

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 190.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,987	6,605	8,164	8,475	2,488	42%
Household Population	5,952	6,579	8,121	8,422	2,470	41%
Group Quarters Population	35	26	43	53	18	51%
Civilian	35	26	43	53	18	51%
Military	0	0	0	0	0	0%
Total Housing Units	2,368	2,530	3,097	3,225	857	36%
Single Family	2,262	2,424	2,991	3,119	857	38%
Multiple Family	1	1	1	1	0	0%
Mobile Homes	105	105	105	105	0	0%
Occupied Housing Units	2,329	2,490	3,081	3,203	874	38%
Single Family	2,224	2,384	2,975	3,099	875	39%
Multiple Family	0	1	1	0	0	0%
Mobile Homes	105	105	105	104	-1	-1%
Vacancy Rate	1.6%	1.6%	0.5%	0.7%	-0.9	-56%
Single Family	1.7%	1.7%	0.5%	0.6%	-1.1	-65%
Multiple Family	100.0%	0.0%	0.0%	100.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	1.0%	1.0	0%
Persons per Household	2.56	2.64	2.64	2.63	0.1	3%

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	70	79	67	40	-30	-43%
\$15,000-\$29,999	154	114	157	147	-7	-5%
\$30,000-\$44,999	191	188	170	158	-33	-17%
\$45,000-\$59,999	236	228	270	257	21	9%
\$60,000-\$74,999	236	168	235	250	14	6%
\$75,000-\$99,999	248	382	410	357	109	44%
\$100,000-\$124,999	257	279	368	406	149	58%
\$125,000-\$149,999	230	255	310	293	63	27%
\$150,000-\$199,999	260	338	446	470	210	81%
\$200,000 or more	447	459	648	825	378	85%
Total Households	2,329	2,490	3,081	3,203	874	38%
Median Household Income						
Adjusted for inflation (\$2010)	\$102,870	\$107,706	\$115,727	\$124,169	\$21,299	21%

*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.

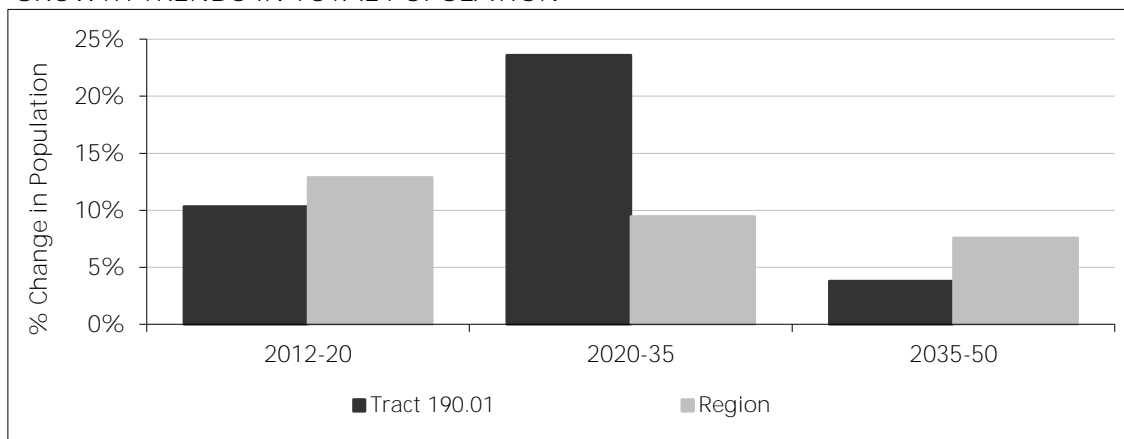
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,987	6,605	8,164	8,475	2,488	42%
Under 5	233	288	315	345	112	48%
5 to 9	253	291	334	367	114	45%
10 to 14	300	296	377	384	84	28%
15 to 17	222	193	259	248	26	12%
18 to 19	174	130	175	163	-11	-6%
20 to 24	300	305	357	353	53	18%
25 to 29	266	296	323	353	87	33%
30 to 34	178	191	221	250	72	40%
35 to 39	211	253	280	296	85	40%
40 to 44	299	288	404	370	71	24%
45 to 49	386	357	472	468	82	21%
50 to 54	492	431	539	548	56	11%
55 to 59	588	614	588	722	134	23%
60 to 61	193	226	177	195	2	1%
62 to 64	341	404	375	444	103	30%
65 to 69	471	637	667	748	277	59%
70 to 74	359	583	722	612	253	70%
75 to 79	299	398	729	577	278	93%
80 to 84	210	208	467	449	239	114%
85 and over	212	216	383	583	371	175%
Median Age	51.7	54.8	55.2	55.6	3.9	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,987	6,605	8,164	8,475	2,488	42%
Hispanic	1,294	1,732	2,880	3,648	2,354	182%
Non-Hispanic	4,693	4,873	5,284	4,827	134	3%
White	4,364	4,492	4,704	4,141	-223	-5%
Black	27	29	30	23	-4	-15%
American Indian	11	9	7	7	-4	-36%
Asian	160	192	324	402	242	151%
Hawaiian / Pacific Islander	5	5	7	9	4	80%
Other	10	9	8	8	-2	-20%
Two or More Races	116	137	204	237	121	104%

GROWTH TRENDS IN TOTAL POPULATION



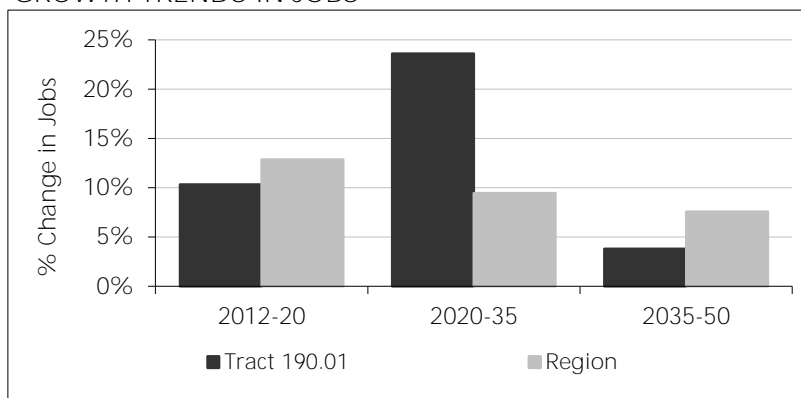
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	944	956	963	1,012	68	7%
Civilian Jobs	944	956	963	1,012	68	7%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	42,136	42,136	42,136	42,136	0	0%
Developed Acres	13,367	14,962	17,704	19,869	6,502	49%
Low Density Single Family	6,905	8,388	10,989	13,000	6,095	88%
Single Family	303	324	473	485	182	60%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	84	62	29	17	-67	-79%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	222	222	222	222	0	0%
Commercial/Services	31	146	187	342	311	1013%
Office	0	0	0	0	0	0%
Schools	27	27	27	27	0	0%
Roads and Freeways	259	259	259	259	0	0%
Agricultural and Extractive ²	5,447	5,444	5,427	5,427	-20	0%
Parks and Military Use	89	89	89	89	0	0%
Vacant Developable Acres	11,908	10,312	7,571	5,406	-6,502	-55%
Low Density Single Family	11,499	10,016	7,415	5,404	-6,095	-53%
Single Family	102	102	2	2	-100	-98%
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	307	195	155	0	-307	-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	16,861	16,861	16,861	16,861	0	0%
Employment Density ³	3.4	2.4	2.2	1.7	-1.7	-49%
Residential Density ⁴	0.3	0.3	0.3	0.2	-0.1	-26%

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