

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 139.03

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,148	4,115	4,140	4,319	171	4%
Household Population	3,993	3,962	3,967	4,125	132	3%
Group Quarters Population	155	153	173	194	39	25%
Civilian	155	153	173	194	39	25%
Military	0	0	0	0	0	0%
Total Housing Units	1,287	1,287	1,287	1,289	2	0%
Single Family	1,172	1,172	1,172	1,198	26	2%
Multiple Family	115	115	115	91	-24	-21%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,278	1,242	1,241	1,293	15	1%
Single Family	970	952	953	1,027	57	6%
Multiple Family	308	290	288	266	-42	-14%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.7%	3.5%	3.6%	-0.3%	-1.0	-143%
Single Family	17.2%	18.8%	18.7%	14.3%	-2.9	-17%
Multiple Family	-167.8%	-152.2%	-150.4%	-192.3%	-24.5	15%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.12	3.19	3.20	3.19	0.1	2%

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	83	83	63	53	-30	-36%
\$15,000-\$29,999	124	140	111	93	-31	-25%
\$30,000-\$44,999	121	140	154	175	54	45%
\$45,000-\$59,999	129	170	165	84	-45	-35%
\$60,000-\$74,999	152	151	115	168	16	11%
\$75,000-\$99,999	186	194	221	226	40	22%
\$100,000-\$124,999	111	128	133	136	25	23%
\$125,000-\$149,999	112	86	71	127	15	13%
\$150,000-\$199,999	142	88	100	110	-32	-23%
\$200,000 or more	118	62	108	121	3	3%
Total Households	1,278	1,242	1,241	1,293	15	1%
Median Household Income						
Adjusted for inflation (\$2010)	\$79,032	\$68,742	\$76,414	\$83,131	\$4,099	5%

*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.

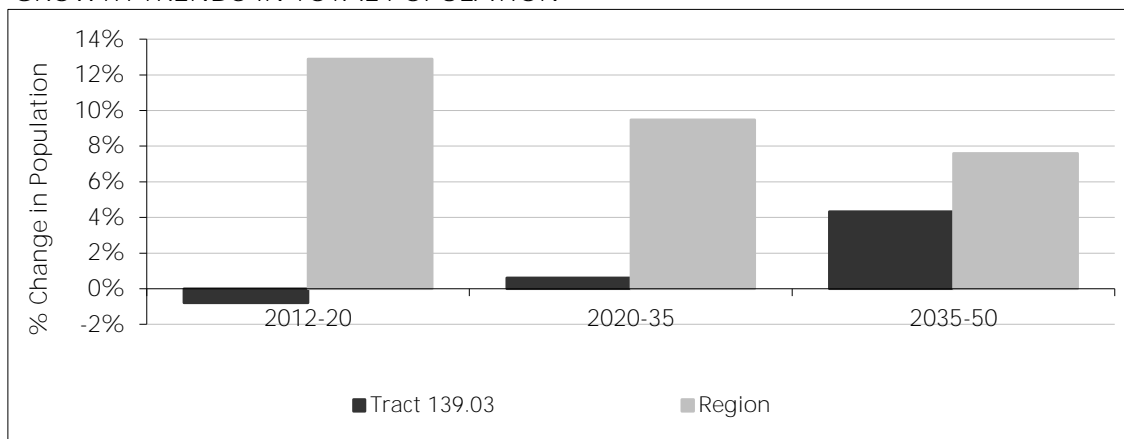
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,148	4,115	4,140	4,319	171	4%
Under 5	210	236	210	206	-4	-2%
5 to 9	224	222	214	212	-12	-5%
10 to 14	280	249	238	242	-38	-14%
15 to 17	181	148	136	137	-44	-24%
18 to 19	124	92	87	82	-42	-34%
20 to 24	308	292	249	267	-41	-13%
25 to 29	264	283	235	244	-20	-8%
30 to 34	221	212	188	181	-40	-18%
35 to 39	216	220	225	199	-17	-8%
40 to 44	239	210	246	222	-17	-7%
45 to 49	263	229	225	236	-27	-10%
50 to 54	335	300	284	323	-12	-4%
55 to 59	259	272	227	295	36	14%
60 to 61	92	112	102	119	27	29%
62 to 64	111	141	142	163	52	47%
65 to 69	146	198	205	218	72	49%
70 to 74	123	181	232	228	105	85%
75 to 79	121	138	231	235	114	94%
80 to 84	169	148	219	218	49	29%
85 and over	262	232	245	292	30	11%
Median Age	41.0	42.5	45.9	48.5	7.5	18%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,148	4,115	4,140	4,319	171	4%
Hispanic	1,709	1,889	2,148	2,474	765	45%
Non-Hispanic	2,439	2,226	1,992	1,845	-594	-24%
White	1,300	1,056	639	341	-959	-74%
Black	386	402	441	492	106	27%
American Indian	15	14	14	14	-1	-7%
Asian	528	546	678	764	236	45%
Hawaiian / Pacific Islander	41	41	39	44	3	7%
Other	2	2	2	2	0	0%
Two or More Races	167	165	179	188	21	13%

GROWTH TRENDS IN TOTAL POPULATION



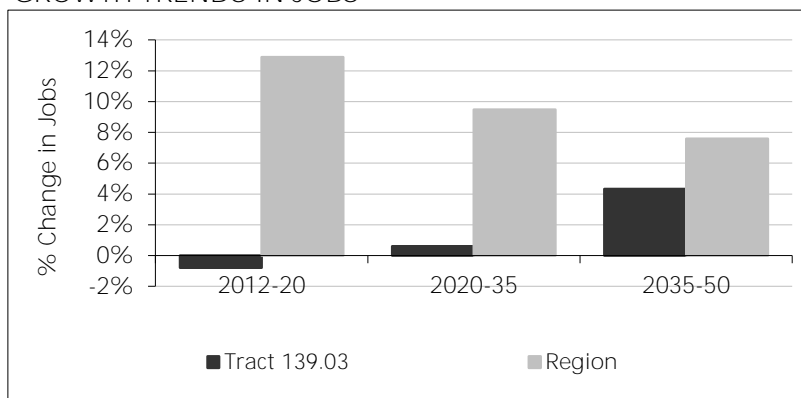
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	462	566	730	1,188	726	157%
Civilian Jobs	462	566	730	1,188	726	157%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,103	1,103	1,103	1,103	0	0%
Developed Acres	379	382	385	393	14	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	196	196	196	199	4	2%
Multiple Family	4	4	4	3	-1	-20%
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	27	27	27	30	3	12%
Commercial/Services	11	11	12	12	1	10%
Office	0	3	5	8	8	--
Schools	10	10	10	10	0	0%
Roads and Freeways	123	123	123	123	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	8	8	8	6	-1	-19%
Vacant Developable Acres	19	16	13	5	-14	-74%
Low Density Single Family	0	0	0	0	0	0%
Single Family	5	5	5	4	-1	-17%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	4	4	4	0	-3	-88%
Commercial/Services	2	2	1	0	-2	-97%
Office	8	5	3	0	-8	-95%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	705	705	705	705	0	0%
Employment Density ³	9.5	11.1	13.5	19.4	9.9	104%
Residential Density ⁴	6.4	6.4	6.4	6.4	-0.1	-1%

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