

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 154.04

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,784	7,879	8,249	8,671	887	11%
Household Population	7,736	7,835	8,193	8,609	873	11%
Group Quarters Population	48	44	56	62	14	29%
Civilian	48	44	56	62	14	29%
Military	0	0	0	0	0	0%
Total Housing Units	2,762	2,768	2,875	3,056	294	11%
Single Family	1,223	1,229	1,336	1,341	118	10%
Multiple Family	1,340	1,340	1,340	1,516	176	13%
Mobile Homes	199	199	199	199	0	0%
Occupied Housing Units	2,670	2,655	2,782	2,914	244	9%
Single Family	1,162	1,160	1,277	1,248	86	7%
Multiple Family	1,309	1,296	1,306	1,470	161	12%
Mobile Homes	199	199	199	196	-3	-2%
Vacancy Rate	3.3%	4.1%	3.2%	4.6%	1.3	39%
Single Family	5.0%	5.6%	4.4%	6.9%	1.9	38%
Multiple Family	2.3%	3.3%	2.5%	3.0%	0.7	30%
Mobile Homes	0.0%	0.0%	0.0%	1.5%	1.5	0%
Persons per Household	2.90	2.95	2.95	2.95	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	222	270	243	230	8	4%
\$15,000-\$29,999	477	384	348	310	-167	-35%
\$30,000-\$44,999	396	308	270	307	-89	-22%
\$45,000-\$59,999	241	303	386	323	82	34%
\$60,000-\$74,999	308	330	227	294	-14	-5%
\$75,000-\$99,999	266	340	410	417	151	57%
\$100,000-\$124,999	276	210	262	289	13	5%
\$125,000-\$149,999	139	158	176	198	59	42%
\$150,000-\$199,999	199	134	182	223	24	12%
\$200,000 or more	146	218	278	323	177	121%
Total Households	2,670	2,655	2,782	2,914	244	9%
Median Household Income						
Adjusted for inflation (\$2010)	\$59,938	\$62,841	\$69,515	\$74,643	\$14,705	25%

*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.

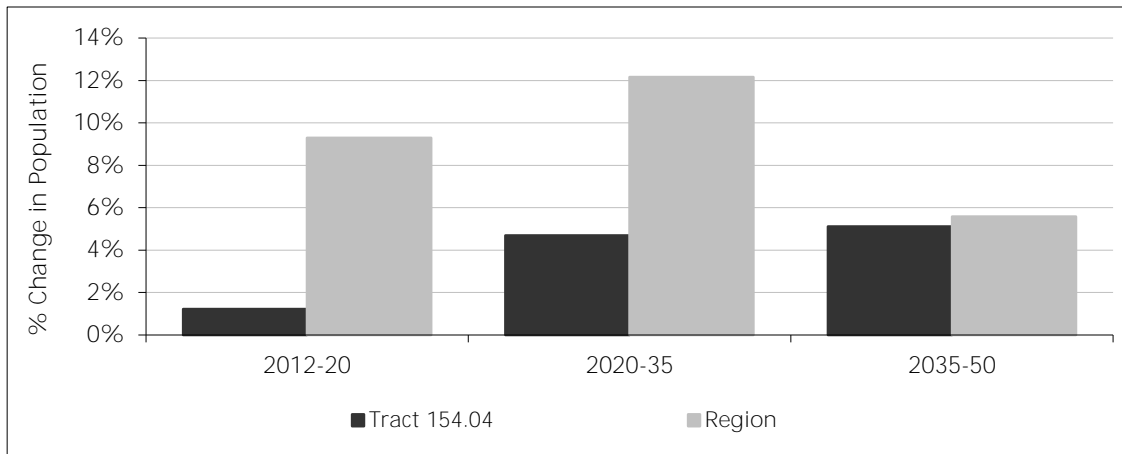
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,784	7,879	8,249	8,671	887	11%
Under 5	542	609	596	674	132	24%
5 to 9	560	591	588	670	110	20%
10 to 14	521	484	517	543	22	4%
15 to 17	324	264	290	282	-42	-13%
18 to 19	245	167	187	179	-66	-27%
20 to 24	555	522	531	533	-22	-4%
25 to 29	536	544	526	586	50	9%
30 to 34	537	547	520	609	72	13%
35 to 39	449	514	508	523	74	16%
40 to 44	441	403	467	443	2	0%
45 to 49	499	425	505	509	10	2%
50 to 54	544	438	487	515	-29	-5%
55 to 59	490	491	428	558	68	14%
60 to 61	165	186	136	170	5	3%
62 to 64	273	318	263	307	34	12%
65 to 69	359	475	441	490	131	36%
70 to 74	249	378	407	340	91	37%
75 to 79	186	238	375	275	89	48%
80 to 84	191	175	315	264	73	38%
85 and over	118	110	162	201	83	70%
Median Age	35.8	37.1	38.6	37.5	1.7	5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,784	7,879	8,249	8,671	887	11%
Hispanic	1,523	1,869	2,654	3,574	2,051	135%
Non-Hispanic	6,261	6,010	5,595	5,097	-1,164	-19%
White	5,291	4,925	4,107	3,212	-2,079	-39%
Black	281	324	437	560	279	99%
American Indian	30	27	25	21	-9	-30%
Asian	152	182	305	413	261	172%
Hawaiian / Pacific Islander	17	20	28	39	22	129%
Other	10	10	10	11	1	10%
Two or More Races	480	522	683	841	361	75%

GROWTH TRENDS IN TOTAL POPULATION



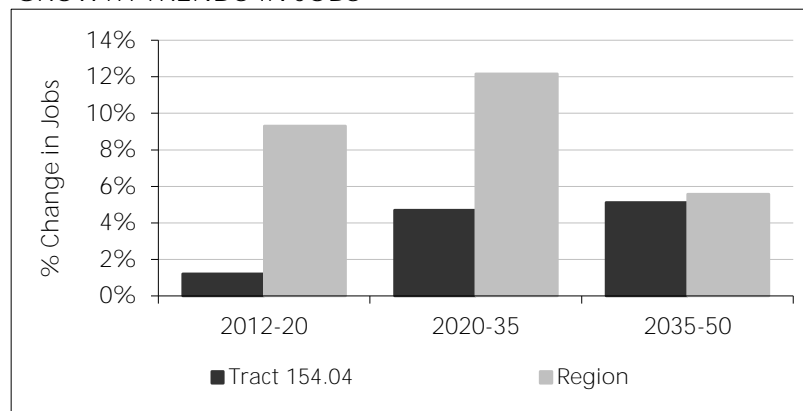
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	974	1,013	1,048	1,048	74	8%
Civilian Jobs	974	1,013	1,048	1,048	74	8%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	893	893	893	893	0	0%
Developed Acres	819	821	882	888	70	8%
Low Density Single Family	8	8	14	14	5	62%
Single Family	570	572	627	626	56	10%
Multiple Family	71	71	71	78	8	11%
Mobile Homes	24	24	24	24	0	0%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	2	2	2	2	0	-17%
Commercial/Services	25	25	25	25	0	0%
Office	0	0	0	0	0	--
Schools	11	11	11	11	0	0%
Roads and Freeways	104	104	104	104	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	2	2	3	3	1	32%
Vacant Developable Acres	71	68	7	1	-70	-98%
Low Density Single Family	6	6	1	1	-5	-82%
Single Family	62	59	4	0	-62	-100%
Multiple Family	2	2	2	0	-2	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
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	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	4	4	4	4	0	0%
Employment Density ³	25.6	26.3	27.4	27.4	1.8	7%
Residential Density ⁴	4.1	4.1	3.9	4.1	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