

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 155.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,016	5,863	8,025	8,252	3,236	65%
Household Population	5,016	5,863	8,025	8,252	3,236	65%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,817	2,096	2,815	2,946	1,129	62%
Single Family	1,440	1,719	2,438	2,569	1,129	78%
Multiple Family	2	2	2	2	0	0%
Mobile Homes	375	375	375	375	0	0%
Occupied Housing Units	1,795	2,065	2,766	2,850	1,055	59%
Single Family	1,420	1,688	2,394	2,495	1,075	76%
Multiple Family	0	2	2	2	2	0%
Mobile Homes	375	375	370	353	-22	-6%
Vacancy Rate	1.2%	1.5%	1.7%	3.3%	2.1	175%
Single Family	1.4%	1.8%	1.8%	2.9%	1.5	107%
Multiple Family	100.0%	0.0%	0.0%	0.0%	-100.0	-100%
Mobile Homes	0.0%	0.0%	1.3%	5.9%	5.9	0%
Persons per Household	2.79	2.84	2.90	2.90	0.1	4%

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	56	82	83	46	-10	-18%
\$15,000-\$29,999	134	121	157	152	18	13%
\$30,000-\$44,999	153	200	220	193	40	26%
\$45,000-\$59,999	257	206	280	264	7	3%
\$60,000-\$74,999	206	138	201	255	49	24%
\$75,000-\$99,999	286	351	433	367	81	28%
\$100,000-\$124,999	226	236	348	380	154	68%
\$125,000-\$149,999	142	194	260	261	119	84%
\$150,000-\$199,999	157	250	365	387	230	146%
\$200,000 or more	178	287	419	545	367	206%
Total Households	1,795	2,065	2,766	2,850	1,055	59%
Median Household Income						
Adjusted for inflation (\$2010)	\$82,998	\$95,335	\$100,647	\$109,737	\$26,739	32%

*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.

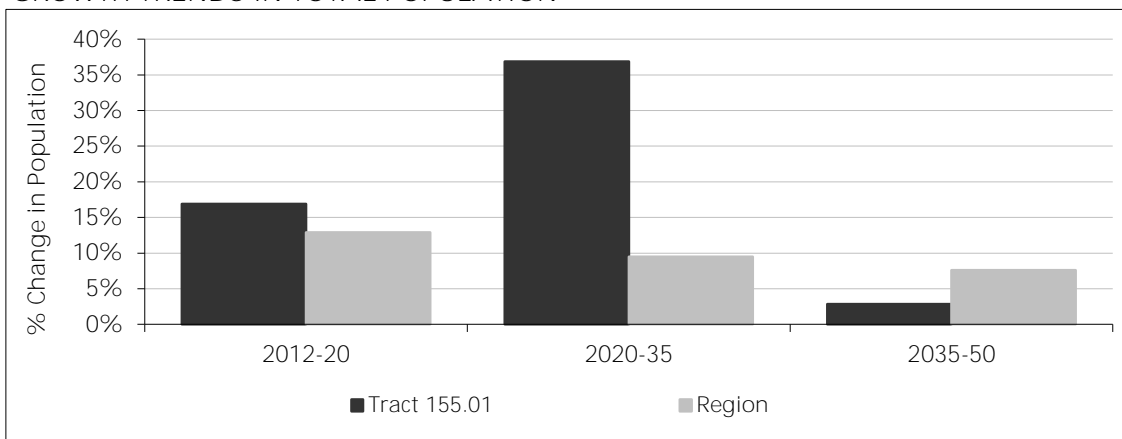
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,016	5,863	8,025	8,252	3,236	65%
Under 5	277	371	436	509	232	84%
5 to 9	253	316	399	459	206	81%
10 to 14	316	347	511	529	213	67%
15 to 17	222	211	323	297	75	34%
18 to 19	158	121	185	136	-22	-14%
20 to 24	350	352	477	402	52	15%
25 to 29	255	288	330	359	104	41%
30 to 34	285	325	369	458	173	61%
35 to 39	225	301	349	383	158	70%
40 to 44	293	319	496	450	157	54%
45 to 49	391	383	580	499	108	28%
50 to 54	473	438	630	563	90	19%
55 to 59	489	562	607	697	208	43%
60 to 61	165	220	201	241	76	46%
62 to 64	207	283	314	381	174	84%
65 to 69	235	372	471	548	313	133%
70 to 74	155	293	467	412	257	166%
75 to 79	122	187	430	340	218	179%
80 to 84	72	81	233	220	148	206%
85 and over	73	93	217	369	296	405%
Median Age	42.8	44.7	46.2	46.4	3.6	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,016	5,863	8,025	8,252	3,236	65%
Hispanic	900	1,206	1,943	2,256	1,356	151%
Non-Hispanic	4,116	4,657	6,082	5,996	1,880	46%
White	3,833	4,311	5,510	5,334	1,501	39%
Black	50	60	79	72	22	44%
American Indian	41	35	20	10	-31	-76%
Asian	83	115	242	311	228	275%
Hawaiian / Pacific Islander	6	8	21	29	23	383%
Other	2	2	2	2	0	0%
Two or More Races	101	126	208	238	137	136%

GROWTH TRENDS IN TOTAL POPULATION



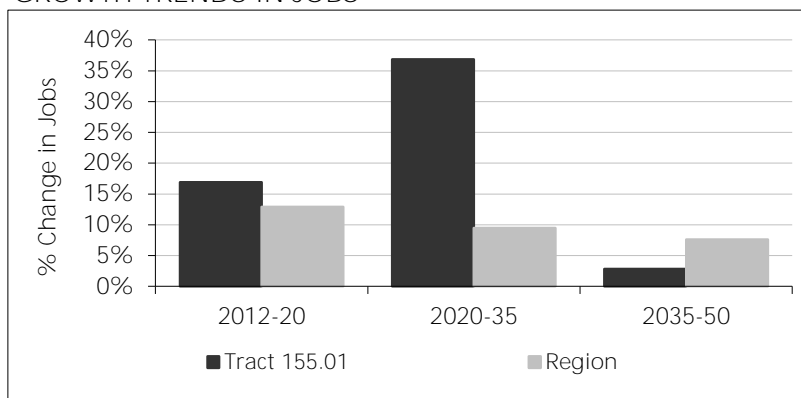
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	941	1,211	1,211	1,211	270	29%
Civilian Jobs	941	1,211	1,211	1,211	270	29%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	8,275	8,275	8,275	8,275	0	0%
Developed Acres	3,467	4,980	5,185	5,219	1,751	51%
Low Density Single Family	1,521	3,002	3,119	3,134	1,614	106%
Single Family	435	448	559	584	148	34%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	70	70	48	41	-29	-42%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	30	43	43	43	14	46%
Commercial/Services	86	96	95	95	9	10%
Office	4	0	0	0	-4	-100%
Schools	28	28	28	28	0	0%
Roads and Freeways	283	283	283	283	0	0%
Agricultural and Extractive ²	352	352	352	352	0	0%
Parks and Military Use	659	659	659	659	0	0%
Vacant Developable Acres	1,972	459	254	220	-1,751	-89%
Low Density Single Family	1,825	343	226	211	-1,614	-88%
Single Family	131	116	28	10	-121	-93%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	4	0	0	0	-4	-100%
Commercial/Services	12	0	0	0	-12	-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	2,836	2,836	2,836	2,836	0	0%
Employment Density ³	6.3	7.2	7.3	7.3	0.9	15%
Residential Density ⁴	0.9	0.6	0.8	0.8	-0.1	-13%

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