

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 197.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,116	6,494	7,651	7,586	1,470	24%
Household Population	5,334	5,721	6,865	6,794	1,460	27%
Group Quarters Population	782	773	786	792	10	1%
Civilian	782	773	786	792	10	1%
Military	0	0	0	0	0	0%
Total Housing Units	2,369	2,423	2,727	2,762	393	17%
Single Family	735	789	1,069	1,072	337	46%
Multiple Family	1,259	1,259	1,283	1,315	56	4%
Mobile Homes	375	375	375	375	0	0%
Occupied Housing Units	2,189	2,240	2,598	2,601	412	19%
Single Family	721	770	1,052	1,035	314	44%
Multiple Family	1,119	1,119	1,198	1,229	110	10%
Mobile Homes	349	351	348	337	-12	-3%
Vacancy Rate	7.6%	7.6%	4.7%	5.8%	-1.8	-24%
Single Family	1.9%	2.4%	1.6%	3.5%	1.6	84%
Multiple Family	11.1%	11.1%	6.6%	6.5%	-4.6	-41%
Mobile Homes	6.9%	6.4%	7.2%	10.1%	3.2	46%
Persons per Household	2.44	2.55	2.64	2.61	0.2	7%

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	105	121	106	89	-16	-15%
\$15,000-\$29,999	352	359	382	307	-45	-13%
\$30,000-\$44,999	399	441	354	389	-10	-3%
\$45,000-\$59,999	394	356	498	448	54	14%
\$60,000-\$74,999	297	301	368	344	47	16%
\$75,000-\$99,999	283	304	383	369	86	30%
\$100,000-\$124,999	143	162	221	267	124	87%
\$125,000-\$149,999	89	150	121	159	70	79%
\$150,000-\$199,999	83	34	151	214	131	158%
\$200,000 or more	44	12	14	15	-29	-66%
Total Households	2,189	2,240	2,598	2,601	412	19%
Median Household Income						
Adjusted for inflation (\$2010)	\$54,080	\$53,385	\$58,765	\$62,943	\$8,863	16%

*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.

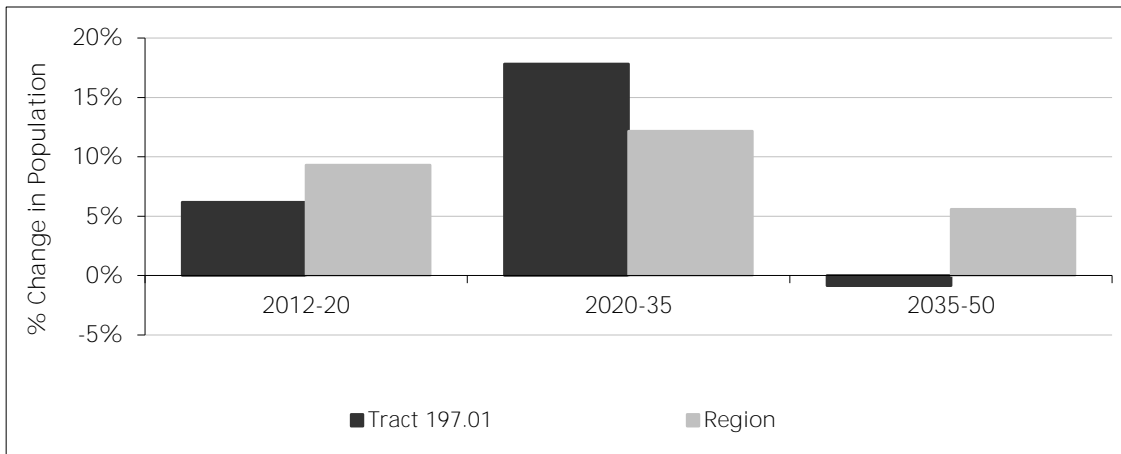
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,116	6,494	7,651	7,586	1,470	24%
Under 5	404	484	525	522	118	29%
5 to 9	310	337	383	384	74	24%
10 to 14	252	243	288	279	27	11%
15 to 17	171	151	183	184	13	8%
18 to 19	97	75	87	80	-17	-18%
20 to 24	710	703	763	716	6	1%
25 to 29	786	862	873	880	94	12%
30 to 34	519	545	606	607	88	17%
35 to 39	423	493	563	537	114	27%
40 to 44	404	379	487	409	5	1%
45 to 49	408	375	471	463	55	13%
50 to 54	366	324	384	387	21	6%
55 to 59	356	381	364	435	79	22%
60 to 61	81	97	82	89	8	10%
62 to 64	161	195	186	198	37	23%
65 to 69	156	224	266	291	135	87%
70 to 74	120	192	282	250	130	108%
75 to 79	134	177	348	293	159	119%
80 to 84	134	129	284	262	128	96%
85 and over	124	128	226	320	196	158%
Median Age	33.2	33.6	36.0	36.3	3.1	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,116	6,494	7,651	7,586	1,470	24%
Hispanic	1,828	2,316	3,370	3,939	2,111	115%
Non-Hispanic	4,288	4,178	4,281	3,647	-641	-15%
White	3,317	3,118	2,815	1,989	-1,328	-40%
Black	303	325	364	345	42	14%
American Indian	26	23	19	17	-9	-35%
Asian	361	405	646	779	418	116%
Hawaiian / Pacific Islander	31	33	41	46	15	48%
Other	28	27	39	56	28	100%
Two or More Races	222	247	357	415	193	87%

GROWTH TRENDS IN TOTAL POPULATION



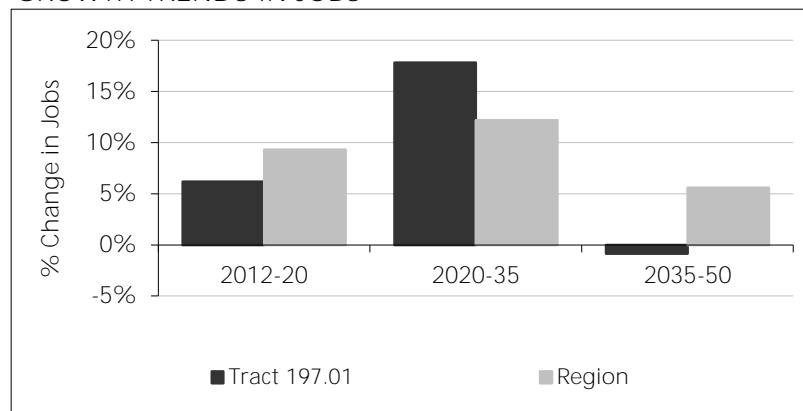
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	948	1,040	1,366	1,366	418	44%
Civilian Jobs	948	1,040	1,366	1,366	418	44%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	747	747	747	747	0	0%
Developed Acres	593	616	688	691	98	17%
Low Density Single Family	12	14	14	14	2	17%
Single Family	201	218	325	326	126	63%
Multiple Family	66	66	67	70	4	6%
Mobile Homes	40	40	40	40	0	0%
Other Residential	24	24	24	24	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	52	54	72	72	20	39%
Office	12	13	14	14	3	24%
Schools	9	9	9	9	0	0%
Roads and Freeways	102	102	102	102	0	0%
Agricultural and Extractive ²	57	57	0	0	-57	-100%
Parks and Military Use	19	19	19	19	0	0%
Vacant Developable Acres	98	75	3	0	-98	-100%
Low Density Single Family	2	0	0	0	-2	-100%
Single Family	68	51	1	0	-68	-100%
Multiple Family	4	4	2	0	-4	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	21	19	0	0	-21	-100%
Office	3	2	0	0	-3	-100%
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	55	55	55	55	0	0%
Employment Density ³	13.0	13.6	14.2	14.3	1.3	10%
Residential Density ⁴	6.9	6.7	5.8	5.8	-1.1	-16%

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