

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 100.12

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,626	4,754	5,029	5,323	697	15%
Household Population	4,607	4,736	5,007	5,298	691	15%
Group Quarters Population	19	18	22	25	6	32%
Civilian	19	18	22	25	6	32%
Military	0	0	0	0	0	0%
Total Housing Units	1,236	1,251	1,320	1,408	172	14%
Single Family	317	332	328	408	91	29%
Multiple Family	919	919	992	1,000	81	9%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,221	1,236	1,314	1,399	178	15%
Single Family	314	329	326	406	92	29%
Multiple Family	907	907	988	993	86	9%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.2%	1.2%	0.5%	0.6%	-0.6	-50%
Single Family	0.9%	0.9%	0.6%	0.5%	-0.4	-44%
Multiple Family	1.3%	1.3%	0.4%	0.7%	-0.6	-46%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.77	3.83	3.81	3.79	0.0	1%

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	151	227	199	187	36	24%
\$15,000-\$29,999	183	224	245	236	53	29%
\$30,000-\$44,999	197	226	216	207	10	5%
\$45,000-\$59,999	111	171	187	201	90	81%
\$60,000-\$74,999	175	108	126	156	-19	-11%
\$75,000-\$99,999	183	133	142	161	-22	-12%
\$100,000-\$124,999	101	53	85	106	5	5%
\$125,000-\$149,999	67	44	39	49	-18	-27%
\$150,000-\$199,999	46	40	62	67	21	46%
\$200,000 or more	7	10	13	29	22	314%
Total Households	1,221	1,236	1,314	1,399	178	15%
Median Household Income						
Adjusted for inflation (\$2010)	\$55,743	\$41,084	\$44,792	\$50,187	(\$5,556)	-10%

*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.

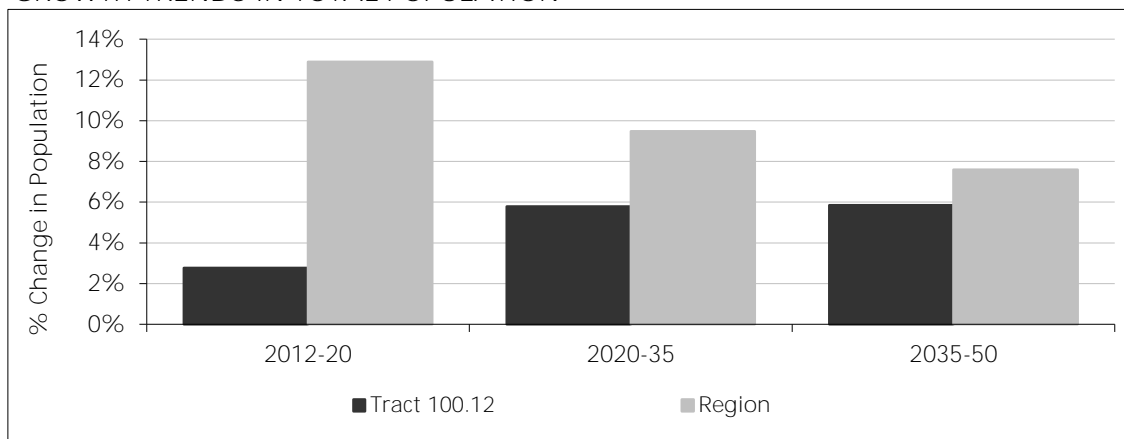
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,626	4,754	5,029	5,323	697	15%
Under 5	478	532	487	437	-41	-9%
5 to 9	355	338	334	316	-39	-11%
10 to 14	409	367	342	344	-65	-16%
15 to 17	295	246	221	232	-63	-21%
18 to 19	217	178	160	166	-51	-24%
20 to 24	401	397	328	346	-55	-14%
25 to 29	316	343	307	294	-22	-7%
30 to 34	303	290	320	284	-19	-6%
35 to 39	269	251	290	241	-28	-10%
40 to 44	271	226	288	252	-19	-7%
45 to 49	309	295	302	341	32	10%
50 to 54	304	334	330	423	119	39%
55 to 59	219	276	256	365	146	67%
60 to 61	52	78	91	109	57	110%
62 to 64	72	108	125	141	69	96%
65 to 69	123	187	283	300	177	144%
70 to 74	85	125	224	230	145	171%
75 to 79	67	84	176	215	148	221%
80 to 84	38	39	75	112	74	195%
85 and over	43	60	90	175	132	307%
Median Age	27.5	29.7	35.3	40.0	12.5	45%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,626	4,754	5,029	5,323	697	15%
Hispanic	4,406	4,580	4,878	5,206	800	18%
Non-Hispanic	220	174	151	117	-103	-47%
White	94	71	43	14	-80	-85%
Black	28	22	24	22	-6	-21%
American Indian	6	4	2	0	-6	-100%
Asian	61	51	57	56	-5	-8%
Hawaiian / Pacific Islander	10	7	8	8	-2	-20%
Other	3	2	0	0	-3	-100%
Two or More Races	18	17	17	17	-1	-6%

GROWTH TRENDS IN TOTAL POPULATION



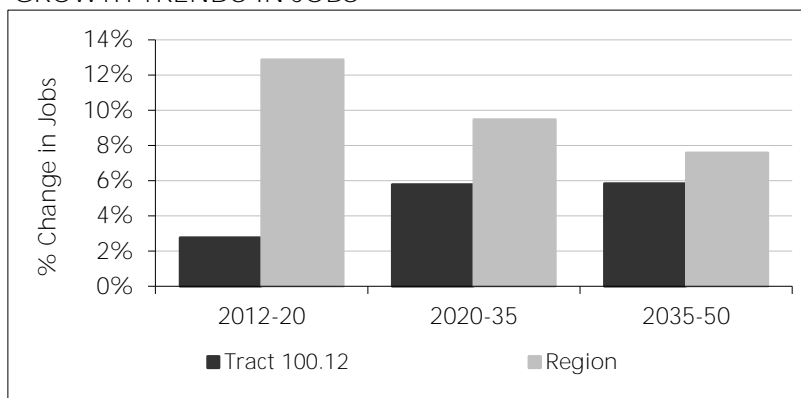
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	288	300	300	300	12	4%
Civilian Jobs	288	300	300	300	12	4%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	145	145	145	145	0	0%
Developed Acres	140	141	142	144	4	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	55	56	55	57	2	3%
Multiple Family	38	38	39	39	2	5%
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	7	0	0	0	-7	-100%
Commercial/Services	11	11	11	11	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	29	36	36	36	7	24%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	4	3	3	1	-4	-86%
Low Density Single Family	0	0	0	0	0	0%
Single Family	4	3	3	1	-3	-84%
Multiple Family	0	0	0	0	0	-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	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density ³	15.8	26.4	26.4	26.4	10.6	68%
Residential Density ⁴	13.3	13.3	14.0	14.5	1.3	9%

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