1,738	1,379	994	-1,017	-51%
Black	121	119	113	109	-12	-10%
American Indian	20	16	16	15	-5	-25%
Asian	324	336	468	577	253	78%
Hawaiian / Pacific Islander	71	72	80	96	25	35%
Other	8	7	7	7	-1	-13%
Two or More Races	125	128	161	190	65	52%

GROWTH TRENDS IN TOTAL POPULATION



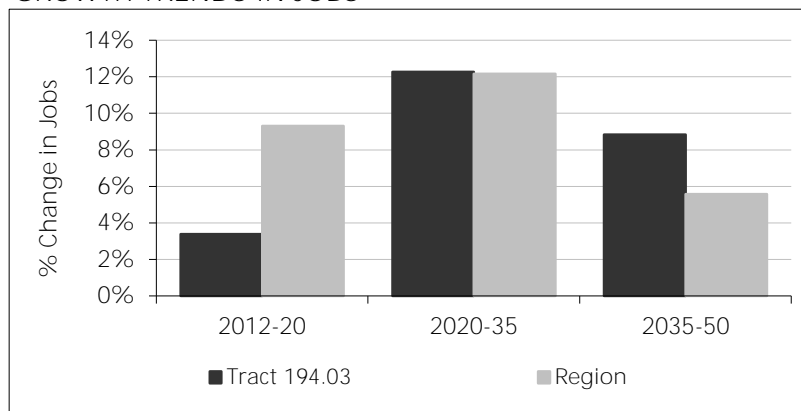
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,794	3,108	3,482	3,482	688	25%
Civilian Jobs	2,794	3,108	3,482	3,482	688	25%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	796	796	796	796	0	0%
Developed Acres	718	739	767	777	59	8%
Low Density Single Family	0	0	0	0	0	0%
Single Family	316	322	322	322	6	2%
Multiple Family	0	0	10	20	20	--
Mobile Homes	20	20	20	20	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	176	161	178	178	2	1%
Commercial/Services	20	24	24	24	4	21%
Office	22	22	22	22	0	0%
Schools	15	15	15	15	0	0%
Roads and Freeways	124	150	150	150	26	21%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	25	25	25	25	0	0%
Vacant Developable Acres	59	38	10	0	-59	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	13	0	0	0	-13	-99%
Multiple Family	20	20	10	0	-20	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	22	17	0	0	-22	-100%
Commercial/Services	4	1	0	0	-4	-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	19	19	19	19	0	0%
Employment Density ³	12.0	14.0	14.5	14.5	2.6	21%
Residential Density ⁴	4.9	4.9	5.3	5.7	0.8	15%

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