

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 154.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,577	2,628	2,842	3,100	523	20%
Household Population	2,571	2,622	2,832	3,090	519	20%
Group Quarters Population	6	6	10	10	4	67%
Civilian	6	6	10	10	4	67%
Military	0	0	0	0	0	0%
Total Housing Units	905	910	978	1,079	174	19%
Single Family	905	910	978	1,079	174	19%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	889	894	968	1,067	178	20%
Single Family	889	894	968	1,067	178	20%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.8%	1.8%	1.0%	1.1%	-0.7	-39%
Single Family	1.8%	1.8%	1.0%	1.1%	-0.7	-39%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.89	2.93	2.93	2.90	0.0	0%

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	9	32	30	32	23	256%
\$15,000-\$29,999	39	146	126	101	62	159%
\$30,000-\$44,999	43	102	116	121	78	181%
\$45,000-\$59,999	40	99	81	87	47	118%
\$60,000-\$74,999	66	118	125	102	36	55%
\$75,000-\$99,999	101	121	154	198	97	96%
\$100,000-\$124,999	106	76	88	110	4	4%
\$125,000-\$149,999	92	48	62	66	-26	-28%
\$150,000-\$199,999	156	76	81	103	-53	-34%
\$200,000 or more	237	76	105	147	-90	-38%
Total Households	889	894	968	1,067	178	20%
Median Household Income						
Adjusted for inflation (\$2010)	\$136,005	\$68,644	\$75,974	\$86,427	(\$49,578)	-36%

*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.

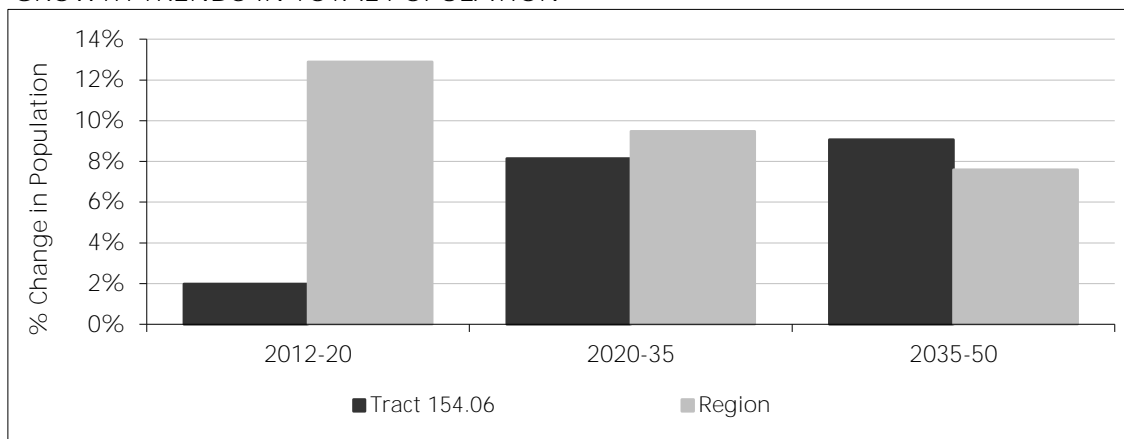
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,577	2,628	2,842	3,100	523	20%
Under 5	78	90	95	128	50	64%
5 to 9	126	142	146	182	56	44%
10 to 14	160	154	176	205	45	28%
15 to 17	152	127	157	167	15	10%
18 to 19	111	72	87	79	-32	-29%
20 to 24	181	162	178	163	-18	-10%
25 to 29	102	96	78	80	-22	-22%
30 to 34	80	82	76	90	10	13%
35 to 39	66	78	77	89	23	35%
40 to 44	120	118	140	143	23	19%
45 to 49	204	173	201	200	-4	-2%
50 to 54	258	210	255	272	14	5%
55 to 59	228	221	186	235	7	3%
60 to 61	96	110	73	88	-8	-8%
62 to 64	128	152	125	170	42	33%
65 to 69	180	233	203	243	63	35%
70 to 74	126	205	238	217	91	72%
75 to 79	85	111	182	144	59	69%
80 to 84	53	51	102	99	46	87%
85 and over	43	41	67	106	63	147%
Median Age	47.8	50.5	50.2	50.4	2.6	5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,577	2,628	2,842	3,100	523	20%
Hispanic	291	373	592	900	609	209%
Non-Hispanic	2,286	2,255	2,250	2,200	-86	-4%
White	2,088	2,029	1,897	1,689	-399	-19%
Black	31	37	57	81	50	161%
American Indian	13	11	11	12	-1	-8%
Asian	61	76	142	222	161	264%
Hawaiian / Pacific Islander	8	9	13	19	11	138%
Other	8	8	8	8	0	0%
Two or More Races	77	85	122	169	92	119%

GROWTH TRENDS IN TOTAL POPULATION



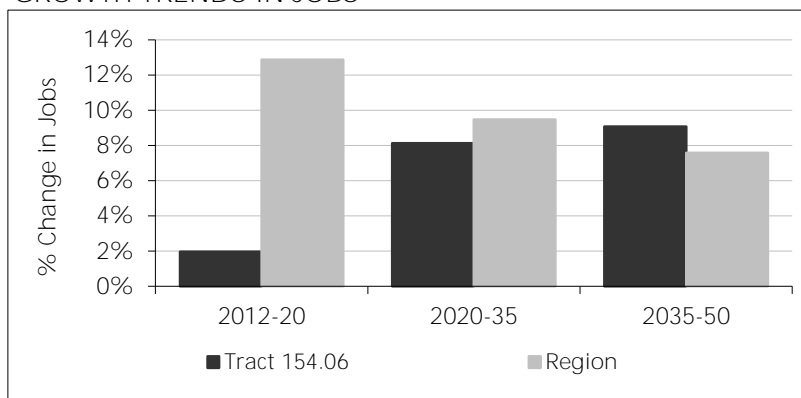
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	158	158	158	158	0	0%
Civilian Jobs	158	158	158	158	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,505	1,505	1,505	1,505	0	0%
Developed Acres	1,191	1,199	1,228	1,399	207	17%
Low Density Single Family	400	407	437	570	169	42%
Single Family	499	499	531	591	91	18%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	3	3	3	3	0	0%
Commercial/Services	35	35	35	35	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	98	98	98	98	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	156	156	125	102	-54	-34%
Vacant Developable Acres	226	219	189	19	-207	-92%
Low Density Single Family	188	181	151	19	-169	-90%
Single Family	38	38	38	0	-38	-100%
Multiple Family	0	0	0	0	0	0%
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	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	88	88	88	88	0	0%
Employment Density ³	4.1	4.1	4.1	4.1	--	#VALUE!
Residential Density ⁴	1.0	1.0	1.0	0.9	-0.1	-8%

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