

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 139.06

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,757	5,239	6,710	6,618	1,861	39%
Household Population	4,744	5,227	6,697	6,603	1,859	39%
Group Quarters Population	13	12	13	15	2	15%
Civilian	13	12	13	15	2	15%
Military	0	0	0	0	0	0%
Total Housing Units	1,616	1,779	2,213	2,221	605	37%
Single Family	1,151	1,314	1,748	1,756	605	53%
Multiple Family	255	255	255	255	0	0%
Mobile Homes	210	210	210	210	0	0%
Occupied Housing Units	1,526	1,665	2,156	2,118	592	39%
Single Family	1,069	1,218	1,710	1,683	614	57%
Multiple Family	247	237	237	231	-16	-6%
Mobile Homes	210	210	209	204	-6	-3%
Vacancy Rate	5.6%	6.4%	2.6%	4.6%	-1.0	-18%
Single Family	7.1%	7.3%	2.2%	4.2%	-2.9	-41%
Multiple Family	3.1%	7.1%	7.1%	9.4%	6.3	203%
Mobile Homes	0.0%	0.0%	0.5%	2.9%	2.9	0%
Persons per Household	3.11	3.14	3.11	3.12	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	146	124	134	98	-48	-33%
\$15,000-\$29,999	239	210	287	239	0	0%
\$30,000-\$44,999	159	210	246	265	106	67%
\$45,000-\$59,999	222	290	302	265	43	19%
\$60,000-\$74,999	188	216	238	225	37	20%
\$75,000-\$99,999	189	183	324	368	179	95%
\$100,000-\$124,999	148	166	244	211	63	43%
\$125,000-\$149,999	72	100	140	119	47	65%
\$150,000-\$199,999	86	140	162	182	96	112%
\$200,000 or more	77	26	79	146	69	90%
Total Households	1,526	1,665	2,156	2,118	592	39%
Median Household Income						
Adjusted for inflation (\$2010)	\$59,797	\$59,922	\$66,870	\$72,800	\$13,003	22%

*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.

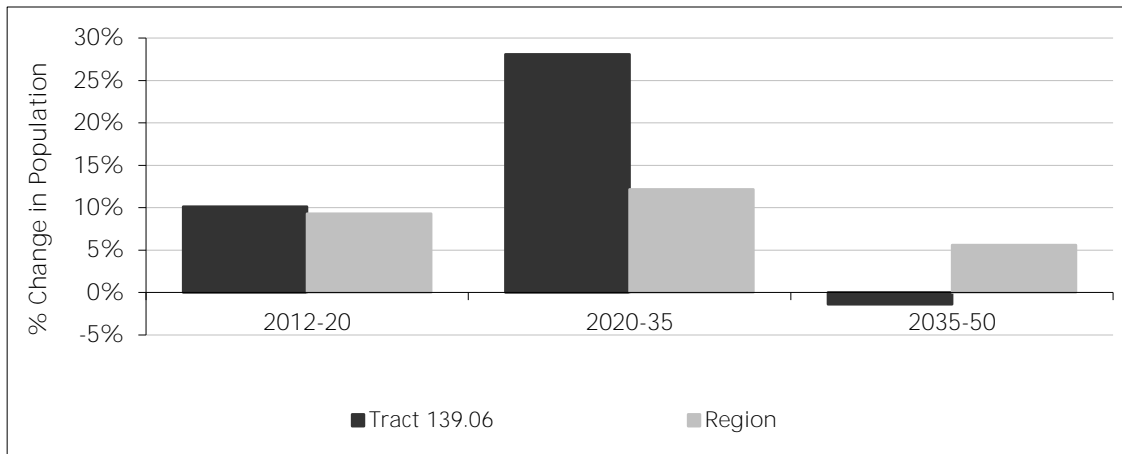
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,757	5,239	6,710	6,618	1,861	39%
Under 5	383	467	525	480	97	25%
5 to 9	350	388	480	446	96	27%
10 to 14	347	351	455	445	98	28%
15 to 17	215	194	248	247	32	15%
18 to 19	151	121	143	138	-13	-9%
20 to 24	369	382	420	416	47	13%
25 to 29	366	415	433	403	37	10%
30 to 34	307	336	417	387	80	26%
35 to 39	253	295	399	331	78	31%
40 to 44	333	317	465	374	41	12%
45 to 49	291	273	346	332	41	14%
50 to 54	342	336	415	446	104	30%
55 to 59	269	308	327	393	124	46%
60 to 61	101	138	147	155	54	53%
62 to 64	122	160	180	184	62	51%
65 to 69	178	258	335	329	151	85%
70 to 74	123	192	293	234	111	90%
75 to 79	91	120	287	284	193	212%
80 to 84	73	73	166	178	105	144%
85 and over	93	115	229	416	323	347%
Median Age	33.2	34.5	37.9	40.2	7.0	21%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,757	5,239	6,710	6,618	1,861	39%
Hispanic	2,040	2,498	3,640	3,946	1,906	93%
Non-Hispanic	2,717	2,741	3,070	2,672	-45	-2%
White	1,439	1,295	1,002	499	-940	-65%
Black	626	725	1,024	1,080	454	73%
American Indian	6	5	6	4	-2	-33%
Asian	278	319	508	538	260	94%
Hawaiian / Pacific Islander	118	127	163	184	66	56%
Other	3	3	3	3	0	0%
Two or More Races	247	267	364	364	117	47%

GROWTH TRENDS IN TOTAL POPULATION



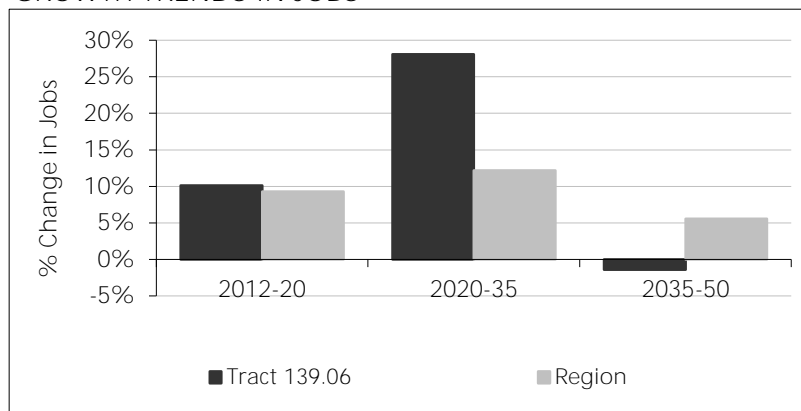
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	283	323	355	355	72	25%
Civilian Jobs	283	323	355	355	72	25%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	445	445	445	445	0	0%
Developed Acres	372	378	435	442	70	19%
Low Density Single Family	15	15	26	30	15	102%
Single Family	233	246	315	319	86	37%
Multiple Family	11	11	11	11	0	0%
Mobile Homes	29	18	0	0	-29	-100%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	4	4	4	4	0	0%
Commercial/Services	4	8	10	10	6	163%
Office	0	0	0	0	0	0%
Schools	11	11	11	11	0	0%
Roads and Freeways	55	55	55	55	0	0%
Agricultural and Extractive ²	3	3	0	0	-3	-100%
Parks and Military Use	8	8	2	2	-6	-78%
Vacant Developable Acres	71	64	8	1	-70	-99%
Low Density Single Family	15	15	3	0	-15	-100%
Single Family	51	48	5	1	-50	-99%
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	5	1	0	0	-5	-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	2	2	2	0	0%
Employment Density ³	15.3	14.4	14.4	14.4	-0.9	-6%
Residential Density ⁴	5.6	6.1	6.3	6.2	0.5	10%

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