

SERIES 13 REGIONAL GROWTH FORECAST



Census Tract 146.01

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,725	5,674	6,567	8,182	3,457	73%
Household Population	4,660	5,621	6,501	8,108	3,448	74%
Group Quarters Population	65	53	66	74	9	14%
Civilian	65	53	66	74	9	14%
Military	0	0	0	0	0	0%
Total Housing Units	2,061	2,420	2,770	3,461	1,400	68%
Single Family	720	723	696	674	-46	-6%
Multiple Family	1,341	1,697	2,074	2,787	1,446	108%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,049	2,390	2,746	3,407	1,358	66%
Single Family	710	703	693	657	-53	-7%
Multiple Family	1,339	1,687	2,053	2,750	1,411	105%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.6%	1.2%	0.9%	1.6%	1.0	167%
Single Family	1.4%	2.8%	0.4%	2.5%	1.1	79%
Multiple Family	0.1%	0.6%	1.0%	1.3%	1.2	1200%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.27	2.35	2.37	2.38	0.1	5%

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	139	117	105	127	-12	-9%
\$15,000-\$29,999	319	255	242	233	-86	-27%
\$30,000-\$44,999	325	357	397	368	43	13%
\$45,000-\$59,999	298	260	218	385	87	29%
\$60,000-\$74,999	213	259	375	358	145	68%
\$75,000-\$99,999	273	422	438	525	252	92%
\$100,000-\$124,999	171	248	285	457	286	167%
\$125,000-\$149,999	107	159	240	292	185	173%
\$150,000-\$199,999	127	136	208	329	202	159%
\$200,000 or more	77	177	238	333	256	332%
Total Households	2,049	2,390	2,746	3,407	1,358	66%
Median Household Income						
Adjusted for inflation (\$2010)	\$57,156	\$71,931	\$77,055	\$86,071	\$28,915	51%

*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.

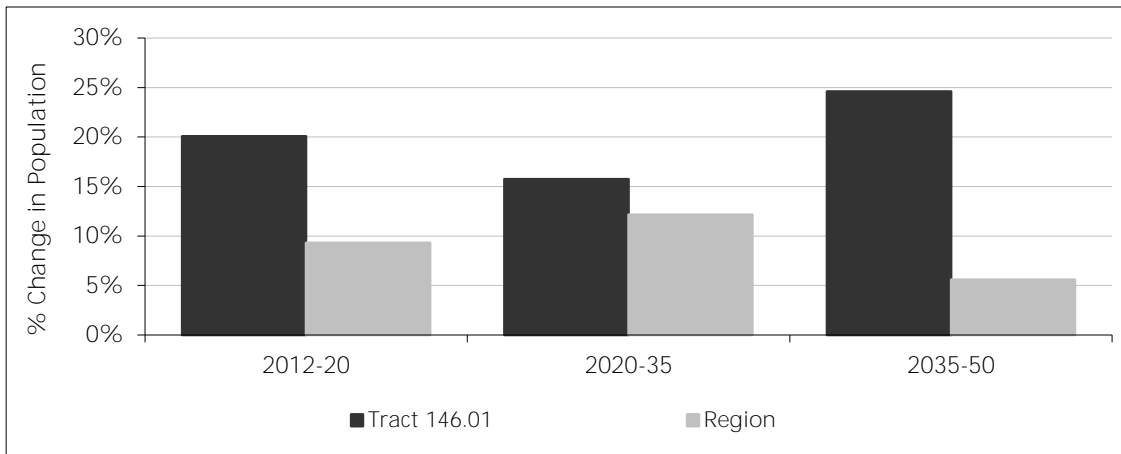
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,725	5,674	6,567	8,182	3,457	73%
Under 5	318	434	455	591	273	86%
5 to 9	304	369	415	538	234	77%
10 to 14	262	296	355	455	193	74%
15 to 17	198	200	252	308	110	56%
18 to 19	135	125	139	178	43	32%
20 to 24	300	347	369	458	158	53%
25 to 29	428	539	550	713	285	67%
30 to 34	417	498	527	700	283	68%
35 to 39	311	413	469	558	247	79%
40 to 44	335	359	464	496	161	48%
45 to 49	324	319	383	425	101	31%
50 to 54	326	342	404	536	210	64%
55 to 59	246	298	281	408	162	66%
60 to 61	96	125	96	121	25	26%
62 to 64	97	133	117	163	66	68%
65 to 69	138	216	214	259	121	88%
70 to 74	116	209	274	282	166	143%
75 to 79	118	168	281	237	119	101%
80 to 84	96	104	219	244	148	154%
85 and over	160	180	303	512	352	220%
Median Age	35.0	35.4	37.4	36.3	1.3	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,725	5,674	6,567	8,182	3,457	73%
Hispanic	1,314	1,776	2,364	3,305	1,991	152%
Non-Hispanic	3,411	3,898	4,203	4,877	1,466	43%
White	2,449	2,677	2,572	2,602	153	6%
Black	491	628	790	1,086	595	121%
American Indian	23	24	21	21	-2	-9%
Asian	226	293	448	658	432	191%
Hawaiian / Pacific Islander	19	24	36	53	34	179%
Other	6	4	1	1	-5	-83%
Two or More Races	197	248	335	456	259	131%

GROWTH TRENDS IN TOTAL POPULATION



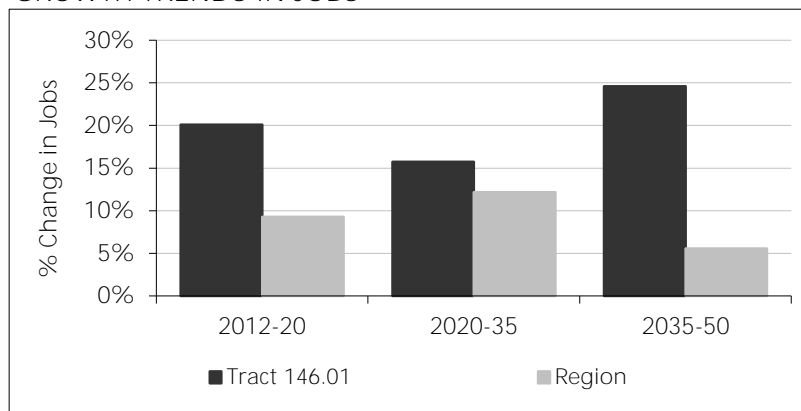
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,937	3,604	5,081	5,296	2,359	80%
Civilian Jobs	2,937	3,604	5,081	5,296	2,359	80%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	355	355	355	355	0	0%
Developed Acres	344	350	353	353	10	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	117	117	113	111	-7	-6%
Multiple Family	39	40	38	38	-1	-3%
Mobile Homes	0	0	0	0	0	0%
Other Residential	2	2	2	2	0	11%
Mixed Use	0	10	40	44	44	--
Industrial	3	1	1	1	-3	-84%
Commercial/Services	46	41	25	25	-21	-46%
Office	12	12	9	8	-4	-33%
Schools	60	60	59	59	-1	-2%
Roads and Freeways	64	66	66	66	2	3%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	1	1	1	1	0	0%
Vacant Developable Acres	5	4	0	0	-5	-95%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	3	0	0	-3	-91%
Multiple Family	1	0	0	0	-1	-100%
Mixed Use	1	1	0	0	-1	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	-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	1	1	1	1	0	0%
Employment Density ³	24.2	30.3	44.6	46.3	22.0	91%
Residential Density ⁴	13.0	14.7	16.0	20.1	7.1	54%

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